

Case No: 18/02719/REM (APPROVAL OF RESERVED MATTERS)

Proposal: RESERVED MATTERS, INCLUDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE DETAILS, FOR THE ERECTION OF 222 DWELLINGS PURSUANT TO OUTLINE PLANNING PERMISSION 17/02308/OUT AND A SIGNED S106 LEGAL AGREEMENT DATED 6.11.18.

Location: WINTRINGHAM PARK CAMBRIDGE ROAD ST NEOTS

Applicant: CALA HOMES NHC (MR PHILLIP WRIGHT)

Grid Ref: 519875 259612

Date of Registration: 19.12.2018

Parish: ST NEOTS

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee in accordance with the Scheme of Delegation as whilst St Neots Town Council recommends Approval of the application, this is on the condition that a number of changes are made to the scheme. Whilst amendments have been made to address many of the changes requested, it has not been possible to satisfy the request that a minimum of 56 visitor spaces be provided. On the basis that the scheme does not meet all the conditional terms of the Town Council's recommendation of Approval, the application is referred to the Development Management Committee with an Officer recommendation of Approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to a parcel of land forming part of a wider development site granted outline planning permission under application 17/02308/OUT for Wintringham Park, Cambridge Road, St Neots.
- 1.2 Wintringham Park comprises approximately 162 hectares and is located to the east of St Neots in the south of Huntingdonshire District.
- 1.3 In November 2018, Hybrid Planning Permission (17/02308/OUT) was granted for the development of Wintringham Park. The permission grants outline consent for:
- Up to 2,800 dwellings including affordable housing (C3);
 - Up to 63,500m² of employment floorspace (B1-B8);
 - District and local centre facilities featuring retail, commercial, leisure, health and community uses;
 - New primary school provision;
 - Open spaces, play areas, recreation facilities, landscaping and sports provision;
 - New vehicular access points from Cambridge Road, the A428, and Potton Road; and

- Associated facilities and infrastructure comprising utilities including electricity, water, sewerage, and telecommunications, highway improvements and diversion of existing utilities where necessary.
All matters were reserved with the exception of the means of access.

- 1.4 The Hybrid Permission also granted full planning permission for:
- The construction of new roads,
 - Hard & soft landscaping including the creation of SUDS
 - Associated infrastructure and engineering works including the creation of haul routes.
- 1.5 Application 17/02308/OUT was approved on 6 November 2018 and was subject to the completion of a Section 106 Agreement and various planning conditions.
- 1.6 Reserved Matters Approval is now sought in relation to the Central Parcel of Key Phase 1 of Wintringham Park, relating to matters of appearance, landscaping, layout and scale. The Central Parcel extends to approximately 6.5 hectares and is situated immediately south of Cambridge Road (B1428).
- 1.7 This Reserved Matters application proposes the erection of 222 dwellings consisting of a range of 1 to 4 bed dwellings including 44 affordable homes; representing the provision of 20% affordable housing within this parcel.
- 1.8 Vehicular access to the parcel is from the approved infrastructure approved under the Hybrid Planning Permission.
- 1.9 Development at Wintringham Park is subject to an approved Design Code including a Regulatory Plan which relates to Key Phase 1 of development. The Key Phase 1 Design Code was approved as part of the Hybrid Planning Permission (17/02308/OUT) and provides advice as to the layout, densities, building scale and form, access, parking, design and landscaping to be achieved within each specific character area.
- 1.10 Parts of the application site are categorised as being within the Gateway, Formal Urban and Informal Urban Character Areas as identified within the Key Phase 1 Design Code and shown on the Regulatory Plan.
- 1.11 During the lifetime of the application revised plans and supporting documents have been submitted pursuant to comments received from Consultees and within representations received. The amended plans submitted include revisions to the housetypes proposed, the layout of the scheme, the hard and soft landscaping schemes proposed and the proposed roadway and parking arrangements. As part of the amendments, the quantum of visitor vehicle parking to be provided has been increased; seeking to address the concerns expressed by St Neots Town Council and within representations received. A period of re-consultation has been undertaken accordingly but to date further comments have not been received from St Neots Town Council following the submission of the revised plans.

- 1.12 Following the re-consultation some further very minor changes have been made to the scheme. Due to the very limited nature of the amendments, targeted re-consultation has taken place with relevant Consultees.
- 1.13 In terms of the Environmental Impact Assessment Regulations, Paragraph: 060 (Reference ID: 4-060-20170728) of Planning Practice Guidance sets out that: "The new EIA Regulations apply to all new EIA development coming forward, unless a scoping opinion request, or on Environmental Statement, has been submitted before 16th May 2017". In this instance, the Environmental Statement was submitted prior to 16th May 2017 and therefore the 2017 EIA regulations do not apply to this project, which is considered under the previous regulations.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (19th February 2019) (NPPF 2019) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2019 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2019 sets out the Government's planning policies for (amongst other things):
- * delivering a sufficient supply of homes;
 - * achieving well-designed places;
 - * conserving and enhancing the natural environment;
 - * conserving and enhancing the historic environment.
- 2.3 Whilst the NPPF 2019 has now been published and replaces the NPPF 2012 and the NPPF 2018, transitional arrangements are in place for authorities who have submitted Local Plans submissions prior to the 24 January 2019. To ensure consistency, the 2012 Framework policies will continue to be relevant for the purposes of examining those plans. For clarity HDC submitted their Local Plan on 29 March 2018 and the examination hearings took place in July and September 2018. This emerging Local Plan is a material consideration. The NPPF 2019 should also in the normal way be taken into account as a material consideration in dealing with applications.
- 2.4 Planning Practice Guidance is also relevant and a material consideration.

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

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- T18: "Access requirements for new development"
 - T19: "Pedestrian Routes and Footpath"
 - En2: "Character and setting of Listed Buildings"
 - En12: "Archaeological Implications"
 - En13: "Archaeological Implications"

- En18: "Protection of countryside features"
 - En20: "Landscaping Scheme"
 - En22: "Conservation of wildlife"
 - En23: "Conservation"
 - En24: "Access for the disabled"
 - En25: "Design"
 - CS8: "Water: drainage and sewage"
 - CS9: "Flood water management"
 - H31: "Residential privacy and amenity standards"
 - H37: "Environmental Pollution"
 - H38: "Noise Pollution"
 - R6: "Land and Facilities"
 - R7: "Land and Facilities"
 - R12: "Land and Facilities"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
 - HL6 - Housing Density
 - HL10 - Housing Provision
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS2: "Strategic Housing Development"
 - CS4: "Affordable Housing in Development"
- 3.4 Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission)
- LP1 Amount of development
 - LP2 Strategy for Development
 - LP3 Green Infrastructure
 - LP5 Flood Risk
 - LP6 Waste Water Management
 - LP7 Spatial Planning Areas
 - LP12 Design Context
 - LP13 Design Implementation
 - LP14 Placemaking
 - LP15 Amenity
 - LP16 Surface Water
 - LP17 Sustainable Travel
 - LP18 Parking Provision and Vehicle Movement
 - LP25 Affordable Housing Provision
 - LP26 Housing Mix
 - LP32 Biodiversity and Geodiversity
 - LP33 Trees, Woodland, Hedges and Hedgerows
 - LP36 Heritage Assets and their Settings
 - LP38 Air Quality
 - LP39 Ground Contamination and Groundwater Pollution
 - SEL 2 St Neots East
- 3.5 The Local Plan examination hearings ended on 27 September 2018 and the Inspector's initial findings are that the plan can be made sound by main modifications. The Council has accepted the modifications identified by the Inspector and consultation on the

proposed main modifications was been undertaken from the 10 December 2018 to the 29 January 2019.

- 3.6 The emerging Local Plan has therefore now reached an advanced stage and in the light of the Inspector's initial findings should be afforded more weight. With regards to the policies relevant to this application, save for policies LP2, LP5 and LP32, it is considered that significant (but not full) weight should now be afforded to the policies referred to within Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission). The Local Planning Authority has agreed to the required changes to policies LP2, LP5 and LP32, but as the required changes to these policies have been the subject of further consultation before adoption, it is considered that moderate rather than significant weight should be afforded to these policies as modified.
- 3.7 St Neots Neighbourhood Plan (2016)
St Neots Neighbourhood Plan was made on 24 February 2016 and forms part of the development plan. The following policies are relevant to the proposal:
- A2: Development on the edge of St. Neots
 - A3: Designed to a high quality
 - A4: Landscape Backdrops
 - PT1: Sustainable modes of Transport
 - PT2: Vehicle Parking
 - P2: Open Spaces
- 3.8 Supplementary Planning Guidance/Documents:
- The St. Neots Urban Design Framework (UDF) (2011)
 - Huntingdonshire Design Guide Supplementary Planning Document (2017):
 - Huntingdonshire Design Guide SPD (2017), including:
 - 1 Introduction:
 - 1.6 Design principles
 - 2.1 Context and local distinctiveness
 - 2.5 Landscape character areas
 - 2.7 Architectural character
 - 3.5 Parking/ servicing
 - 3.6 Landscape and Public Realm
 - 3.7 Building Form
 - 3.8 Building Detailing
 - 4.1 Implementation
 - Huntingdonshire Landscape and Townscape Assessment (2007)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Developer Contributions SPD (2011)
 - RECAP CCC Waste Management Design Guide (CCC SPD) 2012

Weight of Development Plan Policies, emerging Local Plan policies, & NPPF

- Consistency:
- 3.9 Paragraph 48 of the NPPF 2019 advises that Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 3.10 The LPA considers Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission) to be a sound plan and it was submitted for Examination on the 29th March 2018. Footnote 22 of the NPPF 2019 states during the transitional period for emerging plans submitted for examination (set out in paragraph 214 of the NPPF 2019), consistency should be tested against the previous Framework published in March 2012. The plan has therefore reached an advanced stage and is considered to be consistent with the policies set out within the NPPF 2012. The weight to be attached to its policies is set out above.

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

4. **PLANNING HISTORY**

- 4.1 The key planning application relevant to this application is:

17/02308/OUT - Hybrid planning application comprising:

- 1) Application for outline planning permission for development of a mixed use urban extension to include: residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access: and
- 2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes. Permission Granted 06.11.2018.

5. **CONSULTATIONS**

- 5.1 **St Neots Town Council Full Council** - RECOMMENDS APPROVAL (COPY ATTACHED) - with the following amendments incorporated;
- Additional lighting between paths and green spaces
 - Significant increase in visitor parking bays, minimum 40 additional spaces
 - Further consideration to safety of shared surfaces
 - Consideration to highways material
 - Open Spaces designated green space
- St Neots Town Council would also like to compliment Urban and Civic for the corporate design and for including play areas and green spaces. We believe the development will enhance East of St Neots and we compliment all involved with the pleasing design.

- 5.2 **Bedford Borough Council** - NO OBJECTION - This application is a consultation request from Huntingdonshire District Council seeking comments from Bedford Borough Council as the neighbouring Local Planning Authority. The application proposes development wholly within the administrative boundary of Huntingdonshire District Council who will determine the application. Huntingdonshire District Council will be best placed to consider and balance any issues that arrive during the consultation process and ultimately determine whether or not the development is in accordance with the relevant policies of the Development Plan and whether a sustainable form of development, as required by paragraph 11 of the NPPF, will be achieved. Having regard to the above no comments are made.
- 5.3 **Cambridgeshire County Council as Local Highway Authority** - NO OBJECTION - Following the provision of plans (JNY9603-06 rev K, JNY9603-10 rev A and JNY903-02 rev I which include dimensions, adoption and tracking) I can confirm that the layout submitted would be suitable for the eventual adoption by the highway authority. CCC has no further requirements relating to the layout. It is recommended that conditions be appended to secure: the submission of details of management and maintenance arrangements for the streets, the construction of roads to binder course prior to occupation of the dwellings, and the provision and retention of visibility splays.
- 5.4 **Highways England** - NO OBJECTION - We have reviewed this reserved matters application along with supporting documents submitted. Out of this proposed development there would not have any severe traffic impact on the strategic road network A248.
- 5.5 **Environment Agency** - NO OBJECTION - Trees/Shrub planting should be undertaken as soon as possible around the existing badger sett to provide a buffer and improved cover during the construction period. This should help to mitigate disturbance until the new sett and relocation has taken place. No tree/shrub clearance should be undertaken during the bird breeding season.
- 5.6 **Anglian Water** - NO OBJECTION - Foul Water Comments: We have reviewed the applicant's submitted foul drainage information and consider that the impacts on the public foul sewerage network have been adequately addressed at this stage for phase 1 of the development. Surface Water Comments: We have reviewed the applicants submitted surface water drainage information and the proposed method of surface water management does not relate to Anglian Waters operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involved the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.
- 5.7 **Cambridgeshire County Council as Lead Local Flood Authority** - NO OBJECTION - We have now been provided with additional information including:

*Letter from AEQ Consultants Ltd dated 19th February 2019 re: flood routing in extreme storms

*Reserved Matters Levels and Drainage Plans 1 of 4 (034-000-010, P1)

*Reserved Matters Levels and Drainage Plans 2 of 4 (034-000-011, P1)

*Reserved Matters Levels and Drainage Plans 3 of 4 (034-000-012, P1)

*Reserved Matters Levels and Drainage Plans 4 of 4 (034-000-013, P1)

*Micro Drainage Network Calculations x 3

Based on the above we are able to remove our objection to this reserved matters application. It should be noted that the applicant is still required to discharge the surface water conditions.

- 5.8 **Wildlife Trust** - NO OBJECTION - I have reviewed the documents accompanying the above reserved matters application and welcome the inclusion of the document titled "Discharge of conditions: Ecology" which details how the current proposals comply with the relevant sections of the site-wide biodiversity strategy. I note that the open space areas include native tree, shrub and wildflower planting and the proposals include installation of bat and bird boxes, and I consider that as stated in the discharge of conditions document, the proposals for this area are in keeping with the site-wide biodiversity strategy. I have no further specific comments to make on ecological implications of this application.
- 5.9 **HDC Conservation Team** - NO OBJECTION - The nearest heritage asset is a milestone and unlikely to be affected by this proposal.
- 5.10 **Cambridgeshire County Council Rights Of Way Officer** - NO OBJECTION - CCC rights of Way have no comment on this application.
- 5.11 **HDC - Housing** - NO OBJECTION- The type, tenure and distribution of affordable units is acceptable.
- 5.12 **HDC - Operations, Open Space** - NO OBJECTION- The layout for this application is acceptable with two central areas of green space. The only concern is the houses to the north-west and south-west within the boundary are too close to the play areas which are outside the application boundary. The dwellings on the boundary need to be moved back in accordance with the SPD, away from the play areas. To make the green spaces inclusive the benches proposed would be better if they had backs and armrests.
- 5.13 **HDC - Operations, Refuse** - NO OBJECTION - Storage and collection points have been considered for all properties including the communal areas and appear acceptable. Access to the communal stores looks sufficient too. Vehicle tracking clearly shows access.
- 5.14 **HDC - Environmental Health** - NO OBJECTION - Noise: I write with regard to the "Condition 11 Noise Assessment" written by Cass Allen Associates (report reference RP01-18830, dated 28 September 2018). I agree with the report's findings and recommend the scheme be approved and implemented as required by Condition 21 of 17/02308/OUT. CEMP: I write with regard to the CEMP written by

CALA (dated 26 September 2018) in support of Condition 12f of 17/02308/OUT. The plan is acceptable and I have no objection to the discharge of Condition 12f.

- 5.15 **Cambridgeshire County Council Archaeology - NO OBJECTION -** I am writing to confirm that the proposed development area is located outside the areas identified for archaeological mitigation. We therefore have no objection to this planning application.
- 5.16 **Natural England – NO OBJECTION –** Natural England does not have any further comments to add to those provided at the outline stage (in our letter dated 27 November 2017, ref. 230908). Natural England are satisfied that proposed mitigation, including green infrastructure provision, is sufficient to ensure no adverse effect to designated sites including St Neots Common and Little Paxton Pits Sites of Special Scientific Interest (SSSIs), subject to delivery of these measure being secured through a planning mechanism
- 5.17 **Designing Out Crime Officer - NO OBJECTION -** Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime and searched the Constabulary crime and incident systems covering the adjacent areas for the last 2 years. This is an area of low to medium vulnerability to the risk of crime at present, vehicle crime and anti-social behaviour predominant during this period. This is a large development which will increase the amount of properties and people in the area and likely to show a rise in crime and disorder levels.
- *This appears to be an appropriate layout in relation to crime prevention and the fear of crime providing high levels of natural surveillance from neighbour's properties with many of the homes facing each other. Pedestrian and vehicle routes are aligned together, well overlooked and pedestrian safety has been considered. Permeability on the whole has been limited to essential areas/routes only, which should provide some level of territoriality amongst residents. Vehicle parking is predominantly within curtilage or garages to the front/sides of properties. The houses mostly have protected rear gardens which reduces risk and vulnerability to crime. Homes have been provided with the potential for some defensible space where possible to their front.
- *While there is no specific section within the Design and Access or Planning statements relating to security or crime prevention, some measures have obviously been considered through the pre-application consultation process, which has resulted in good surveillance over the flats parking areas from active rooms, strong boundary treatments where gardens back onto roads or parking courts with walls and railings increasing natural surveillance. Roads are to be adopted with a lighting plan designed to County Standards - BS5489 and BS13201.
- *The following concerns are however raised: -
- There are some terraced homes where there will be a need for footpaths to access the rear gardens of properties for bins/cycles, these footpaths should be gated to the front building line where possible with self-closing lockable gates (I am aware that this arrangement may be due to a need for access to utility cupboards). In particular, this relates to between plots 125/126 and 135/136 leading also to 124 & 137.

- Parking courts via FOGS (Plots 168 & 170) there does not appear to be any lighting in these - should be lit to BS5489:1 2013. (Lighting for outside parking areas)

*With regards to the Lighting Scheme submitted, I am pleased to see that all roads are to be illuminated by column lighting to a similar standard to any adopted roads. I have seen the external lighting plan and am supportive in regards to the placing of all the column lighting.

*I have noted the use of bollard lighting in shared parking areas. Bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features, is regularly knocked over by vehicles and as a result causes an increase in the fear of crime for a parking area. It should be avoided and this office could not support its use when column lighting could be supplied. I look forward to seeing an updated plan in this regard. The Institute of Lighting Professionals (ILP) currently favours the use of good quality LED lighting and other energy effective light sources - I would also like to comment that if security lighting is to be supplied to each property we no longer support presence sensing lighting as it produces nuisance switching and become a problem to residents. 'Dusk to Dawn' lighting would be recommended.

6. REPRESENTATIONS

6.1 Representations have been received from one local resident who is also a town councillor for St Neots East, objecting to the application and raising the following summarised points:

- There are many positives to the plans: a good mix of home styles and sizes interspersed with green spaces, the provision for electric car charging points for all homes and in most instances on plot parking. Most properties would also have two spaces with or without an additional garage.

- Three concerns are however raised: 1) The lack of street lighting for the paths that run between the green spaces and front doors of certain properties (for example to the east of the western green space, and to the west of the eastern green space). I understand that individual properties will have PIR exterior lights, but these aren't powerful and can be switched off. People accessing their front doors at night will therefore have to walk along an unlit path, near to a green space which may make residents feel unsafe. 2) Sixteen visitor spaces to serve 222 dwellings (approximately one space per 14 dwellings) are insufficient. Having regard to policy PT2 of the St Neots Neighbourhood Plan, the proposals do not meet the expected needs of visitors, and the inevitable resulting on-street parking (and lack of parking controls) means parking is not properly integrated into the layout of the scheme. 3) The third issue is road safety for the mews streets where there is no pavement and so cars and pedestrians share the same space. While this arrangement would undoubtedly look attractive, it would not feel safe for children to use. Without a clear delineation of road and pavement, it is very hard to explain the rules of the road to children. Local residents generally understand the design of these shared-use roads and drive carefully but visitors and couriers aren't so diligent. It is therefore recommended that the use of shared-use roads be reconsidered.

7. ASSESSMENT AND CONSIDERATIONS

- 7.1 As set out in the Planning and Compulsory Purchase Act 2004 (Section 38(6)) planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. This is reiterated within paragraphs 2, 11, 12 and 47 of the NPPF 2019. Under section 70(2) of the Town and Country Planning Act 1990 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. The development plan is defined in Section 28(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.2 In Huntingdonshire the Development Plan consists of:
- Saved policies from the Huntingdonshire Local Plan 1995 (Parts 1 and 2)
 - Saved policies from the Huntingdonshire Local Plan Alteration 2002
 - Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
 - Huntingdonshire West Area Action Plan 2011
 - Cambridgeshire & Peterborough Minerals and Waste Development Plan Core Strategy 2011
 - St Neots Neighbourhood Plan
 - Godmanchester Neighbourhood Plan
 - Houghton and Wyton Neighbourhood Plan
- 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 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 it in determining applications.
- 7.4 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any material considerations, including the NPPF 2019, which indicate that planning permission should be granted.
- 7.5 The principle of residential development for the erection of up to 2,800 dwellings including affordable housing, as well as a range of other uses and access to the site, has already been established through the granting of the Hybrid Planning Permission 17/02308/OUT. The site is also identified for allocation for housing in the Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (proposed allocation SEL 2).
- 7.6 Therefore, the main issues to be considered are the reserved matter details of appearance, layout, scale and landscape, including whether the proposal complies with the approved Design Code and Regulatory Plan for Key Phase 1 of Wintringham Park. These include

consideration of the proposed layout, housing density, building scale and form, access, parking, refuse arrangements and landscaping and taking account of how these function in the context of the area in general, having regard to the existing character of the area, impacts upon residential amenity, biodiversity and drainage.

- 7.7 Criterion a) of Condition 12 appended to the hybrid planning permission requires the application to be accompanied by a Design Compliance Statement showing how the proposed development accords with the approved Key Phase Design Code. Accordingly this is provided within the Design and Access Statement for the application.

Layout, Scale and Appearance including Design Code Requirements

- 7.8 Parts of the application site are categorised as being within the Gateway, Formal Urban and Informal Urban Character Areas as identified within the Key Phase 1 Design Code. It is considered that the proposed layout of the development responds successfully to the constraints and opportunities the parcel presents, with dwellings having an outward frontage over all of the key areas as required by the Key Phase 1 Design Code, including to Cambridge Road to the north, the primary street to the east of the parcel, to the secondary streets to the west and south of the parcel and to the areas of open space within and adjacent to the parcel.
- 7.9 In accordance with the Design Code and Regulatory Plan the scheme accommodates two pocket parks with the eastern of these incorporating a Local Area of Play (LAP). The proposed locations and sizes of the pocket parks accord with the Design Code and Regulatory Plan and a green route is proposed (adjacent to plots 184/181/185/206) to link these pocket parks with the parcels to the south. These areas are centrally located within the parcel and are therefore readily accessible to residents throughout the parcel. The eastern pocket park is to be unequipped (in accordance with Fields in Trust Guidance) but includes mounding and seating to encourage play. The layout of dwellings fronting onto these areas will provide good surveillance of these spaces.
- 7.10 The proposed layout facilitates pedestrian and cycle movements throughout the parcel, with designated footpaths provided along the sections of highway to be adopted and within the areas of public open space. The network of footpaths also provides linkages to join the infrastructure beyond the parcel boundaries, ensuring integration of the scheme with the wider development. The layout incorporates a variety of car parking arrangements, in accordance with approved Design Code. Car parking is to be provided as a mixture of on plot spaces, to the frontages and sides of the properties and also within parking courts, which are generally supplemented by soft landscaping. The Design Code outlines that parking courts should generally be limited in size and serve around 6 dwellings/12 parking spaces but notes that where larger parking courts (8 or more parking spaces) are proposed these should be designed as spaces with buildings within them to assist in delivering active spaces which are overlooked. The proposed layout accords with this and seeks to

include flats over garages where appropriate to provide surveillance to these spaces.

- 7.11 The approved Key Phase 1 Design Code sets out that development in this parcel is expected to achieve a density of between 35 and 45 dwellings per hectare. The proposed scheme seeks to provide dwellings at a density of 34 dwellings per hectare; a slight variance from the approved Design Code. Whilst the proposed density falls slightly below the requirements of the Design Code, based on a design-led approach and the requirement for the parcel to incorporate two pocket parks it is considered that across the parcel an appropriate suburban density would be achieved that respects the character of the area.
- 7.12 The proposed distribution of 2, 2.5 and 3 storey dwellings is considered acceptable and reflects the requirements of the Key Phase 1 Design Code and typologies shown on the Regulatory Plan. The proposed layout also incorporates marker buildings at the entrance gateways from Cambridge Road at the north-east and north-western corners of the parcel, with key buildings and frontages incorporated predominantly along Cambridge Road and at the corners of the development parcel. The proposed layout of marker buildings and key buildings and frontages reflects the requirements of the Regulatory Plan and is considered acceptable.
- 7.13 The proposed layout, scale and appearance of the built form takes account of the key character areas defined within the Design Code and the housetypes and garages proposed, as well as the proposed schedule of materials (incorporating red and buff bricks, black weather boarding, render and artificial slate tiles and red plain clay roof tiles), responding appropriately to the specific requirements for each key character area and the frontage typologies as a whole.
- 7.14 In accordance with criterion a) of condition 12 appended to the hybrid planning permission a Design Compliance Statement has been submitted detailing how the proposed development accords with the approved Key Phase Design Code and also highlighting the proposed variances from the approved Design Code. The proposed variances from the approved Design Code are as follows:
- Typology D2 (narrow frontage) dwelling types L and S do not comply with the requirements for the Design Code. The variance relates to the requirement for the ridge lines to be perpendicular to the principal frontage, as the ridgelines to housetypes L and S would instead run parallel to the principal frontage. The proposed variance from the Design Code is minor and the housetypes would accord with the Design Code in all other regards. As such they are considered acceptable in context.
 - The SD1 typology relating to house types A, E and T do not comply with the Design Code as the ridge lines to these housetypes runs parallel with the principle frontage rather than perpendicular. In addition, housetypes R and U are both gable fronted dwellings so have three ridge lines, two ridge lines run perpendicular the principle frontage and the third connecting ridge line running parallel with it. The proposed variance from the Design Code is minor and the housetypes would accord with the Design Code in all other regards. As such they are considered acceptable in context.

- The proposed porches to some units would not accord with the approved Design Code. Simple flat projecting porch roofs are incorporated at a maximum depth of 750mm max (the Design Code suggests porches should be 1.2m deep). However, the proposed design seeks to incorporate free-standing projecting canopies to avoid a proliferation of support posts along the street scene. Whilst the proposed porches would not accord with the Design Code, it is considered that they are appropriate to the dwelling style proposed and would not have a detrimental impact upon visual amenity or the overall appearance of the scheme. As such, this variance from the approved Design Code is considered acceptable.

-As set out in detail later within this report, an under-provision of private amenity space is proposed to 11 of the 222 dwellings. This matter is considered in detail but it is concluded that this variance from the Design Code is acceptable.

- 7.15 Overall, the proposed deviations from the Design Code are very minor in the context of the scheme as a whole and would not detract from the aims and key principles of the Key Phase 1 Design Code and the proposals constitute a coherent and high quality scheme.
- 7.16 It is recommended that a condition be imposed to secure the submission of details of the colour and specification of the render (such to accord with the Design Code), details of the balcony screens, and provision of a sample of the Ibstock Pentworth Multi Stock Brick. In addition, it is recommended that a condition be imposed to secure the submission of precise architectural details for approval by the Local Planning Authority, as these details have not been submitted to date. It is noted that the plans submitted to show the floor plans and elevations of the garages do not demonstrate the plot specific arrangement of personnel doors required. As such, based on the plans submitted some of the personnel doors would open in inappropriate locations. The submission of details of personnel doors to the garages should therefore be secured by condition, such to ensure the satisfactory arrangement of these.
- 7.17 Various bin storage and collection points are proposed to serve the development. These are in appropriate and convenient locations and accord with RECAP guidance in terms of carry and collection distances. The HDC Operations Team has reviewed the proposals and confirmed that the proposed refuse arrangements are acceptable, and the submitted vehicle tracking has demonstrated that satisfactory access for refuse freighters can be achieved.
- 7.18 A range of boundary treatments are proposed as part of the application including brick walls, brick walls with timber trellis on top, fences, railings and hedges. These are considered appropriate in context and will contribute to achieving a high quality development, as well as according with the approved Key Phase 1 Design Code. In order to maintain the consistency of treatments and high quality of treatments of development within the parcel, it is considered that permitted development rights that would otherwise enable the erection of means of enclosure forward of the principal elevation of dwellings to plots 28 to 31 and 36 to 45 should be removed. The comments received from the Designing Out Crime Officer with regards to the location of the gates between plots 125/126 and 135/136 leading also to 124 & 137 are noted. A revision to the location

of the gates such to address the point raised by the Designing Out Crime Officer should therefore be secured by condition.

- 7.19 It is noted that details of the all proposed site levels and finished floor levels of the dwellings have not been provided. It is therefore recommended that the submission of these, for approval by the Local Planning Authority be secured by condition, in the interests of visual and residential amenity.
- 7.20 The HDC Operations, Open Spaces Team has raised concerns regarding the proximity of the dwellings in the north-west and south-west corner of the site to the play areas which are outside the application boundary and consider that the dwellings on the boundary need to be moved back away from the play areas such to accord with the Fields in Trust guidance. The play areas outside of the application site formed part of the hybrid planning application but the precise details of these areas, including the design of the equipment to be installed is yet to be provided. As such, it is not necessary for the layout of this application to be revised to respond to the play areas; instead the location of the play equipment within the areas of open space can be designed to respond to this layout.

Affordable Housing

- 7.21 Criterion k) of condition 12 appended to the hybrid planning permission requires the application to be accompanied by an Affordable Housing Compliance Statement. Accordingly, this is provided within the submitted Planning Statement which details how the proposals accord with the affordable housing requirements secured through the S106 Agreement associated with the hybrid planning permission.
- 7.22 Drawing AA7260-2006 Rev. D illustrates that 20% of the 222 dwellings proposed within the parcel (amounting to 44 dwellings) will be affordable. This contributes towards the S106 requirement for 25% of the first 500 homes to be affordable and the overall requirement for 265 of the dwelling within the first portion (1000 dwellings) of the Wintringham Park development site to be affordable. The proposal therefore accords with the requirements of the S106 Agreement for the Hybrid Planning Permission.
- 7.23 The 44 affordable homes proposed to be provided comprise: 9 x 1 bed apartments, 12 x 2 bed apartments, 4 x 2 bed houses, 15 x 3 bed houses and 4 x 4 bed houses. Thirteen of the units would be shared ownership with the remainder being homes for affordable rent. The HDC Housing Officer is satisfied with the type and tenure mix of units proposed.
- 7.24 The Huntingdonshire Developer Contributions SPD (2011) sets out that "Units will be required to be distributed throughout the proposed development area; small clusters comprising not more than 15 units should be provided". This position is reflected within the S106 Agreement associated with the outline permission for the wider development. Policy LP25 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission) relates to affordable housing provision and the reasoning beneath the policy advises at paragraph 7.14 that "affordable housing

should be dispersed throughout the development either as individual units or small clusters of about 15 dwellings made up of an agreed mix of affordable housing types and tenures".

- 7.25 The approved Key Phase 1 Design Code sets out that "all affordable housing is to be tenure blind" and that "affordable housing should be distributed in appropriate sized clusters within KP1, in relation to the broad increase in residential density across the site".
- 7.26 The proposed affordable homes would be located in three broad areas; within the north-eastern corner, the north-western corner and centrally. The number of affordable units within each of these areas would not exceed 15 affordable dwellings and due to the housetypes and materials proposed, would not be readily divisible as being affordable homes. Due to this, in considering the scale, layout and appearance of the proposal, it is considered that the scheme is of appropriate quality and would ensure the necessary quantum of affordable units are appropriately accommodated within the parcel. As such, Officers consider that the appearance, scale and layout of the affordable homes would accord with the requirements of the Developer Contributions SPD, emerging policy and the approved Key Phase 1 Design Code.
- 7.27 Overall, whilst there are some minor deviations to the approved Design Code as detailed above, it is considered that when consider the scheme as a whole, subject to the imposition of conditions, the proposal is acceptable with regards to layout, appearance and scale, delivering a high-quality development which would respond appropriately to the character of the area. The proposal is therefore considered to accord with the National Planning Policy Framework (2019) in this regard, Policies En24 and En25 of the Local Plan (1995), Policies HL5 and HL6 of the Huntingdonshire Local Plan Alterations (2002), Policy CS1 of the Core Strategy (2009), policies A2, A3 and P2 of the St Neots Neighbourhood Plan and Policies LP12 and LP13 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission) and does not create a conflict. Policies En24 and En25 of the Local Plan 1995, policies HL5 and HL6 of the Huntingdonshire Local Plan Alteration (2002), policy CS1 of the Core Strategy 2009 (with regards to design matters) and policies A2, A3 and P3 of the St Neots Neighbourhood Plan are broadly consistent with the NPPF (2019) as they support development where the scale, form, materials and design will be sympathetic to the locality. Therefore, full weight is afforded to these Development Plan policies.

Residential amenity

- 7.28 Given the location of the proposed development in relation to the existing residents of St Neots, including those at Loves Farm situated to the north-west of the application site, the proposal is not considered to give rise to issues of neighbouring amenity.
- 7.29 Within the site, the layout of the dwellings and their design are not considered to give rise to unacceptable overlooking, overbearing impact or overshadowing of each other. The proposed units would achieve good levels of surveillance and where necessary include windows to the ground floor which would achieve appropriate

surveillance over their respective parking areas and communal parking areas. Where appropriate, flats over garages are proposed within the car parking courts such to provide increased surveillance to these areas.

- 7.30 The Key Phase 1 Design Code sets out minimum standards for amenity space provision based on the size of the dwelling and likely number of occupants. The standards set out within the Key Phase 1 Design Code are as follows:

Apartments:

*1 bed/ 2 person - 5sqm balcony

*2 bed/ 3 person - 6sqm balcony

*2 bed/ 4 person - 8sqm comprising 6sqm of private balconies and 2 sqm of communal space

*3 bed/ 5 person - 10sqm comprising 6sqm of private balconies and 4 sqm of communal space

Dwellinghouses:

*2 bed/ 3/4 person - 50sqm front/back/side gardens and terraces

*3 bed/ 4/5 person - 60sqm front/back/side gardens and terraces

*4 bed/ 6/7 person - 85sqm front/back/side gardens and terraces

*5 bed/ 7/8 person - 100sqm front/back/side gardens and terraces

- 7.31 The Key Phase 1 Design Code outlines that a relaxation to the minimum standards will only be considered in circumstances where "it is clearly demonstrated that this aids the generation of a well-designed layout which respects the residential amenities of the occupiers of the proposed dwellings having regard to acceptable levels of privacy, daylight/sunlight and any potential overbearing impact".

- 7.32 In accordance with the requirements of the approved Key Phase 1 Design Code, all of the properties proposed would benefit from private amenity areas. However, a total of eleven properties would have private amenity spaces below the minimum standards set out within the Design Code. The level of under-provision proposed is as follows:

- 4sq meters in relation to four 3 bed/6 person dwellings (plots 17 to 20),

- 6sq meters in relation to two 3 bed/5 person dwellings (plots 173 and 174),

- 11sq meters /12sq meters in relation to three 4 bed/7 person dwellings (plots 153 to 155),

- 15 sq meters in relation to two 4 bed/7 person dwellings (plots 211 and 212).

These properties are a mix of affordable and market dwellings.

- 7.33 The proposed layout result from the principles set out within the approved Key Phase 1 Design Code including noise considerations, and requires units around the periphery of the parcel to front outwards, necessitating the provision of parking to the rear of most of these units. This has subsequently dictated the requirement for parking courts to be provided such to accommodate the necessary levels of parking provision associated to serve the dwellings proposed. In turn, this has informed the arrangement of roadways, the dwellings and their amenity spaces within the parcel having regard to back-to-back distances and has led to the under provision

of private amenity space at 11 units based on the requirements of the Design Code.

- 7.34 Officers consider that it has been demonstrated that the under-provision for each plot, as detailed above, aids the generation of a well-designed layout which achieves a high standard of amenity for future occupiers and provides easy access to areas of public open space.
- 7.35 Given this, it is considered that the minor under-provision of private amenity space per dwelling to these eleven units is acceptable and the circumstances for relaxation of the standards accord with those set out within the Design Code.

Noise:

- 7.36 A Noise Assessment has been submitted detailing the internal noise levels to be achieved within the proposed dwellings and within their external amenity spaces. The submitted noise modelling indicates that upgraded glazing and ventilators will be required in the dwellings overlooking Cambridge Road, such to achieve the target noise levels contained in the World Health Organisation Guidelines for Community Noise 1999; as secured by Condition 21 of permission 17/02308/OUT. The Council's Environmental Health Team are satisfied with this proposed arrangement, which would ensure that predicted adverse noise impacts experienced by the future occupiers of the development would be acceptable. Condition 21 of the hybrid planning permission requires the development to be carried out in accordance with the approved details; therefore there is no need to repeat this condition.
- 7.37 Due to the orientation of the proposed dwellings, the Noise Assessment identifies that noise levels in all gardens will be compliant with the World Health Organisation lower target of 50dB LAeq, 16hr. It is therefore considered that the proposed development will comply with the requirements of Condition 21 of the outline permission with regards to external noise levels to be achieved. It is therefore considered that based on the proposed layout and adhered to the mitigation measures set out within the submitted Noise Assessment, the scheme would ensure that noise impacts are adequately mitigated such to achieve a high standard of amenity for occupiers of the development.

Contamination and Construction:

- 7.38 Contamination issues were addressed through the hybrid planning permission and condition 15 of the hybrid permission enables development to proceed within Key Phase 1; within which the application site is situated. The proposal will not therefore be detrimental to the residential amenity of future occupiers in this regard.
- 7.39 As part of the Hybrid Planning Permission a Site Wide Construction Strategy was approved. For any reserved matters application within a key phase, criterion f) of condition 12 of the hybrid permission requires the submission of a Construction Environment Management

Plan (CEMP) for that area in accordance with the approved Site Wide Construction Strategy. Accordingly a CEMP for the application site has been submitted and seeks to ensure potential impacts that may arise from the construction works are actively identified, managed and minimised. The CEMP includes details of construction hours, delivery times, locations and sizes of stockpiles, noise monitoring, vibration monitoring, dust management and wheel wash facilities, screening and hoarding details and access arrangements. The Council's Environmental Health Team has reviewed the CEMP and has advised that it is acceptable. Accordingly adherence to the CEMP should therefore be secured by condition.

- 7.40 Overall, it is considered that the proposed development would not have a detrimental impact upon the amenities of existing properties adjacent to the site and would achieve appropriate standards of amenity for future occupiers of the proposed development. The proposal is therefore considered to comply with the aims of the NPPF (2019) in this regard, Policies H31, H37 and H38 of the Local Plan (1995) and Policy LP15 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission).
- 7.41 The relevant Development Plan policies relating to residential amenity impacts of the proposal are policies H31, H37 and H38 of the Huntingdonshire Local Plan 1995). The proposed development complies with these policies and does not create a conflict. There is considered to be no conflict with Policy LP15 of the Huntingdonshire Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission). In taking account of paragraph paragraphs 47 and 213 of the NPPF (2019), policies H31, H37 and H38 of the Huntingdonshire Local Plan (1995) are broadly consistent with the NPPF (2019) and can be afforded full weight.

Access, Highways and Parking

- 7.42 Vehicular access to the parcel from Cambridge Road was approved under application 17/02308/OUT in the form of a primary street situated to the east of the parcel and a secondary street situated to the west of the parcel.
- 7.43 Criterion b) of Condition 12 appended to the hybrid planning permission requires the application to be accompanied by a Transport Compliance Statement to show how the development accords with the approved Transport Assessment. Accordingly a Transport Compliance Statement has been submitted setting out how the proposed accord with the approved Transport Assessment. It is concluded that the scheme accords with the approved Transport Assessment.
- 7.44 The submitted Transport Compliance Statement also details proposed future management and maintenance arrangements for the roads, footways and cycleways in accordance with criterion j) of Condition 12 of the hybrid permission.
- 7.45 Criterion o) of Condition 12 appended to the hybrid planning permission requires details of bus stops and shelters to be provided where relevant including a timetable for delivery. In this instance, the

scheme does not include proposals for the provision of bus stops or shelters as these are not required within this parcel of development. Accordingly, details have not been provided.

- 7.46 Within the parcel, the scheme incorporates a hierarchy of streets with 5 meter wide standard tertiary streets running from east to west. These standard tertiary streets would have designated footpaths on either side, reflecting the level of use by all modes of transport. From the standard tertiary streets a number of shared surface streets would branch off. These shared surface streets would be 5.5meters wide with a 0.5 meter wide surface strip on either side of the road, with pedestrians, cycles and vehicles sharing the entire road surface. Finally a limited number of private drives are proposed to serve the units fronting the primary street situated to the east of the development parcel. The standard tertiary streets including the footpaths and the shared surface streets have all been designed to adoptable standards; meeting the specification of Cambridgeshire County Council Highways.
- 7.47 Cambridgeshire County Council Highways have advised that the proposed arrangements of the roads, including their geometry are considered acceptable and adequate visibility splays can be achieved. In assessing this application, the internal arrangement of the site has been reviewed by Cambridgeshire County Council Highways and the HDC Operations Team. These Officers have confirmed that the proposed arrangement is acceptable in highway safety terms and that the proposed road layout would enable service and emergency vehicles to service the site. In addition, the bin collection points would meet the required carry distances. As such, it is considered that the proposed roads within the parcel are acceptable. Whilst details of proposed future management and maintenance arrangements for the roads, footways and cycleways are provided within the Transport Compliance Statement these are not acceptable to Cambridgeshire County Council Highways and therefore the submission of revised details should be secured by condition.
- 7.48 It is noted that St Neots Town Council's recommendation of approval was subject to amendments being incorporated including further consideration to safety of shared surfaces and the consideration to highways material. The representation received from a local resident also expresses concern regarding the safety of shared surface streets. As set out above, the Cambridgeshire County Council Highways has reviewed the plans, including the proposal for shared surface streets and has confirmed that the proposed development is acceptable in highway safety terms. 'Streets for all' is a principle within the Building for Life 12 document and shared surfaces are commonplace in modern developments and aim to give pedestrians and cyclists priority over cars through encouraging low vehicle speeds. The principle of shared surface roads is accepted within national guidance, the Council's Design Guide SPD 2017 and Section 4.4 of the approved Key Phase 1 Design Code and is therefore supported in this instance. With regards to the highways materials proposed, the roads are to be constructed to adoptable standards; meeting the specification of Cambridgeshire County Council Highways. As such, whilst the point raised by the Town Council and

local resident is acknowledged, it is considered that the proposed road hierarchy and highways materials are acceptable.

Car and Cycle Parking:

- 7.49 In accordance with criterion e) of condition 12 of the hybrid planning permission, details of parking including provision for electric vehicle charging points have been submitted.
- 7.50 Generally speaking, and as demonstrated by the most recent census data for Huntingdonshire, larger dwellings generate higher levels of parking than smaller dwellings. This is reflected within the approved Key Phase 1 Design Code which sets out that the "overall residential parking ratio will vary from 1 space per flat / 1 bed dwelling to 3 per 4+ bed dwellings". The proposed layout has been designed to meet the requirements of the Key Phase 1 Design Code with the following levels of parking provision proposed:
-1 and 2 bed flats - 1 space
-2 and 3 bed dwellings - 2 spaces
-4 bed dwellings - 3 parking spaces
- 7.51 On this basis, the scheme would accommodate a total of 525 allocated parking spaces to serve the proposed dwellings. These comprise:
On plot parking spaces = 285
Garage parking spaces = 124
Courtyard parking spaces = 63
Frontage Parking spaces = 53
- 7.52 All garages are to measure 3 meters by 6 meters in accordance with the approved Key Phase 1 Design Code and advice within the Huntingdonshire Design Guide (2017). The garages are therefore of satisfactory size to accommodate a car.
- 7.53 In addition, a total of 34 visitor parking spaces will be provided. This number has been increased from 16 during the lifetime of the application to respond to the concerns raised within the representation received and in the comments by St Neots Town Council. Taking these into account, the total number of designated parking spaces to be provided within the scheme would be 559 for 222 dwellings.
- 7.54 It is noted that Policy PT2 of the St Neots Neighbourhood Plan states that "All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles". The subtext to the policy notes "In proposals for 10 or more dwellings, the Town Council will encourage provision of an average of at least 1.5 car parking spaces per dwelling for 1 and 2 bedroom properties and an average of at least 0.5 spaces per bedroom for properties with 3 or more bedrooms. Where provision includes garages these must be large enough to accommodate a modern family car".

- 7.55 In assessing the proposals against this policy, Officers consider that the level of vehicle parking proposed is acceptable and would provide adequate vehicle parking to meet the expected needs of residents and visitors; particularly given the character of the proposal and the sustainable location of the site with good accessibility to local services and facilities on foot or by cycle. In addition, Officers consider that the scheme has adopted a design-led approach with parking predominantly being provided on plot with good levels of surveillance from the associated dwellinghouse. Where parking provision is to be provided in the form of parking courts, these are to be finished with high-quality surface treatments with contrasting coloured sets defining the parking spaces and planting incorporated (in accordance with the requirements of the Key Phase 1 Design Code). As such, the proposals ensure that vehicle parking would be well integrated within the layout of the scheme, such that adverse impacts on surrounding uses would be minimised through adequate parking provision being provided within the scheme and through the incorporation of high quality boundary treatments and landscaping; limiting the visual prominence of the vehicle parking. The proposed parking arrangements would ensure accessibility for service and emergency vehicles would be provided. As such, Officers consider that the proposed parking arrangements would accord with Policy PT2 of the St Neots Neighbourhood Plan. Having regard to the levels of parking provision encouraged by the Town Council through the subtext to policy, it is noted that a single parking space is proposed to serve the 1 and 2 bed flats such that an average of 1.5 car parking spaces per dwelling for 1 and 2 bedrooms properties may not be achieved for these units. However, these levels of parking provision are only encouraged through the subtext to Policy PT2 are not a requirement of this policy. Given the sustainable location of the site with good accessibility to local services and facilities on foot or by cycle, including the proximity to St Neots train station, Officers consider that the level of parking proposed for the 1 and 2 bedroom properties is acceptable. The level of parking provision proposed for the 3 and 4 bed properties would accord with the levels encouraged within the subtext to Policy PT2 of the St Neots Neighbourhood Plan.
- 7.56 St Neots Town Council has recommended approval of the application subject to a number of amendments being made to the scheme. Revised plans were submitted to address the points raised, however it has not been possible to satisfy the request that a minimum of 56 visitor spaces be provided (this is 40 spaces in addition to the 16 visitor parking spaces originally proposed). Following the increase in the number of visitor spaces to 34 spaces (approximately one space per 7 dwellings), Officers consider that having regard to the sustainable location of the application site and the need for a design-led approach to parking provision, the number of visitor spaces proposed is acceptable and a reason for refusal on the basis of the number of visitor spaces could not be justified.
- 7.57 With regards to the incorporation of electric vehicle charging points, the approved Key Phase 1 Design Code sets out that in relation to residential development "provision will be made on each dwelling for the installation of an electrical charging point". The proposed development allows for the provision of electrical charging points to each property as follows:

1. Dwellings with garages shall have an electrical connection point within the garage.
 2. Dwellings with on plot parking will have an electrical connection point located on the external wall of the house.
 3. Properties with off plot parking will have an in ground power supply with a connection to the individual house (to serve one space per house).
 4. Each allocated space will have an in ground power supply connecting back to the apartment core.
- 7.58 The provision of these electrical charging points with loading capacity will enable future home owners to install an electric vehicle charging point should they wish. As such, it is considered that the proposals make adequate provision to support the installation of electric charging points in accordance with the approved Key Phase 1 Design Code.
- 7.59 Policy LP18 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission) outlines that "A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable". This standard is also detailed within the approved Key Phase Design Code. The proposed development accommodates cycle parking provision in accordance with these standards.
- 7.60 The Huntingdonshire Design Guide (2017) sets out the requirement for cycle parking to be secure and covered. Cycle parking for apartment blocks 1 and 2 is to be provided within a designated part of the building and for apartment blocks 3 and 4, is to be provided within external cycle stores. For dwellings which have garages, cycle parking will be accommodated within the garages serving these units. Whilst for dwellings without garages, cycle parking is to be provided within stores within their gardens. As such, it is considered that the proposed development will make adequate provision for cycle parking having regard to each of the criteria set out within policy LP18 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission) and the approved Key Phase 1 Design Code. Details of external cycle stores have been submitted however these are not considered acceptable as they are not secure. It is therefore recommended that the submission of details of the cycle stores, to be agreed by the Local Planning Authority, is secured by condition.
- 7.61 The comments of the Designing Out Crime Officer, St Neots Town Council and from a local resident with regards to the need for adequate lighting to be incorporated are noted. In accordance with the requirement of criterion d) of Condition 12 of the hybrid planning permission, details of external lighting have been provided. The Designing Out Crime Officer has raised concerns regarding the proposed use of lighting bollards in some location, as they consider that these will not provide sufficient lighting for security purposes. The representation received from the local resident also notes the lack of sufficient external lighting to the fronts of the dwellings adjacent to the green spaces at the edge of the development. It is therefore recommended that a condition be imposed to secure the submission

of revised external lighting details, such to ensure adequate lighting is provided whilst having regard to the approved Biodiversity Strategy.

- 7.62 Criterion i) of Condition 12 appended to the hybrid planning permission required reserved matters applications within key phase 1 to be accompanied by a "Compliance Statement showing how the development accords with the approved site-wide Rights of Way Strategy (with the exception of those parcels detailed hatched blue on the plan attached to Appendix 2 of this permission)". The application site consists of part of the area hatched blue on the plan attached to Appendix 2 of the decision notice for permission 17/02308/OUT and accordingly a Compliance Statement is not required. The Cambridgeshire County Council Rights Of Way Officer has advised that they have no comments to make with regards to the application.
- 7.63 The wider development at Wintringham Park will host a range of uses including new education facilities, commercial units and retail facilities which will be readily accessible on foot or by cycle. Bus services already run along Cambridge Road providing links into the centre of St Neots as well as to Cambridge and Milton Keynes providing opportunity for occupiers to access a broader range of services and facilities using public transport services. In due course, the use of sustainable transport modes will be further encourage through the provision of bus services which will run through the wider Wintringham Park site. The site is also within close proximity of St Neots train station which is situated approximately half a mile west of the site. Given the sustainable location of the site with a range of services and facilities which can be accessed by cycling and walking, as well as existing public transport links which are to be improved, the overall level of vehicle and cycle parking proposed is considered acceptable and complies with policy LP18 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) and policies A3, PT1 and PT2 of the St Neots Neighbourhood Plan.
- 7.64 Subject to the imposition of conditions, the proposal is therefore considered to accord with Policies T18, T19 and H31 of the Local Plan (1995), Policies LP17 and LP18 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission) and Policies PT1 and PT2 of the St Neots Neighbourhood Plan and does not create a conflict. Policies T18, T19 and H31 of the Local Plan (1995), CS1 of the Core Strategy (2009) and Policies A3, PT1 and PT2 of the St Neots Neighbourhood Plan are broadly consistent with the aims of the NPPF (2019) including to promote use of sustainable transport modes and ensure safe access for all users. In taking account of paragraphs 47 and 213 of the NPPF (2019), it is considered that these policies can therefore be afforded full weight in this regard.

Drainage

- 7.65 Criterion h) of Condition 12 appended to the hybrid planning permission requires the application to be accompanied by a Water Compliance Statement demonstrating compliance with the approved Surface and Foul Water Site Wide Strategy and the details submitted within the relevant Key Phase Design Code.

- 7.66 A Drainage Strategy Compliance Letter was submitted to demonstrate compliance with the approved Surface and Foul Water Site Wide Strategy and the details submitted within the relevant Key Phase Design Code.
- 7.67 The Drainage Strategy Compliance Letter outlines that the proposed development would meet the design requirements specified within the Site Wide Strategy with regards to the surface water discharge rates from the development catchment area. The flows are conveyed, as specified, by a pipe network to the site boundary and then on to a pond at the approved outfall location via a pipe network. The surface water overland flood routing for exceedance, as detailed within the Site Wide Strategy, has been allowed for. At the request of the LLFA, additional information was submitted during the lifetime of the application including a letter from AEQ Consultants Ltd relating to flood routing in extreme storms, revised levels and drainage plans and drainage network calculations. Following the submission of the additional information, the LLFA has advised that they raise no objection to the application.
- 7.68 With regards to foul water drainage, the Drainage Strategy Compliance Letter outlines that foul water is conveyed via a pipe network to the site boundary where it enters the site wide foul sewer system. Anglian Water has reviewed information submitted and has advised that the impacts on the public foul sewerage network have been adequately addressed.
- 7.69 It is therefore considered that the proposed development would comply with the approved Surface and Foul Water Site Wide Strategy. The proposal is therefore considered to accord with policies CS8 and CS9 of the Local Plan (1995), Policy CS1 of the Core Strategy (2009) and Policies LP6 and LP16 of Huntingdonshire's Local Plan to 2036: Proposed Submission (2017) (as amended March 2018 for submission) and does not create a conflict. In terms of policy weighting, policies CS8 and CS9 of the Local Plan (1995) and policy CS1 of the Core Strategy (2009) are broadly consistent with the NPPF (2019) and when taking account of paragraphs 47 and 213 of the NPPF (2019), can be afforded full weight.

Landscaping and Biodiversity

- 7.70 The proposed layout includes areas of soft landscaping comprising tree planting, shrub planting and wildflower planting within the parcel. In accordance with the requirements of the approved Key Phase 1 Design Code and the Regulatory Plan, two pocket parks are incorporated within the development, both of which meet the minimum requirement of 1200 sq meters as set out within these documents. The eastern pocket park also incorporates a Local Area of Play (LAP) as required by the Key Phase 1 Design Code; incorporating mounding and seating. Criterion m) of condition 12 of the hybrid planning permission requires a scheme providing details of play equipment to be provided where relevant. This application does not propose the provision of play equipment, as it is not required to be included within this parcel of the development. As such a scheme for play equipment is not required.

- 7.71 With regards to the planting proposed, a range of species are proposed in locations such to accord with the character areas detailed within the Design Code. These locations include along key roads within the development, within car parking courts and within the pocket parks. Detailed landscape plans have been submitted demonstrating the extensive soft landscaping scheme to be provided. The scheme seeks to include planting such to soften the appearance of boundary treatments, provide relief to parking areas and act as focal points within the development. The scheme proposes a variety of species which would provide ecological benefits in accordance with the Biodiversity Strategy. It is however noted that in some areas, the species proposed are not appropriate for the location shown; primarily where the trees will likely outgrow their position. Some of the trees within the parcel would also be situated very close to those approved as part of the hybrid planning permission and therefore are not appropriate in these locations. The submission of a revised soft landscaping specification to include more appropriate species, details of the species to be included within the pocket parks and revisions to the siting of some of the trees and shrubs where necessary should therefore be secured by condition.
- 7.72 The HDC Trees and Landscape Officer has raised concerns with regards to the limited soft landscaping to be incorporated within some of the parking courts; especially that serving plots 62 to 76 which should include more planting to help break up and soften the appearance and extent of the parking court, in the interest of visual amenity. A solution to this concern has been identified. The provision of additional soft landscaping could be accommodated through a small reduction of approximately 0.7 meters to the length of the rear gardens at plots 78 and 79. This reduction would enable planting to the western side of the rear boundary wall to plots 78 and 79 to be accommodated, thereby providing softening to the car parking court, particularly in views looking along Road 6 from Road 4. It is considered that this amendment can be secured through the imposition of a condition. It is acknowledged that based on the standards set out within the approved Key Phase 1 Design Code, this amendment would result in an under-provision of external private amenity space to plots 78 and 79. As set out above, the Key Phase 1 Design Code outlines that a relaxation to the minimum standards will only be considered in circumstances where "it is clearly demonstrated that this aids the generation of a well-designed layout which respects the residential amenities of the occupiers of the proposed dwellings having regard to acceptable levels of privacy, daylight/sunlight and any potential overbearing impact". In this instance, it is considered that an under-provision of private amenity space to these two plots is required in order to facilitate a well-designed layout which includes the satisfactory provision of soft landscaping. The under-provision would respect the residential amenities of the occupiers of the dwellings and would not lead to privacy issues, undue loss of daylight or sunlight, or lead to any overbearing impacts. Officers therefore consider that this amendment to plots 78 and 79 as detailed should be secured by condition.
- 7.73 It is noted that the inclusion of trees within hard landscaped areas, most notably within the car parking courts, will require the provision of tree pits. Details of tree pits have not been provided as part of the

application submission, therefore it is recommended that the submission of these details is secured by condition.

- 7.74 In addition, a Landscape Management Plan to ensure a programme of implementation and the appropriate management of the landscaping scheme has not been provided. It is therefore recommended that submission of a Landscape Management Plan and subsequent adherence to the approved Landscape Management Plan be secured by condition.
- 7.75 With regards to hard landscaping, the surfacing materials as shown on the submitted hard landscape plan are considered acceptable and would accord with the approved Design Code. It is however noted that the Landscape Masterplans of the two pocket parks propose the use of hoggins (self-binding gravel). This hard surfacing finish is considered unacceptable and a more robust treatment should be utilised for such high-use locations. A more durable surface finish is therefore required, such as resin bound gravel or coloured tarmac. Details of the surface finish to be used to the paths within the pocket parks should therefore be secured by condition. It is also noted that the details of the method of the delineation of parking spaces has not been provided in some instances. It is considered that white lines would not be acceptable in this location, as these would detract from the overall appearance of the development. It is therefore considered that the submission of these details be secured by condition. The comments of the HDC Operations, Open Space Team with regards to the style of bench proposed are noted. To address this point, details of the precise benches to be installed should be secured by condition.
- 7.76 A range of boundary treatments are proposed throughout the parcel in accordance with Character Area requirements detailed within the Design Code. As such, the boundary treatments proposed are considered appropriate and the installation of these treatments prior to the first occupation of the dwelling with which they are associated should be secured by condition; in the interests of residential amenity.

Trees and hedging:

- 7.77 Condition 19 of the hybrid planning permission sets out that where there are existing trees or hedges, reserved matters applications shall be accompanied by:
- *an arboricultural method statement;
 - *an arboricultural impact assessment; and
 - *a tree/hedgerow/woodland protection plan.
- 7.78 The application is supported by a tree removal plan which shows the removal of all existing trees and hedges within the application site and reflects the extent of tree and hedge removal indicated and considered acceptable as part of the hybrid planning permission. The submission of a method statement and protection plan is not therefore necessary. Whilst the loss of trees and hedgerows is unfortunate, the scheme would incorporate comprehensive soft landscaping proposals including a high number of new trees.

Biodiversity:

- 7.79 With regards to biodiversity, criterion n) of Condition 12 appended to permission 17/02308/OUT requires the application to be accompanied by a Compliance Statement showing how the development accords with the approved site-wide Biodiversity Strategy. Accordingly an Ecology Report entitled 'Discharge of Ecology Conditions' has been submitted which identifies measures to be incorporated within the development such to comply with the approved site-wide Biodiversity Strategy. The measures proposed to be accommodated within the development include the planting of native trees and shrubs, wildflower planting, ornamental shrub planting and the installation of bat and bird boxes. The Wildlife Trust has advised that they consider the proposals to be in keeping with the site-wide biodiversity strategy and as such, the Wildlife Trust has no further specific comments to make on ecological implications of the application. Natural England have also confirmed that they do not have any further comments to add to those provided at the outline stage and consider that the that proposed mitigation, including green infrastructure provision, is sufficient to ensure no adverse effect to designated sites including St Neots Common and Little Paxton Pits Sites of Special Scientific Interest (SSSIs).
- 7.80 The Environment Agency has advised that the proposed trees/shrub planting should be undertaken as soon as possible around the existing badger sett to provide a buffer and improved cover during the construction period. This should help to mitigate disturbance until the new sett and relocation has taken place. In addition, the Environment Agency advises that no tree/shrub clearance should be undertaken during the bird breeding season. Badger mitigation is being dealt with at the wider site level due to the potential requirement for the relocation of setts. As such, further details in relation to this need not be secured in relation to this application. With regards to the need for site clearance to take place outside of the bird breeding season, this can be secured by condition.
- 7.81 In accordance with criterion d) of condition 12 appended to the hybrid permission, details of external lighting having regard to the approved Biodiversity Strategy and Environmental Statement have been provided. The Wildlife Trust has advised that with regards to lighting, the approved Biodiversity Strategy and Environmental Statement predominantly seek to avoid lighting and light spill into the major landscape corridors. Having reviewed the proposed details for external lighting, the Wildlife Trust advises that the proposed lighting would not conflict with the aims of these documents and as such is acceptable with regards to impact upon biodiversity. Revised lighting details are however to be secured by condition in light of the concerns raised by the Designing Out Crime Officer, Town Council and within the representation received. The Wildlife Trust would be consulted on the revised scheme in due course.
- 7.82 Overall, subject to the imposition of conditions to secure the implementation of the measures set out within the submitted Ecology Report, the proposal is considered to accord with paragraph 170 of the NPPF (2019), policies En18, En20 and En22 of the Local Plan (1995), Policy CS1 of the Core Strategy (2009), policies A2 and A4 of the St Neots Neighbourhood Plan and Policies LP32 and LP33 of

Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) and does not create a conflict. In taking account of paragraphs 47 and 213 of the NPPF (2019), policies En18, En20 and En22 of the Local Plan (1995), CS1 of the Core Strategy (2009) and policies A2 and A4 of the St Neots Neighbourhood Plan are broadly consistent with the NPPF (2019) and can be afforded full weight. However, the Development Plan policies relating to biodiversity are not considered to be fully compliant with the NPPF (2019); as they do not make specific reference to providing 'net gains for biodiversity'. As such, these policies can be afforded only significant rather than full weight in this regard.

Heritage Assets

- 7.83 As part of the hybrid planning permission a site-wide Written Scheme of Investigation (WSI) was agreed with CCC Archaeology and this informed the approach taken to archaeological investigations which were undertaken on the site in October 2017. These consisted of stripping approximately two hectares of land at the northern end, directly to the south of Cambridge Road. This included removing the topsoil and upper part of the subsoil, to the level where archaeological features could be seen. As a result of the investigation works being carried out at an early stage, condition 20 appended to permission 17/02308/OUT enables development to proceed within the approved Key Phase 1 area, within which the application site is situated.
- 7.84 The Cambridgeshire County Council Archaeology Team has advised that the proposed development area is located outside the areas identified for archaeological mitigation and therefore raise no objection to the application. As such, the proposal is considered to be acceptable with regards to the impact upon archaeological assets.
- 7.85 With regards to designated heritage assets, the application site is situated approximately 540 meters east of a Grade II Listed Milestone. The HDC Conservation Team has reviewed the proposed development and has advised that the milestone is unlikely to be affected by this proposal and therefore raise no objection to the application. It is therefore considered that the proposed development would not impact upon designated heritage assets.
- 7.86 In this regard, the proposed development is considered to be compliant with the NPPF (2019), policies En2, En12 and En13 of the Local Plan 1995, policy CS1 of the Core Strategy (2009) and policy LP36 of Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission) and does not create a conflict. In taking account of paragraphs 47 and 213 of the NPPF (2019), it is noted that policies En2, En12 and En13 of the Local Plan 1995 and policy CS1 of the Core Strategy 2009 do not allow for the balancing exercise to be undertaken; therefore, the weight that can be attributed to these policies with regards to conserving and enhance the historic environment, is slightly reduced.

Other matters

Site Waste Management Plan

- 7.87 Criterion h) of Condition 12 appended to the hybrid planning permission requires the application to be accompanied by a Site Waste Management Plan in accordance with the Site Wide Construction Strategy. Accordingly a Site Waste Management Plan has been submitted providing a structure for waste delivery and disposal at all stages during the construction project in accordance with the Site Wide Construction Strategy.

Land Management Strategy

- 7.88 Criterion c) of Condition 12 appended to the hybrid planning permission requires the application to be accompanied by a Statement of Compliance with the approved Land Management Strategy detailed within the approved Green Infrastructure Strategy. Accordingly a Statement of Compliance has been submitted setting out how the detailed application proposals accord with the Land Management Strategy. The Land Management Strategy seeks to retain, enhance and promote high quality and sustainable management of the existing and proposed new landscape features. To this extent, the Statement of Compliance focuses on the amenity green spaces to be provided and private domestic gardens and is appropriate to the proposals.

Conclusion

- 7.89 Overall, the proposal creates a development which responds to the opportunities and constraints of the site and relevant planning policies. As a whole, the scheme broadly accords with the approved Key Phase 1 Design Code and Regulatory Plan and where variances are proposed these have been highlighted, justified and considered acceptable in the context of the proposals. The scheme is supported by a comprehensive suite of Compliance Statements demonstrating the compliance of the proposals with the relevant approved site wide strategies. The development is not considered to have a detrimental impact upon the amenity of the neighbouring dwellings and is acceptable in terms of highway safety, and will provide a good quality residential environment. The scheme responds to the character of the area, makes adequate provision for parking, soft landscaping and is acceptable with regards to biodiversity impacts and drainage arrangements.
- 7.90 As set out within this report, Officer considered that the proposals do not conflict with the individual policies within the Development Plan, the National Planning Policy Framework (2019) or the emerging Huntingdonshire Local Plan to 2036. Officers also consider that the proposal does not conflict with these documents when taken as a whole. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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

Conditions.

- In accordance with approved plans

- Details of cycle stores - to be provided prior to occupation and retained thereafter
- Remove Means of enclosure PD rights to plots 28 to 31 and 36 to 45
- Materials (to include render colour and sample of brickwork)
- Architectural details
- Personnel doors to garages
- Details of balcony screens
- Method of demarcating parking spaces
- Implementation of electric supply points to support the provision of electric vehicle charging
- Alternative external lighting scheme
- Boundary treatments erected prior to occupation
- Alternative Soft Landscaping Specification including programme of implementation
- Tree pit details
- Landscape Management Plan including schedule of implementation
- Alternative surface finish to be used to the paths within the pocket parks
- Alternative details of future management and maintenance of the proposed streets
- Construction of roads to binder course prior to occupation of the dwellings,
- Provision and retention of visibility splays
- No tree/shrub clearance should be undertaken during the bird breeding season
- Bench details
- Refuse storage - to be provided prior to occupation of the dwelling it serves and retained thereafter
- Finished floor levels and site levels
- Boundary treatments provided prior to occupation of the dwelling it serves
- Alternative details for the rear boundary of plots 78-79 to include planting to the parking area
- Alternative location of gates between plots 125/126 and 135/136 leading also to 124 & 137.
- Adherence to CEMP
- Parking provided prior to occupation of the dwelling it serves
- Development to be carried out in accordance with the compliance statements and documents submitted pursuant to condition 12 of the hybrid permission, unless alternative details are agreed by the Local Planning Authority through discharge of the conditions above

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

CONTACT OFFICER:

Enquiries about this report to **Laura Nuttall Senior Development Management Officer 01480 388331.**

For the Attention of Planning Case Officer Laura Nuttall

Huntingdonshire District Council
Pathfinder House
St Marys Street
Huntingdon
Cambs PE19 3TN

13th February 2019

Dear Laura

At an Extraordinary Town Council Meeting held on Wednesday 13th February 2019 at 7:15pm held in the MOOT at the Priory Centre the following planning application was heard;

Application Ref: 18/02719/REM

Reserved Matters; including appearance, landscaping, layout and scale details, for the erection of 222 dwellings pursuant to Outline Planning Permission 17/02308/OUT and a signed S106 legal agreement dated 6.11.18.

Wintringham Park Cambridge Road, St Neots

It was proposed and seconded that St Neots Town Council recommends for approval with the following amendments incorporated;

- Additional lighting between paths and green spaces
- Significant increase in visitor parking bays, minimum 40 additional spaces
- Further consideration to safety of shared surfaces
- Consideration to highways material
- Open Spaces designated green space

St Neots Town Council would also like to compliment Urban and Civic for the corporate design and for including play areas and green spaces. We believe the development will enhance East of St Neots and we compliment all involved with the pleasing design.

Yours sincerely

Sharon Coe
Deputy Town Clerk

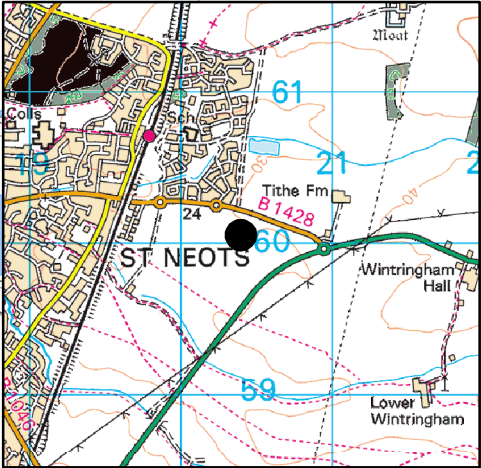
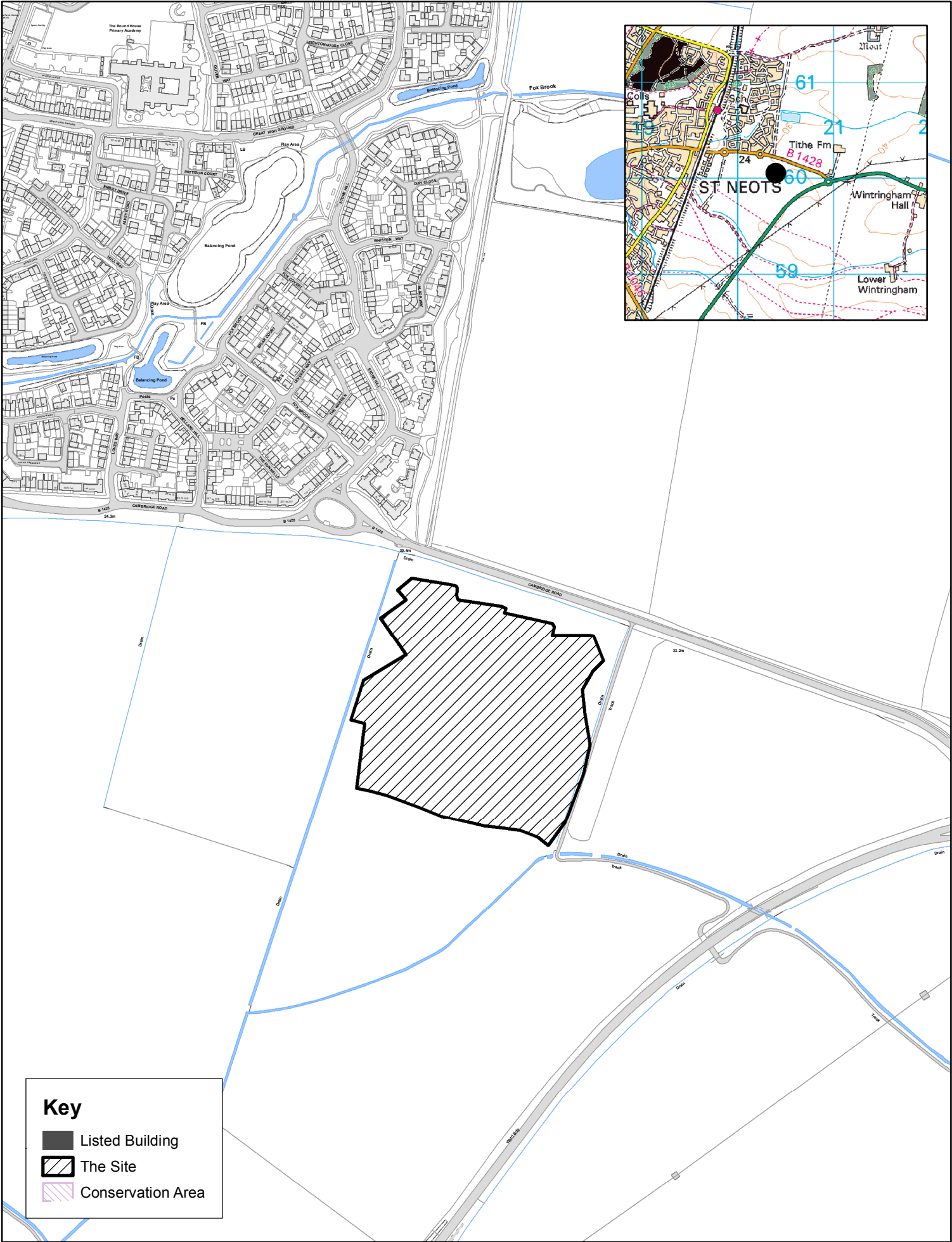
Development Management Committee

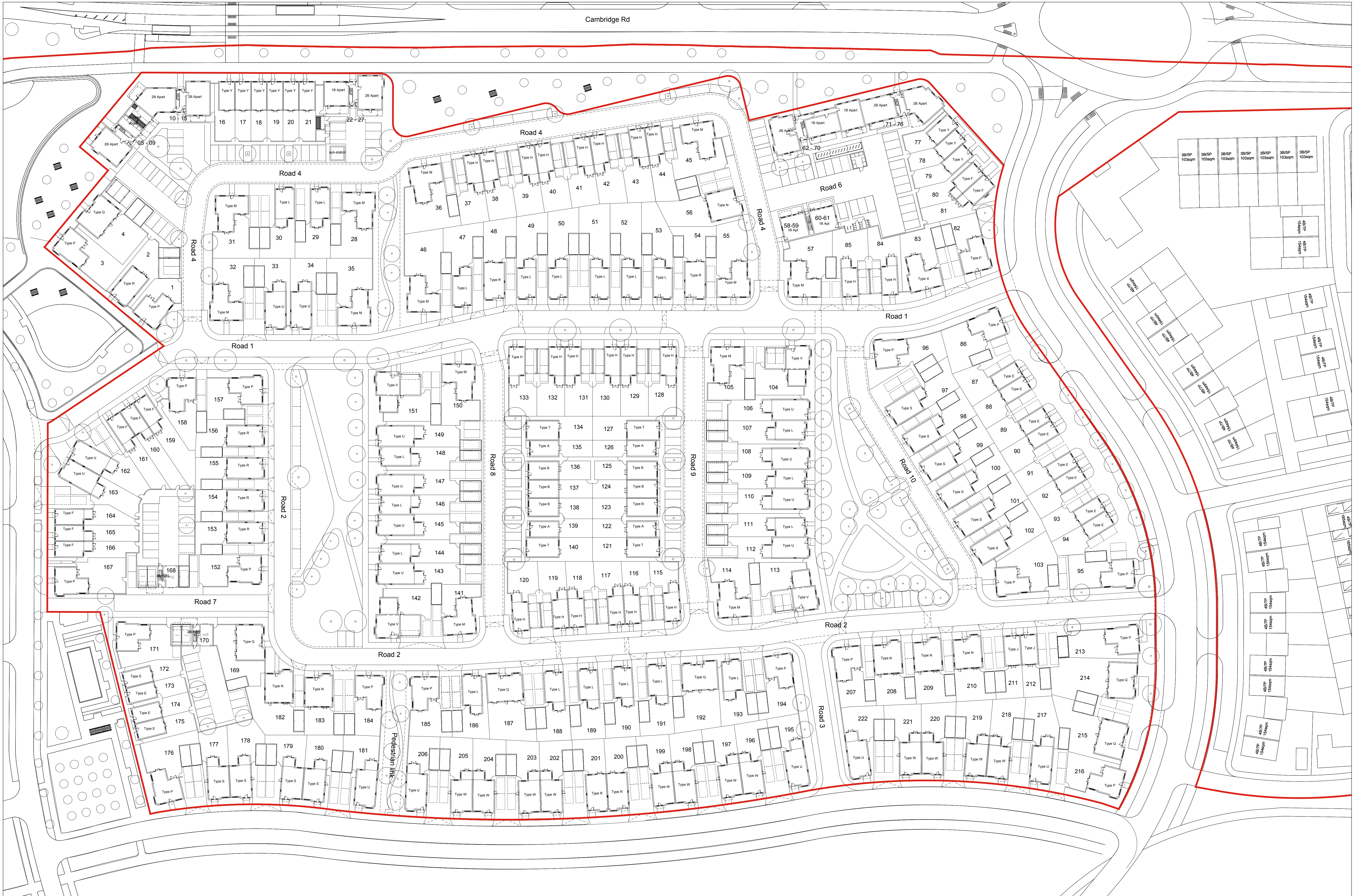


Scale =1:5,000
Date Created: 27/03/2019

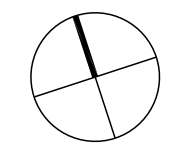
Application Ref: 18/02719/REM
Location: St Neots

© Crown copyright and database rights 2019
Ordnance Survey HDC 100022322





1:500
0m 10m 20m 30m 40m



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

A	08/10/18	First Issue
B	08/11/18	Type Y added, replacing certain Type E. Revision made following comments from housing officer
C	12/12/18	Road 7 - 18 revised following comments from U&C.
D	19/02/19	Layout revised following comment from planners, highways and town committee
	20/02/19	Layout revised following comment from highways in regards to visitor parking spaces

Rev	Date	Description
JCM	25/02/19	Layout revised following comment from U&C
JDC	26/02/19	Visitor parking spaces reduced to address visibility
JDC	13/03/19	Road 5 removed, road 4 modified following comments from Highways
JDC	15/03/19	Road 5 modified following comments from RPS
JDC	20/03/19	Road 6 & 7 modified following comments from CCC

Drawn	JCM
Checked	IBB
Date	Oct 2018
Scale	@ A1

Wintringham Park St Neots
Proposed GF Plan

AA7260-2004
Rev J
Planning





CDM Regulations 2015

ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environmental Assessment Record.

notes

- The contractor is responsible for checking dimensions, tolerances and references.
- Any discrepancy to be verified with the Architect before proceeding with the works.
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- Do not scale drawing. Figured dimensions to be worked to in all cases.

KEY

- Site Boundary
 - Proposed tree
 - Proposed shrub planting
 - Proposed hedge planting
 - Proposed turf to rear gardens & general grass seed to Open Spaces if season allows
 - Proposed Wildflower Mix EM3F seed mix, designed to be cut in both spring and in autumn. Refer to Ecology Report for details.
 - Proposed Black DBM to vehicular carriageway & pedestrian carriageway unless otherwise shown (to Adoptable Standards)
 - Proposed PCC Block Paving to shared surface carriageway (Ref: Marshalls Keyblok; Pennant Grey)
 - Proposed PCC Block Paving to private driveways (Ref: Marshalls Keyblok; Burnt Ochre)
 - Proposed rumble strip for traffic calming & segregation to shared surface (Ref: Marshalls PCC Conservation Setts Silver Grey)
 - Proposed crossing point (Ref: PCC Marshalls 'Coppice' Oak Blend)
 - Proposed permeable self-binding gravel to pedestrian footpath through open space (Ref: Ennstone Breedon Gravel in Golden Amber)
 - Proposed PCC paving to rear garden patio's (Ref: Marshalls Saxon Buff)
 - Proposed PCC paving to front garden paths (Ref: Marshalls Saxon Natural)
 - Gothenburg Hardwood bench & Refuse bin by Logic Street & Park Furniture Ltd. or similar approved
- For all Boundary Treatments please refer to PRP drawing AA7260-2012

P8	REVISED PLAY AREA & FURNITURE	01.04.19
P7	COMMENTS RECEIVED FROM OFFICER'S UPDATED PLAN	29.03.19
P6	ISSUED FOR PLANNING	15.03.19
P5	ISSUED FOR PLANNING	01.03.19
P4	ISSUED FOR PLANNING	22.02.19
P3	ISSUED FOR PLANNING	13.12.18
P2	ISSUED FOR PLANNING	05.11.18
P1	ISSUED FOR PLANNING	30.10.18
A1	ISSUED TO DESIGN TEAM & CLIENT FOR COMMENT	19.10.18
REV	AMENDMENT	DATE

Client:
CALA HOME
(NORTH HOME COUNTIES)



Project:
WINTRINGHAM PARK
ST. NEOTS, CAMBRIDGESHIRE

Title:
LANDSCAPE MASTERPLAN

Scale:
1 : 500 | A1



Date OCT 2018
Drawn DS
Checked PW



L.D.A.
LANDSCAPE DESIGN ARCHITECTURE
17a Cannon Hill Rd
Coventry
CV4 7AZ
Tel: 02476 698866 Mob: 07577 483787
info@landscapearchitecture.co.uk

Drawing no. L1075 - 2.1 - 1000

Job no. L1075 Revision. P8



PROPOSED INDICATIVE TREE LIST

NATIVE TREES

4.5 - 5 m high, Extra Heavy Standard trees with 18-20mm girth and 2m clear stem, RB.

Acer campestre
Field maple



Prunus avium
Sweet Cherry



Crataegus monogyna
Common hawthorn



PARKING AREAS / COURTYARDS

4.5 - 5 m high, Extra Heavy Standard trees with 18-20mm girth and 2m clear stem, RB.

Liquidambar styraciflua
Sweet gum



Acer rubrum
Red maple



Acer pseudoplatanus 'Erectum'
Sycamore



FRONT GARDENS / SPINE ROAD

4.5 - 5 m high, Extra Heavy Standard trees with 18-20mm girth and 2m clear stem, RB.

Carpinus betulus
Common hornbeam



Corylus colurna
Turkish hazel



Tilia cordata 'Greenspire'
Small Leaved Lime



GREEN LINKS

5 - 5m high, Semi-nature trees with 20-25mm girth and 2m clear stem, Rb.

Corylus avellana
Common hazel



Prunus padus
Bird Cherry



Betula utilis 'Jacquemontii'
Himalayan Birch



GREEN AND OPEN SPACES

5 - 5m high, Semi-nature trees with 20-25mm girth and 2m clear stem, Rb.

Quercus ilex
Holm oak



Carpinus betulus 'fastigiata'
Hornbeam 'Fastigiata'



Pinus Sylvestris
Scots pine



Note: This schedule is for illustrative purposes and should not be read as an 'exhaustive' list

P7	REVISED PLAY AREA & FURNITURE	01.04.19
P6	COMMENTS RECEIVED FROM OFFICER'S UPDATED PLAN	29.03.19
P5	ISSUED FOR PLANNING	15.03.19
P4	ISSUED FOR PLANNING	01.03.19
P3	ISSUED FOR PLANNING	13.12.18
P2	ISSUED FOR PLANNING	05.11.18
P1	ISSUED FOR PLANNING	30.10.18
A1	ISSUED TO DESIGN TEAM & CLIENT FOR COMMENT	19.10.18
REV	AMENDMENT	DATE

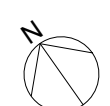
Client:
CALA HOME
(NORTH HOME COUNTIES)



Project:
WINTRINGHAM PARK
ST. NEOTS, CAMBRIDGESHIRE

Title:
PLANTING STRATEGY

Scale:
1 : 500 | A1



Date OCT 2018
Drawn DS
Checked PW

INDICATIVE SHRUBS PLANTING

NATIVE HEDGE SPECIES

Species	Mix	Height	Pot Size
<i>Crataegus monogyna</i>	30%	60-80cm	1+1 BR
<i>Ilex aquifolium</i>	20%	30cm	3L
<i>Ligustrum vulgare</i>	10%	40-60cm	0/1 BR
<i>Prunus spinosa</i>	20%	40-60cm	1+1 BR
<i>Rosa canina</i>	10%	40-60cm	1+1 BR
<i>Viburnum opulus</i>	10%	30-40cm	1+1 BR

INDICATIVE ORNAMENTAL SHRUB PLANTING

Species	Height	Pot Size
<i>Berberis ottawensis</i> 'Gold Ring'	40-60cm	3-5L
<i>Bergenia purpurascens</i>	20-30cm	2-3L
<i>Brachyglottis</i> 'Sunshine'	15-20cm	2-3L
<i>Ceanothus</i> 'Millerton Point'	40-60cm	1.5-2L
<i>Cistus</i> 'Snow White'	30-4L	3-5L
<i>Hebe</i> spp	20-30cm	2-3L
<i>Hedera helix</i> 'Glacier'	20-30cm	2-3L
	15-20cm	1.5-2L

INDICATIVE ORNAMENTAL SHRUB PLANTING

Species	Height	Pot Size
<i>Hedera helix</i> 'Green Ripple'	15-20cm	1.5-2L
<i>Lavandula angustifolia</i> 'Grosso'	15-20cm	1.5-2L
<i>Lonicera pileata</i> 'Moss Green'	40-60cm	3-5L
<i>Melioria aquifolium</i> 'Apollo'	40-60cm	3-5L
<i>Potentilla fruticosa</i> 'Abbotswood'	20-30cm	2-3L
<i>Santolina</i> 'Lemon Queen'	20-30cm	2-3L
<i>Skimmia japonica</i> 'Rubella'	20-30cm	2-3L
<i>Viburnum davidii</i>	40-60cm	3-5L
<i>Vinca minor</i> 'Alba'	15-20cm	1.5-2L

Note: To be pruned back to shape as shown on Arboricultural Report (RGS) and the Ecological Management Plan (Ethos).



LDA
LANDSCAPE DESIGN ARCHITECTURE
17a Cannon Hill Rd
Coventry
CV4 7AZ
Tel: 02476 696866 Mob: 07977 483787
info@landscapearchitecture.co.uk

Drawing no. L1075 - 2.1 - 1002

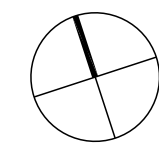
Job no.
L1075

Revision
P7



- Key:
- 1 Storey
 - 2 Storey
 - 2.5 Storey
 - 3 Storey

1:500
0m 10m 20m 30m 40m



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description	Dwn	Ckd	Drawn	JKM
A	08/10/18	First Issue	JKM	IBB	Checked	IBB
B	12/12/18	Layout amended following comments from U&C	JOC	IBB	Date	Oct 2018
C	19/02/19	Layout amended following comments from planners, highways and town committee	JOC	IBB	Scale @ A1	1:500 @A1
D	15/03/19	Layout amended following comments	JOC	IBB		

Wintringham Park St Neots
Proposed Storey Height Diagram

AA7260-2007
Rev D
Planning





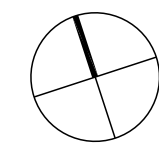
- Parking Key:**
- On Plot Parking
 - Garage Parking
 - Courtyard Parking
 - Frontage Parking
 - Visitor Parking

Rev	Date	Description	Dwn	Ckd	Drawn	JKM
A	05/10/18	First Issue	JKM	IBB	Checked	IBB
B	15/12/18	Layout amended following comments from U&C.	JDC	IBB	Date	Oct 2018
C	15/03/19	Layout amended following comments and town.	JDC	IBB	Scale @ A1	1:500 @A1
D	20/03/19	Layout amended following comments	JDC	IBB		



- Key:**
- Location of cycle and refuse store on ground floor
 - Location of cycle store
 - Location of refuse store
 - Storage of cycle and refuse located in either garage or within a shed in the garden
 - Refuse collection point
 - Refuse route of travel

1:500
0m 10m 20m 30m 40m



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

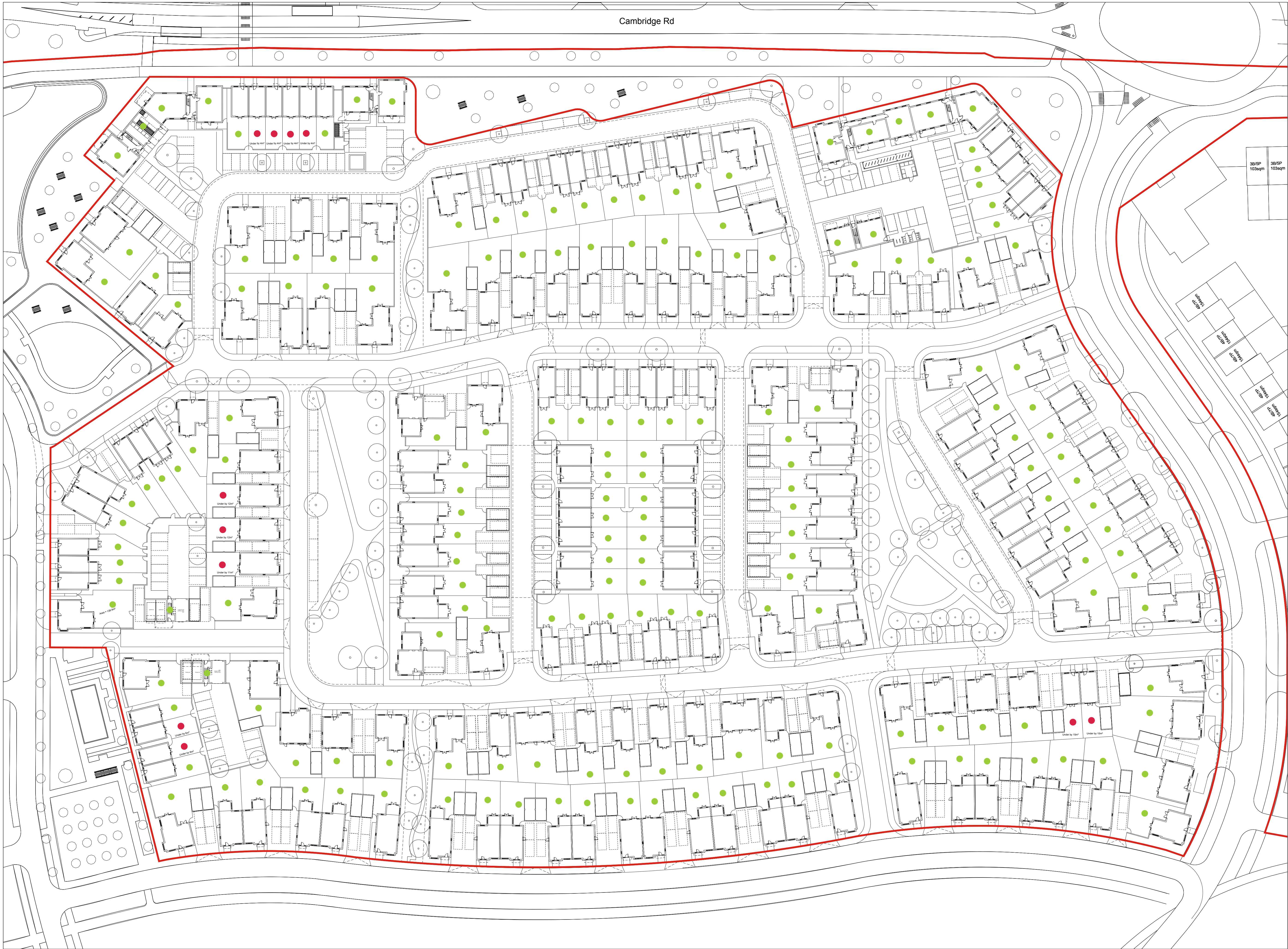
Rev	Date	Description
A	08/10/18	First Issue
B	15/12/18	Layout amended following comments from U&C and town committee
C	15/03/19	Layout amended following comments

Dwn	Ckd	Drawn	JKM
JKM	IBB	Checked	IBB
JDC	IBB	Date	Oct 2018
JDC	IBB	Scale @ A1	1:500 @A1

Wintringham Park St Neots
Proposed Cycle and Refuse Strategy

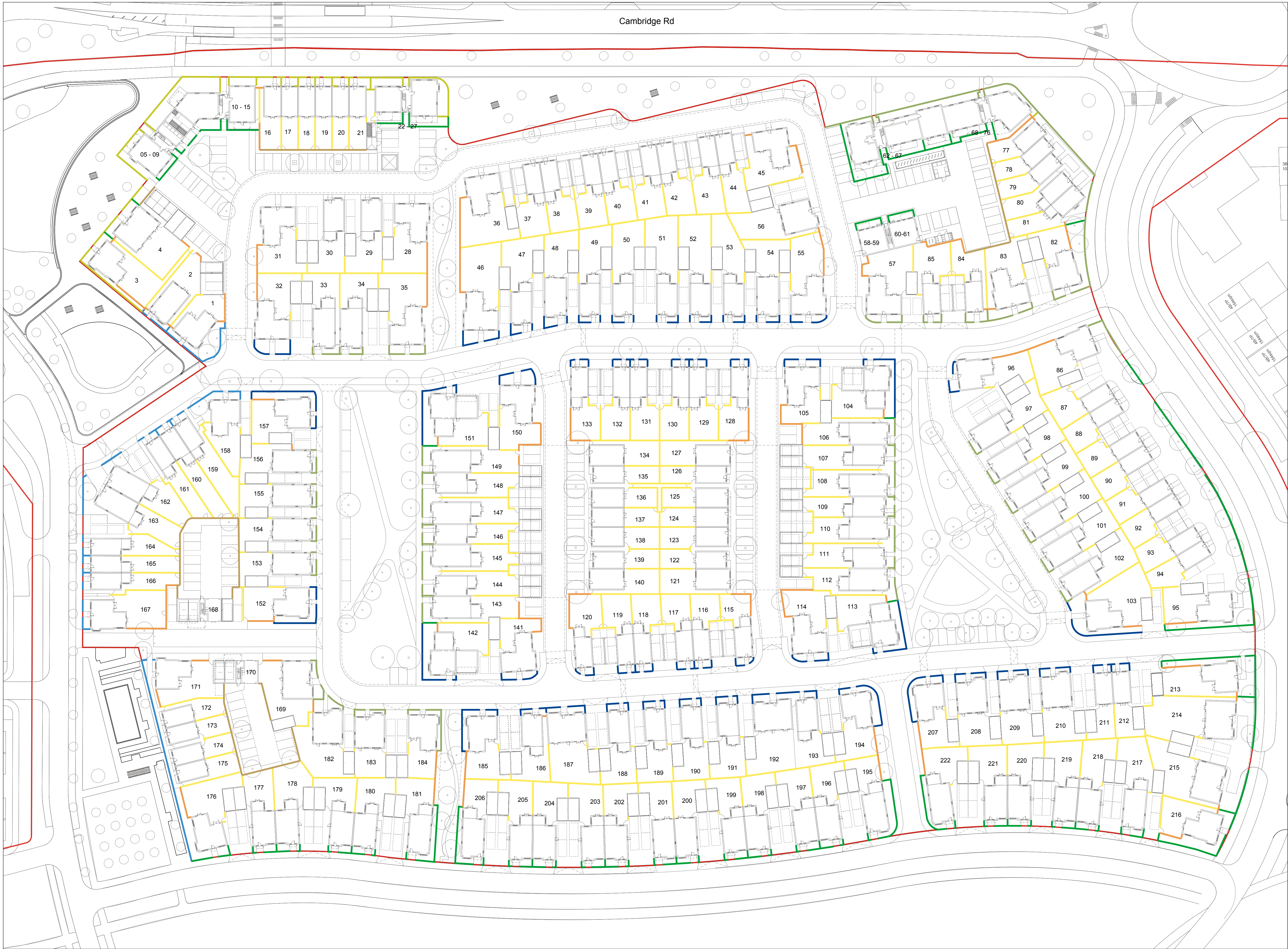
AA7260-2009
Rev D
Planning

PRP

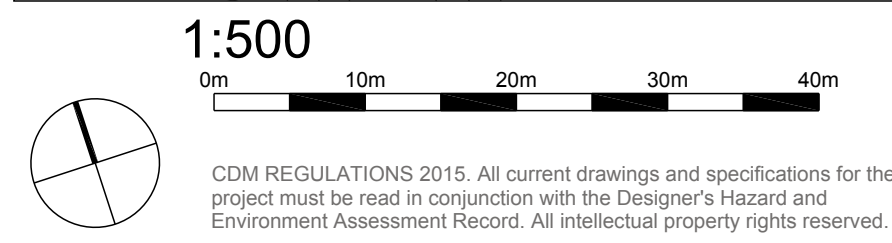


- Key:
- Private amenity space area above design code requirements
 - Private amenity space area below design code requirements

Rev	Date	Description	Dwn	Ckd	Drawn	JKM
A	08/10/18	First Issue	JOM	IBB	Checked	IBB
B	21/02/19	Layout amended following comments from U&C and town committee	JOC	IBB	Date	Oct 2018
C	15/03/19	Layout amended following comments	JOC	IBB	Scale @ A1	1:500 @A1



- Boundary Treatment Key:**
- Brick Wall
 - Brick Wall with Trellis on top
 - Close Boarded Fence
 - Urban Railing
 - Urban Railing with Hedging behind
 - Hedge
 - Estate Railing
 - Estate Railing with Hedging behind



Rev	Date	Description	Dwn	Ckd	Drawn	JKM
A	06/10/18	First Issue	JKM	IBB	Checked	IBB
B	15/12/18	Layout amended following comments from U&C and town committee	JDC	IBB	Date	Oct 2018
C	15/03/19	Layout amended following comments	JDC	IBB	Scale @ A1	1:500 @A1
D	20/03/19	Layout amended following comments	JDC	IBB		

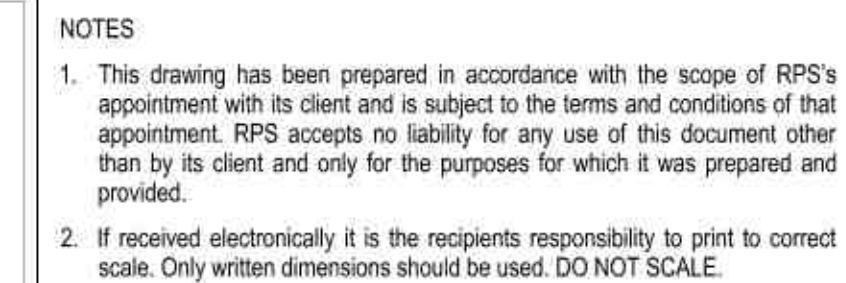




- Material Key:**
- Capital Multi Stock - Ground floor, Black Timber Weather Board Upper Floors & Red Plain Clay Roof Tiles
 - Leicester Multi Cream Stock with Artificial Slate Roof Tiles.
 - Ivanhoe Cream with Artificial Slate Roof Tiles.
 - Petworth Multi Stock with Artificial Slate Roof Tiles.

Rev	Date	Description	Dwn	Ckd	Drawn	JKM
A	08/10/18	First Issue	JKM	IBB	Checked	IBB
B	15/12/18	Layout amended following comments from U&C.	JOC	IBB	Date	Oct 2018
C	15/03/19	Layout amended following comments and town committee.	JOC	IBB	Scale @ A1	1:500 @A1
D	20/03/19	Layout amended following comments	JOC	IBB		

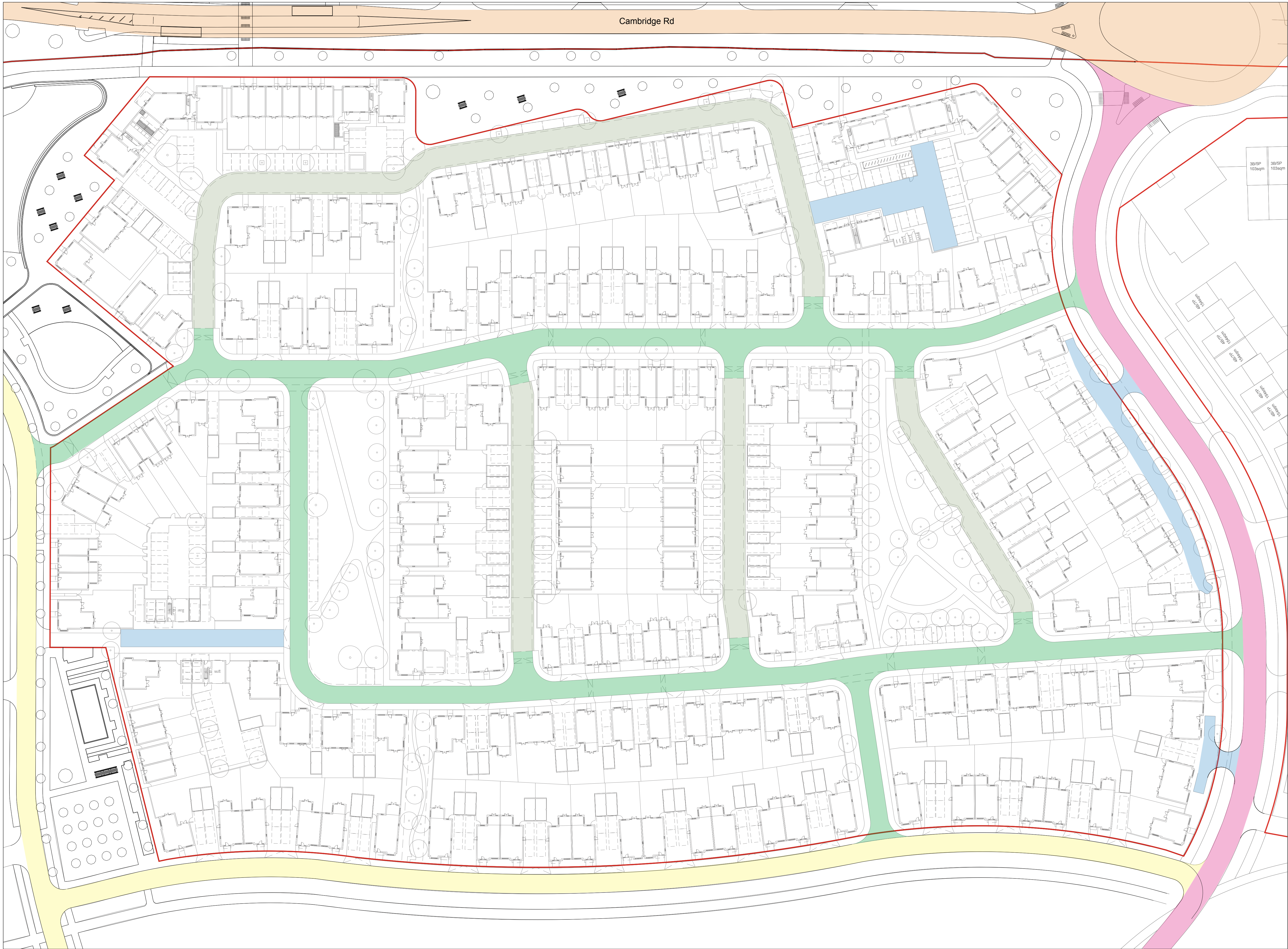




NOTES

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used. **DO NOT SCALE.**

Rev
A



- Key:**
- Cambridge Road
 - Primary Street
 - Secondary Streets
 - Tertiary Street - Standard
 - Tertiary Street - Home Zone/ Shared Surface
 - Tertiary Street - Private Drives

1:500

0m 10m 20m 30m 40m

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description	Dwn	Ckd	Drawn	JKM
A	08/10/18	First Issue	JKM	IBB	Checked	IBB
B	12/12/18	Layout amended following comments from U&C.	JOC	IBB	Date	Oct 2018
C	21/02/19	Layout amended following comments from planners, highways and town committees.	JOC	IBB	Scale @ A1	1:500 @A1
D	15/03/19	Layout amended following comments	JOC	IBB		
E	26/03/19	Layout amended following comments	JOC	IBB		

Wintringham Park St Neots

Proposed Street Hierarchy

AA7260-2015
Rev D
Planning





Elevation A-A' - Part 1



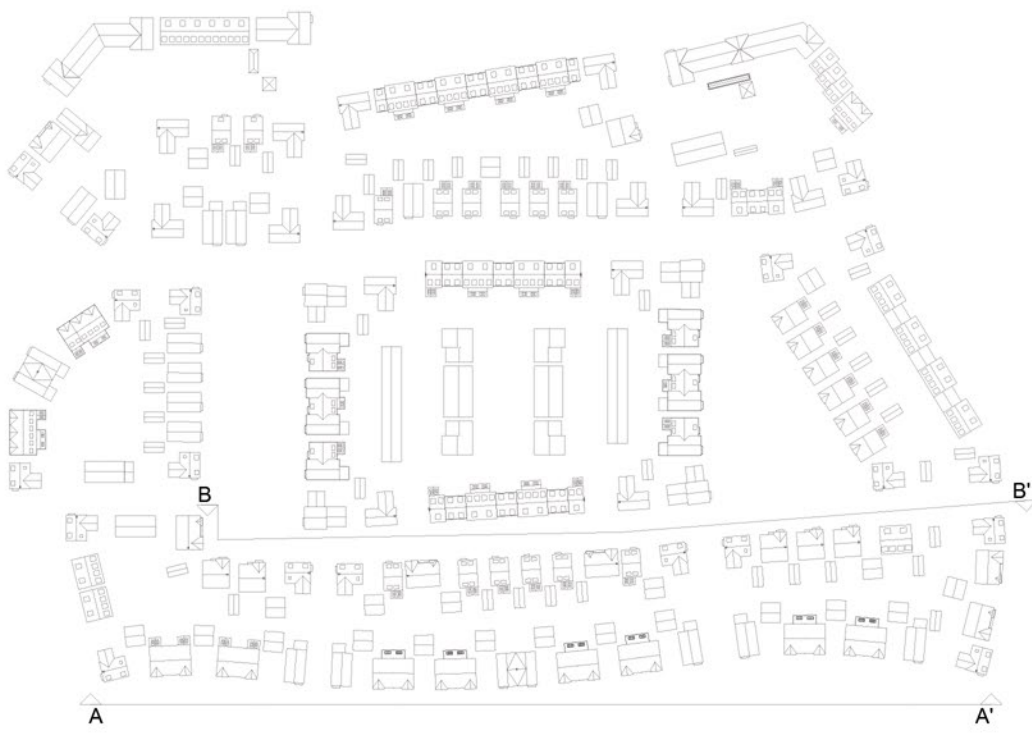
Elevation A-A' - Part 2



Elevation B-B' - Part 1



Elevation B-B' - Part 2



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.



Rev	Date	Description
A	10.10.18	First issue
B	21.02.19	Street elevations amended following updates to house type elevations.

Dwn	Ckd
JCM	IBB
JOC	IBB

Drawn	JKM
Checked	IBB
Date	Sept 2018
Scale @ A1	1:200 @A1

Wintringham Park St Neots
Selected Street Elevations
Sheet (2 of 2)

AA7260-2017
Rev B
Planning



Elevation C-C'



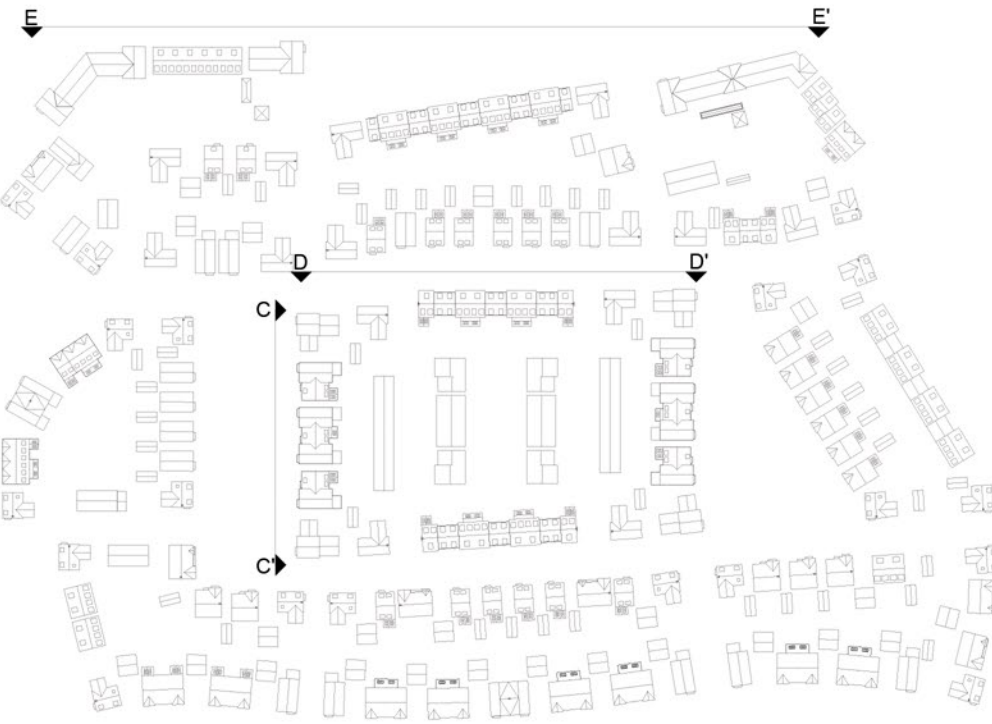
Elevation D-D'



Elevation E-E' - Part 1



Elevation E-E' - Part 2





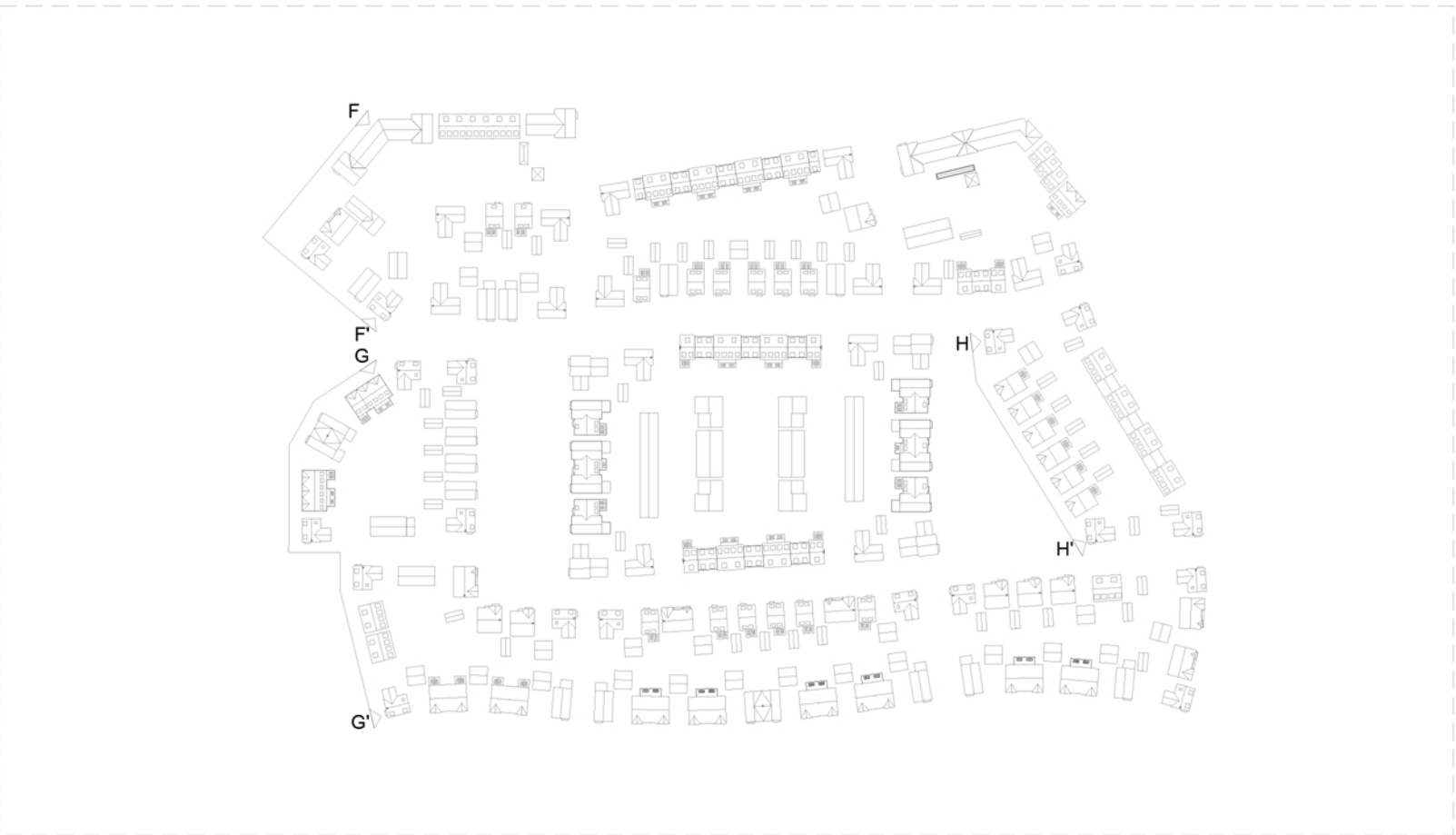
Elevation F-F'



Elevation G-G'



Elevation H-H'





Elevation J-J' - Part 1



Elevation J-J' - Part 2

