

DEVELOPMENT MANAGEMENT COMMITTEE 18th July 2022

Case No: 19/01790/OUT (OUTLINE PLANNING APPLICATION)

Proposal: APPLICATION FOR OUTLINE PLANNING PERMISSION FOR A PHASED DEVELOPMENT OF UP TO 132 DWELLINGS AND ASSOCIATED ACCESS, APPROVAL SOUGHT FOR ACCESS, LAYOUT AND LANDSCAPING WITH SCALE AND APPEARANCE RESERVED, ON LAND NORTH OF THE BANK.

Location: LAND NORTH OF 16, THE BANK, SOMERSHAM

Applicant: LARKFLEET HOMES

Grid Ref: 537002 278141

Date of Registration: 05.09.2019

Parish: SOMERSHAM

RECOMMENDATION - Delegate powers to Officers to finalise terms of the S106 agreement in relation to off-site formal sports contribution and off-site biodiversity contribution and, to

APPROVE subject to the prior completion of a Section 106 obligation, to include provision of informal green space, wheeled bins, and on-site affordable housing (and formal sports and biodiversity contribution, subject to CIL compliance), and subject to conditions to include those listed below.

OR

REFUSAL in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

The Parish Council recommendation is in line with the Officer recommendation of approval, however the application is referred to the Development Management Committee at the request of the Chief Planning Officer in the interests of openness and transparency as the site is known to be under the ownership of a District Councillor.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site relates to land to the north of The Bank (Chatteris Road, Somersham. The site extends to 5.5 hectares and is situated at the eastern side of the settlement. The site is currently used for agricultural purposes. The land use of the surrounding area is predominantly arable farmland.
- 1.2 The site is situated approximately 650m to the east of the Somersham Conservation area and the nearest listed building is situated at 20-22 High Street Somersham located 675m from the application site. The land falls within Flood zone 1 and is not liable to flood. A number of trees within the site are subject to a Tree Preservation Order.
- 1.3 The site is allocated for residential development in Huntingdonshire's Local Plan to 2036 (Policy SM5) for approximately 120 homes.
- 1.4 The proposed development has been amended during consideration of the planning application following receipt of consultee comments. Outline planning permission is sought for a phased residential development of 132 dwellings with access, layout and landscaping sought for approval. The scale and appearance of the residential units are reserved matters for later consideration and approval as part of a subsequent reserved matters application.
- 1.5 The application is supported by the necessary plans and the following reports:
 - Transport Assessment (TA)
 - Planning, Design and Access Statement
 - Statement of Community Involvement (SCI);
 - Flood Risk Assessment;
 - Ecological Survey;
 - Archaeological Desk Based Assessment
 - Arboriculture Survey
 - Noise and Lighting Statement
- 1.6 With regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development does not meet the criteria to require a detailed screening opinion, as the site proposes less than 150 dwellings. It is therefore not anticipated

that the project would have significant environmental effects and is therefore not considered to be EIA development.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 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 2021 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 Planning Practice Guidance, Noise Policy Statement for England and the National Design Guide 2019 are also relevant and material considerations.
- 2.4 Relevant Legislation;
- Planning and Compulsory Purchase Act 2004
 - Town and Country Planning Act 1990 (as amended)
 - Ancient Monuments and Archaeological Areas Act 1979

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP 1: "Amount of development"
 - LP 2: "Strategy and principles for development"
 - LP 3: "Green Infrastructure"
 - LP 4: "Contributing to Infrastructure Delivery"
 - LP 5: "Flood Risk"
 - LP 6: "Waste Water Management"
 - LP 7: "Spatial Planning Areas"
 - LP 11: "Design Context"
 - LP 12: "Design Implementation"
 - LP 13: "Placemaking"
 - LP 14: "Amenity"
 - LP 15: "Surface Water"
 - LP 16: "Sustainable Travel"
 - LP 17: "Parking Provision and Vehicle Movement"

- LP 24: "Affordable Housing Provision"
 - LP 25: "Housing Mix"
 - LP 29: "Health Impact Assessment"
 - LP 30: "Biodiversity and Geodiversity"
 - LP 31: "Trees, Woodland, Hedges and Hedgerows"
 - LP 34: "Heritage Assets and their Settings"
 - LP 36: "Air Quality"
 - LP 37: "Ground Contamination and Groundwater Pollution"
 - SM 5: "North of the Bank, Somersham"
- 3.2 Supplementary Planning Guidance / Other relevant documents:
- Huntingdonshire Design Guide SPD (2017)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - RECAP CCC Waste Management Design Guide (CCC SPD) 2012
 - Cambridgeshire Flood and Water SPD
 - Huntingdonshire Tree Guidance Note 3
 - Huntingdonshire District Council Annual Monitoring Report – Part 1 Housing Supply) 2020/2021 (October 2021)
 - Huntingdonshire District Council Annual Monitoring Report – Part 2 (Non- Housing) 2019/2020 (December 2020)

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

4. PLANNING HISTORY

- 4.1 There is no relevant planning history for the site other than the granting of a provisional Tree Preservation Order (Order no 19/010).

5. CONSULTATIONS

- 5.1 Somersham Parish Council (30/09.2019) – raised an objection as the 145 dwellings proposed is excessive and Councillors wish the number of dwellings to remain at 120 as per the Local Plan to 2036.
- 5.2 Somersham Parish Council (15.03.2022) – accepted the Noise and Lighting Statement and reiterated their view that the development proposal is too dense and should only comprise 120 dwellings.
- 5.3 Somersham Parish Council (26.05.2022) – confirms that the Parish Council **no longer raises an objection** to the proposal following a reduction in the number of units to 132 dwellings.
- 5.4 Anglian Water - Anglian Water - NO OBJECTION. Confirms that the nearest waste water treatment centre will have capacity for the

additional flows created by the development. Informatives are recommended.

- 5.5 Cambridgeshire Constabulary (Designing Out Crime Officer) - NO OBJECTIONS but would like to be consulted when details of building security, boundary treatments and lighting are submitted/ The following has been noted:
- 5.6 Cambridgeshire County Council: Archaeology - NO OBJECTION noting that preliminary archaeological fieldwork for the above site has been completed. Roman period archaeological evidence was present within the site, seeming to be confined to the northern third of the site - mostly in the proposed Phase 3 area. A small area of interest relating to Late Medieval or slightly later brick making was found in the north-eastern corner of Phase 2 and this, too, will require excavation and interpretation, especially since The Bishop's Palace and other notable buildings on the village were substantially made of brick, with imported stone quoins or facades also used, particularly in the Post-Medieval period. It is recommended that an archaeological investigation programme is conducted in advance of construction in order that the significant archaeological evidence that is contemporary with the known, published, Roman inland port excavated at Colne Fen Quarry to the east and surrounding supply farms, e.g., that excavated and published at Knobbs Farm Quarry to the north-east can be preserved by record and the construction impacts mitigated by this measure.
- 5.7 Cambridgeshire County Council: Education: has confirmed that the development will generate 44 Early Years children (30 eligible for free places); 58 Primary children and 37 Secondary children aged 11-15.
- 5.8 *Officer response:* In accordance with the Developer Contributions SPD, contributions for education and lifelong learning cannot be sought for proposals under 200 units and instead all contributions fall under CIL. It is the statutory duty of the Education Authority to provide a school place for every school age child in the area.
- 5.9 Cambridgeshire County Council: Lead Local Flood Authority (LLFA) - NO OBJECTIONS following receipt of an updated surface water drainage strategy, subject to conditions to secure measures to avoid additional surface water run-off from the site during construction works, details of a surface water drainage scheme for the site, a survey of the downstream ditch network, ongoing maintenance measures and surface water drainage completion report.
- 5.10 Cambridgeshire County Council: Local Highways Authority - NO OBJECTIONS following receipt of amended plans and revised Transport Assessment subject to conditions/obligations in relation to:

- Parking/ servicing/ loading/ unloading/ turning/ waiting area laid out before occupation
- Visibility splays
- Junction construction prior to use
- Surface water drainage measures to prevent water run-off to adjacent public highway
- Details of management and maintenance of streets until such time that a Section 38 agreement is in place.
- Temporary facilities to provide parking off the highway during construction
- Construction traffic routing
- Provision of a direct non-motorised link between the western site boundary and the neighbouring nature reserve
- Welcome Travel Packs inclusive of bus taster tickets and/or cycle discount voucher

- 5.11 HDC Urban Design – NO OBJECTIONS to the proposals following receipt of amended proposals, subject to conditions. The layout landscaping and access is supported overall. Details of the house types would be subject to a future reserved matters application.
- 5.12 HDC Landscape - NO OBJECTIONS to the proposals following receipt of amended proposals, subject to conditions.
- 5.13 HDC Trees – NO OBJECTIONS subject to conditions relating to the submission of details of the site/ location specific Tree Protection Plan and Arboricultural Method Statement and a management plan for the existing mature willow tree which is to be retained.
- 5.14 HDC Sports Development Manager - a S106 contribution of £81,998 towards increasing the provision of off-site formal open space sports facilities is made in order to increase the capacity of existing provision in the village to meet the needs of new residents.
- 5.15 HDC Operations Green Space – NO OBJECTIONS, noting that there is not a shortfall of green space in Somersham, but given the development is detached from the settlement, it is important that on site green space is provided. Requests that the key area of open space be more centrally located and not tucked away in the northern of the site, which has been addressed. It is confirmed that on site play equipment is not required for developments of less than 145 dwellings. 10,500 sqm of multifunctional open space is proposed in exceedance of the minimum requirements set by the Developer Contributions SPD.
- 5.16 Environment Agency – Confirms that there are no EA constraints associated with this site therefore have no comments to make but would recommend that Anglian Water are consulted to ensure there is sufficient capacity within the mains system.

- 5.17 HDC Environmental Health (Noise) – NO OBJECTIONS and considers that acoustic glazing and ventilation requirements for some units will need to be the subject of a planning condition to be approved as part of the Reserved Matters application.
- 5.18 HDC Environmental Health (Air Quality) – NO OBJECTIONS as the size and location of the development does not require an Air Quality Impact Assessment.
- 5.19 HDC Environmental Health (Ground Contamination) - NO OBJECTIONS subject to conditions securing site investigation, the submission, approval, implementation and verification of a remediation scheme and the reporting of unexpected contamination.
- 5.20 Natural England - NO OBJECTIONS and considers that the proposed development is unlikely to have an adverse impact on statutorily designated sites. The recommendations made within the Ecological Appraisal should be followed in order to secure a net biodiversity gain in accordance with the National Planning Policy Framework. Standing advice is also provided.
- 5.21 Wildlife Trust - NO OBJECTIONS. An off-site contribution is sought in addition to on site mitigation to secure an overall net gain in biodiversity.

Officer Comment: It is anticipated that a financial contribution will be secured to offset the biodiversity loss through this development which could be used (likely in the locality) to mitigate its impacts. For example; It is noted that the site lies adjacent to the Somersham Local Nature Reserve and St Ives - March Disused Railway Line which is a County Wildlife Site. As such it is anticipated that opportunities exist to compensate for the loss of on-site biodiversity gain in this instance. It is requested that delegated authority be allowed for the agreement of the amount and spend of the off-site contribution.

- 5.22 Friends of Somersham Nature Reserve – OBJECT for the following reasons: The scheme is likely to result in the loss of terrestrial habitat and a barrier to migration, increased use of the nature reserve will cause disturbance to wildlife. The development will increase management/maintenance costs and a commuted sum is requested for this. Further survey work should be undertaken and additional mitigation proposed.

Officer comment: no figure has been provided in respect of a commuted sum requested by Friends of Somersham Nature Reserve and no project and associated costs has been supplied. Given a contribution request has been made by the Cambridgeshire Wildlife Trust, it would not be possible to secure two off-site payments. It is suggested that delegated authority be

granted to explore opportunities with the Wildlife Trust for the spend of any contribution agreed to be at Somersham Nature Reserve. .

5.23 RSPB – no comment

6. REPRESENTATIONS

6.1 21 representations have been received, the comments of which are summarised as follows:

- Construction /residential amenity – concern regarding noise and dust during construction.
- Design – concern that the layout is too high density and the number of units reduced. Harm to the character and appearance of the area and wider countryside.
- Access – concern that the position of the access could result in disturbance and nuisance in terms of light, vibration and noise. Concern that the access is unsafe on what is a fast road. Additional traffic impacting on the highway network.
- Residential amenity – loss of privacy and outlook
- Infrastructure – the proposal will add pressure on resources in the village. There should be some village gain from the development. The school is not adequate for more residents. Lack of facilities for older children and risk of antisocial behaviour.
- Ecology – SUDS should be at the site edges for the benefit of wildlife. Concern that trees and hedgerows will be removed. Concern that protected species at the site will not be protected.
- Sustainability – access to public transport is poor. Most village services are to the west of the village which will encourage car use.
- Housing Need - The need for housing is recognised. Other developments in the village are meeting housing needs. Other potential sites are more suitable that will provide more affordable housing.
- Flooding and Drainage – concern that the ditch is not adequate in capacity to drain water away from the site. Concern that the Flood Risk Assessment does not consider impact on surrounding properties. Existing public drains not sufficient for additional properties.

The following non-planning matters have been raised:

- Loss of a view
- Loss of property value
- Damage to or removal of adjacent property outside of the application site.

7. ASSESSMENT

- 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 the NPPF (2021). 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:
- Huntingdonshire Local Plan to 2036
 - Cambridgeshire and Peterborough Minerals and Waste Plan
 - St Neots Neighbourhood Plan
 - Godmanchester Neighbourhood Plan
 - Houghton and Wyton Neighbourhood Plan
 - Huntingdon Neighbourhood Plan
 - Bury Neighbourhood Plan
 - Buckden Neighbourhood Plan
 - Grafham and Ellington 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, para 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.4 The main issues to consider in assessing this application are if this development is considered sustainable development, having considered the economic, environmental and social elements of this case. The matters for further discussion are those of the;
- principle of development,
 - impacts upon the character and appearance of the area, residential amenity,
 - impacts upon highway safety,
 - heritage assets,
 - biodiversity,
 - flooding,
 - drainage,
 - ground conditions and contamination,

- infrastructure requirements and planning obligations.

PRINCIPLE OF DEVELOPMENT:

- 7.5 Policy LP1 sets out the amount of development the Local Plan seeks to address having regard to the objectively assessed need for development in Huntingdonshire. The Strategy for Development at paragraph 4.4 of the Local Plan confirms that allocated sites are included to promote the deliverability of the strategy.
- 7.6 The application site is located within the Key Service Centre of Somersham. The site is allocated under Policy SM 5 for residential development of approximately 120 homes. Policy SM 5 sets out a number of requirements, including in relation to design, layout, safe access, community benefits, retention of trees and drainage. These matters are considered elsewhere in this report.
- 7.7 Somersham is classified in policies LP2 and LP8 as a Key Service Centre and thus is one of the district's sustainable centres which can accommodate growth. Policy LP2 explains that approximately one quarter of the objectively assessed need for housing and limited employment and retail growth will be focussed in Key Service Centres and Small Settlements. Paragraph 4.98 in the supporting text to Policy LP8 notes that Key service Centres have a role in meeting the development needs of the district and supporting the economic vitality of these settlements through a series of allocations for new development.
- 7.8 With regard to the site allocation, whilst the number of dwellings proposed is marginally higher than that within SM 5, para. D.8 within the Local Plan states that there is scope for variation in the proposed numbers through the planning application process and that housing capacities should be design-led and any scheme proposing a variation to the allocation should be justified. A 10% tolerance either side of the approximate figure is considered to be reasonable. As the proposal seeks to provide 10% more than the approximate figure stated within the allocation, it is considered the number of units proposed is acceptable providing that it accords with all other relevant policies of the development plan.
- 7.9 In terms of the principle of development, the proposed development is therefore largely in accordance with the allocation in terms of quantum, use and location and considered to accord with policies LP1, LP2, LP8 and SM 5, subject to other matters considered below.

CHARACTER AND APPEARANCE OF THE AREA:

- 7.10 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 explains that decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Layout –

- 7.11 The layout has been subject to a number of revisions since the initial submission and in consultation with HDC Urban Design. The amended layout seeks erection for 132 dwellings (13 less than the original illustrative proposals) and comprises a series of shared surface loop roads and private drives accessed from a central spine road along the western edge of the site. The number of cul-de-sacs has been reduced to just 2 - serving indicative Plots 48-51 in the centre of the site, south of the swale and indicative Plots 8-27 in the southwest corner. This arrangement has created a predominantly outward facing development with units fronting linear green spaces and existing vegetation adjacent to the eastern, northern and western site boundaries. These linear green spaces incorporate the public open space and include peripheral leisure routes, grass and tree planting which improve access and permeability around the site, improved access to public open space and has the potential to provide a green outlook to these units.
- 7.12 Plots 15-27 form the only units backing onto a short section of western boundary in the southwest corner of the site, these units incorporate longer rear gardens to safeguard existing retained tree and hedge planting adjacent to the site boundary.
- 7.13 An east-west swale is proposed centrally within the site, this includes a footbridge allowing connections N-S and a loop road on the northern edge allowing connections E-W. This space forms an east-west landscape connection between the linear green spaces on the east and west edges and improves permeability and access to the adjacent nature reserve.
- 7.14 An area of open space and the SUDs pond is proposed in the southern half of the site surrounding the retained Willow trees. During the course of the application, Plots 129-131 have been reconfigured and plot 129 orientated to front the southern edge of the Swale and POS.
- 7.15 The scheme provides 2.023 acres / 8,186 sqm of open space – this is mainly concentrated within the east and west linear green spaces and the area surrounding the SUDS pond and is well in excess of the 6,249sqm area required by the HDC Developer

Contributions SPD. The linear green spaces are accepted as part of the open space provision given their approximately 10m width and proximity to units as well as the proximity of the larger continuous area of open space within the adjacent nature reserve.

- 7.16 The proposals include a single point of access from The Bank a further pedestrian only connection is proposed along the eastern boundary providing access to the adjacent Local Nature Reserve site. The access arrangements are supported in design terms.

Landscaping:

- 7.17 The structure and layout of peripheral landscaped spaces contribute to the overall Public Open Space requirement with the perimeter leisure route proving access and permeability which is supported in design terms. The Councils Landscape Officer supports the proposals subject to a condition that requires full details of the hard and soft landscaping specification to ensure that the choice of surface materials and planting species, numbers and densities is acceptable.
- 7.18 The arrangement of knee rails along the outer edge of peripheral roads and green corridors is accepted and prevents vehicle access to these spaces – breaks will be necessary to allow pedestrian and maintenance access of these spaces of which details can be secured by way of a boundary treatment condition or details to be provided as part of a detailed reserved matters application.
- 7.19 It should be noted that appearance and scale are reserved matters and therefore are not for consideration or approval as part of this outline application. Therefore, the size, plot arrangement, on-plot parking, internal layouts and external appearance of the house types and other structures will be considered as part of the later reserved matters application.

Parking:

- 7.20 The proposed indicative layout incorporates a variety of car parking solutions and is provided as a mixture of on-plot spaces in the form of tandem side drives and frontage parking and small rear parking courts. All plots have at least two parking spaces, with a number of larger plots having three spaces in addition to garage space which can provide additional parking subject to the size and accessibility. Whilst the exact extent of parking provision will need to be scrutinised in conjunction with the appearance and scale as part of any reserved matters application, it is considered that the density and layout proposed will provide satisfactory parking provision insofar as design and street scene are considered.

- 7.21 The provision of exclusively on-plot parking would ensure that Electric Vehicle charging can be implemented for all units and will be subject to a condition requiring the preparatory wiring to be installed prior to development above slab level, thereby allowing the future occupant to install an EV charging point in the future as and when they require it.
- 7.22 All units have adequate on-plot space to secure cycle storage in accordance with Local Plan Policy LP17. Details of cycle can be scrutinised as part of the appearance and scale reserved matters submission and will be determined in conjunction with the size of the units.
- 7.23 The proposal is therefore considered to represent a high-quality development in this location and achieves the design aspirations for this area sought by Policy SM 5, LP11 and LP12 of the Local Plan (2019) and the Design Supplementary Planning Document (2017), the National Planning Policy Framework (2021) and the National Design Guide (2019).

RESIDENTIAL AMENITY:

- 7.24 Policy LP14 within the adopted Local Plan to 2036 and the NPPF seek to ensure developments do not have an unacceptable impact upon residential amenity for both existing and future occupiers/uses.

Existing Occupants:

- 7.25 There are a number of buildings surrounding the application site which are within a variety of uses. The closest residents to the application site are those along Chatteris Road which will experience a change in outlook, but it should be noted that change does not necessarily equate to harm. It should also be noted that objections that have been received on the grounds of loss of a view, or loss of property value are not material planning considerations that can be given any weight in the determination of the application.

Overlooking to adjacent houses:

- 7.26 The appearance and scale of the proposed building is not known at this stage and the position of windows and exact separation distances having regard for privacy will be scrutinised at any reserved matters stage. The submitted layout plan shows that the development is capable of delivering a scheme which would not give rise to unacceptable loss of privacy by overlooking. Where there are close relationships with existing properties, existing and proposed landscaping will provide screening. The finished floor levels of all plots relative to existing ground levels will be secured by a condition to ensure that internal floor levels or on plot ground

levels do not provide uninterrupted views into the private areas of neighbouring properties.

Overbearing impacts:

- 7.27 The scale and exact position of the proposed dwellings is not known at this stage and will be considered and scrutinised as part of any subsequent reserved matters application in terms of scale and appearance. However, the layout does not give rise to concerns in terms of the likely position, distance and orientation of any proposed dwellings in relation to existing neighbouring properties. As such the plot layout and siting of the proposed units is not considered to result in a significant overbearing relationship.

Light/Sunlight:

- 7.28 The proposed residential plots are situated north of the immediately adjoining residential properties that front Chatteris Road. Due to the position, orientation and distances proposed, and having regard for the likely two storey scale of any proposed development, it is not considered that the development would result in unacceptable loss of light or direct sunlight to any existing neighbouring properties.

Construction:

- 7.29 Local residents have raised concerns that the construction process is likely to result in noise, vibration and dust adversely affecting amenity over the construction period. It is acknowledged that the construction is likely to result in temporary exposure to adverse impacts. However, such impacts are unavoidable and can concerns raised can only be given little weight in the determination of the application. The Councils Environmental Health Officer has recommended a Construction Environmental Management Plan (CEMPT) be secured by way of a planning condition to control and mitigate the impacts as far as practicable having regard for the amenity and living conditions of existing nearby residents. The CEMP shall also require details of the construction hours of operation, construction traffic routing, deliveries etc.

Future Occupants:

- 7.30 With regard to overlooking impacts between units, back-to-back distances are typically at least 21m. This back-to-back distance is in accordance with the recommendations contained within the Design Guide and is considered acceptable given the density, location of the site and the distances between existing neighbouring dwellings.
- 7.31 With regards to the internal and external amenity space, the proposed layout and density provides a good indication that each plot will have an adequate level of outside space. Internal space

will be assessed against the national space standards as part of considering the appearance and scale of any reserved matters application.

- 7.32 The application site is in close proximity to Dews Coaches to the east of the site boundary. Policy SM 5 acknowledges that this adjacent use could give rise to impacts with regards and noise. In relation to these matters, the application is supported by a noise Assessment which has been considered by the Council's Environmental Health Officer. No objection is raised subject to the consideration, approval and implementation of acoustic glazing and ventilation requirements for some units which are in closest proximity to the noise source. Such matters can be considered as part of the scale and appearance of the house types which are to be approved as part of any subsequent reserved matters application.

Amenity Summary:

- 7.33 The NPPF within the core principles states that planning should "create places with a high standard of amenity for existing and future users" and Policy LP 14 of the Local Plan to 2036 also seeks to protect the amenity of future occupiers and the amenities of neighbouring users.
- 7.34 Taking the above into account, it is considered that subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of the impacts upon residential amenity and complies with the NPPF in this regard, policy LP14 of the Local Plan to 2036.

Housing Mix:

- 7.35 The Cambridge sub-region Strategic Housing Market Assessment (SHMA) 2013 provides guidance on the mix of housing required for Huntingdonshire up to 2031. This gives broad ranges reflecting the variety of properties within each bedroom category. This indicates a requirement for the following mix: up to 4% 1-bedroom homes, 16-42% 2-bedroom homes, 26-60% 3-bedroom homes and up to 30% 4 or more-bedroom homes.
- 7.36 The Cambridgeshire and West Suffolk Housing Needs of Specific Groups report was released in October 2021. This indicates a requirement for the following mix: up to 10% 1-bedroom homes, 20-30% 2-bedroom homes, 40-50% 3-bedroom homes and 20-30% 4 or more-bedroom homes.
- 7.37 It should be noted that the current application excludes consideration of the appearance and scale of the residential units and therefore it cannot be assessed against the housing mix requirements of Policy LP25 of the Local Plan and any supporting or subsequent evidence of housing need. It is recommended that the exact mix of the open market housing be secured by way of a planning condition on any outline planning permission. The

housing mix submitted as part of the Reserved Matters application will need to have regard for Policy LP25 and the supporting evidence to ensure that mix submitted reflects both the character of the area and the housing needs of local residents.

- 7.38 With regard to the development meeting the requirements of Policy LP 25 criteria f to h (meeting M4 (2) & M4 (3) building requirements, it is considered that all the dwellings are able to meet the requirements of M4(2). Conditions will be attached securing these Building Regulation requirements.
- 7.39 Subject to conditions and the submission of the reserved matters application (appearance and scale), the current proposals are considered to be in compliance with Policy LP25 of Huntingdonshire's Local Plan to 2036 and the proposal is capable of providing a good mix of sizes and types of dwellings on the site.
- 7.40 The requirements within policy LP12 of Huntingdonshire's Local Plan to 2036 relating to sustainable design and construction methods are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement Approved Document G for water efficiency. It is considered that the dwellings are capable of meeting this requirement, achieving a water efficiency of 125L per day per person. A condition will be attached to ensure that the dwellings are built in compliance.

SUSTAINABILITY, ACCESS AND TRANSPORT:

- 7.41 The NPPF requires all developments that generate significant amounts of movement to be supported by a Travel Plan and Transport Assessment (TA) / Transport Statement (TS)(paragraph 113). National and local planning policy relating to transport and access promotes sustainable development which should give priority to pedestrian and cycle movements, have access to high quality public transport, create safe and secure layouts and minimising journey times.
- 7.42 Paragraph 110 of the NPPF states that in assessing sites which may be allocated for development decision should ensure that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; that safe and suitable access to the site can be achieved for all users; the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. It goes on to state that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on

highway safety or the residual cumulative impacts of development on the road network would be severe.

- 7.43 Somersham is defined as Key Service centre within the Local Plan and can therefore meet many of the day to day needs of residents. Leisure, employment and local facilities including retail, and schools are located within the village and accessible to the site by walking and cycling.
- 7.44 The application is accompanied by a Transport Assessment (TA) by ADC Infrastructure which has been assessed by the County Council, as Local Highway Authority (LHA). The TA considers the expected impacts of the development and an overview of the likely transport-related interventions for a fully built out development. The Local Highway Authority concludes;
- A range of facilities and amenities in Somersham are situated within acceptable walking and cycling distance from the site. The TA Highlights that there is a footway along the northern side of Chatteris Road providing pedestrian connectivity to the services and amenities within the village. A site visit confirms this footway terminates at the nature reserve access along Station approach for circa 73m before it commences again connecting to the existing network in Somersham. Given the nature of this stretch of road. The Highway Authority do not consider that a footway here would be suitable and that the existing quiet and wide carriageway can safely accommodate pedestrians where there is no footway. Overall, in respect of walking and cycling, it is considered that the development site is connected to the village.
 - In addition to the existing cycle and pedestrian connectivity, a new connection for non-motorised users will be provided between the development and the neighbouring local nature reserve to the west of the site. Such provision would accord with SM 5 of the Huntingdonshire Local Plan and will be secured by way of a planning condition. 2m wide footways will also be provided on both sides of the main site access junction and will link with the existing footway network.
 - It is acknowledged that the frequency of local public transport services in Somersham is low.
 - It is noted that on site car and cycle parking provision will be provided in line with CCC parking standards.
 - In terms of trip generation, it is expected that the development will generate 83 two-way vehicle trips in the AM peak and 82 two-way vehicle trips in the PM peak. The development is anticipated to generate 4 pedestrian trips, 2 cycle trips, and 1 public transport trip in peak periods. The trip distribution is agreed by the LHA.

- Having regard for existing committed development, the LHA are satisfied with the rationale submitted and notes that there is no committed development in the site vicinity.
- It is agreed that all junctions modelled within the TA are anticipated to operate within capacity for all future year scenarios.
- The Local Highway Authority seeks mitigation in the form of securing the additional footpath link and the provision of Welcome Travel Packs to encourage the use sustainable travel from the site.

Trip Generation and Access Points:

- 7.45 As noted, the single point of vehicular access to the site will utilise the existing southern access
- 7.46 Overall, the LHA accept the findings and conclusions of the amended TA in terms of network peaks, accident data, trip generations and junction capacity assessments. It is considered that the proposed development will not result in a material impact at the junctions assessed and any increase in traffic is unlikely to be discernible from daily fluctuations on the network and it is therefore concluded that the development impact is not severe. The LHA have confirmed that there are no objections to the proposals subject to a mitigation package. These details can be secured within the Section 106 Agreement.

Internal Layout, Car and Cycle Parking:

- 7.47 Roads within the site have been designed as a series of shared surface streets with main carriageway widths between 4.8m and 6m. The road network has been designed to ensure that there are different surface treatments, localised road narrowing and tree planting/soft landscaping limiting forward visibility. These features help ensure low traffic speeds throughout the site and pedestrian priority.
- 7.48 It is proposed to offer these roads up for adoption, This is considered acceptable in principle and full details of construction, management and maintenance prior to adoption by the County Council will be secured by condition.
- 7.49 Car Parking - There are no specific parking policy standards within local policy. Local Plan policy LP17 requires appropriate space within the site for vehicular movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. The policy also requires clear justification for the level of vehicle and cycle parking proposed having regard to the following factors:
- Highway safety to and from the site
 - Servicing requirements

- Accessibility of the development to a wide range of services and facilities by public transport, walking and cycling
- Needs of potential occupiers
- Amenity of existing and future residents
- Opportunities for shared provision

7.50 Car Parking - The housing mix (scale and appearance) is not known at this stage. The size of the dwellings will dictate the quantum of on-plot parking provision which will in turn inform the on-plot layout. These matters will be considered and scrutinised at the reserved matters stage, but the indicative layout suggests that sufficient parking can be provided within the site to satisfy policy LP17 of the Local Plan.

7.51 Cycle Parking – The housing mix (scale and appearance) is not known at this stage. In accordance with Policy LP17 each property will need to be provided with cycle parking, with a provision of 1 space per bedroom. This provision will be required by condition with details to be considered and approved as part of any subsequent reserved matters application. This approach is supported. The provision of cycle parking is considered acceptable, and a condition can ensure that the cycle parking is provided prior to occupation of each unit.

7.52 These mitigation and enhancement measures are considered acceptable and should be secured by conditions and through a S106 Agreement where appropriate.

Highways Summary

7.53 Taking all the above into account, it is considered that the proposed means of accessing and circulating this site is acceptable and that the proposal complies with Policies SM 5, LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

7.54 It is considered that the access details proposed are acceptable for the scale of development sought and opportunities to promote sustainable transport modes can be achieved. Therefore, it is Officer opinion that the proposed development of this sustainable site can be supported in highway terms subject to a number of conditions and obligations.

HERITAGE ASSETS:

7.55 The NPPF recognises the importance of preserving heritage assets and supports sustainable development. Paragraph 8 of the NPPF confirms the three strands of sustainability. In relation to environmental matters this confirms that this includes protecting our natural, built and historic environment. Section 16 of the NPPF (paragraphs 189 to 208) sets out principles and policies for conserving and enhancing the historic environment. Paragraph

199 also advises that great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) states that special regard shall be paid to the desirability of preserving listed structures or their settings or any features of special architectural or historic interest which they may possess. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 7.56 The site is not within the Somersham Conservation Area nor is it considered to be within the setting of the Conservation Area given the distance and intervening scale and forms of development. The site does not fall within the setting of any listed buildings or other heritage assets.

Archaeology:

- 7.57 With regards to archaeology, Cambridgeshire County Council has advised that preliminary archaeological fieldwork for the site has been completed. Roman period archaeological evidence was present within the site, seeming to be confined to the northern third of the site - mostly in the proposed Phase 3 area. A small area of interest relating to Late Medieval or slightly later brick making was found in the north-eastern corner of Phase 2 and this, too, will require excavation and interpretation, especially since The Bishop's Palace and other notable buildings on the village were substantially made of brick, with imported stone quoins or facades also used, particularly in the Post-Medieval period. It is recommended that an archaeological investigation programme is conducted in advance of construction in order that the significant archaeological evidence that is contemporary with the known, published, Roman inland port excavated at Colne Fen Quarry to the east and surrounding supply farms, e.g., that excavated and published at Knobbs Farm Quarry to the north-east can be preserved by record and the construction impacts mitigated by this measure.

- 7.58 Taking all the above into account, it is considered that subject to the imposition of a condition with regards to archaeology, the proposed development is acceptable with regard to the NPPF, Policy LP34 of Huntingdonshire's Local Plan to 2036.

BIODIVERSITY:

- 7.59 Paragraph 174 of the NPPF states that 'the planning system should contribute to and enhance the natural and local environment by:
*protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;

*recognising the wider benefits of ecosystem services;
minimising impacts on and providing net gains for biodiversity.'

- 7.60 Policy LP30 of Huntingdonshire's Local Plan to 2036 aims to conserve and enhance biodiversity and advises that opportunities should be taken to achieve beneficial measures within the design and layout of development and that existing features of biodiversity value should be maintained and enhanced. Policy LP30 also notes that a proposal will ensure no net loss in biodiversity and provide a net gain where possible and that large scale development proposals should provide an audit of losses and gains in biodiversity.
- 7.61 The site itself is not subject to any statutory or non-statutory nature conservation designations. There are three statutorily designated sites in proximity to the site, the closest one being the Ouse Washes approximately 3.5km south-west of the site.
- 7.62 The application is supported by a site-specific Ecological Appraisal dated December 2021 which concludes the following:
- The application site is considered to be of low ecological value, comprising a large species poor semi-improved grassland, bound by dry ditches supporting hedgerows and tree lines.
 - Reptiles and dormice are absent from the site, and the breeding bird survey recorded common and widespread species. A Barn Owl was seen utilising one of the trees within the site, which it was seen emerging during dusk hours, there was no evidence recorded of breeding at the time.
 - Twelve species/species groups were recorded utilising the site to some degree, the majority of these were all common species, with common pipistrelle the most recorded species. Barbastelle *Barbastella barbastellus*, which are Annex II species, were recorded lower numbers.
 - No suitable breeding habitat for GCN is present on site. Low numbers of GCN in ponds P5 and P6, with eDNA confirming present in pond P2. The presence of this species is considered a constraint to the development proposals and will require appropriate mitigation measures which will require site specific or district licensing.
 - Current development proposals will provide additional native woody species planting to reinforce the existing hedgerows and treelines as important wildlife corridors. Habitat creation of grassland and a SUDS, will use diverse seed native seed mixes, and will be managed to provide a mosaic of habitats offering good invertebrate habitats as an

important foraging resource for a variety of wildlife. Further planting of trees, shrubs and hedgerows within the urban infrastructure will offer important pollinator B-lines throughout the development proposals.

- Habitats that will be lost to the proposed development include the species poor semi-improved grassland habitat that comprises the majority of the habitat on the application site. Hedgerow H1 on the southernmost boundary, will be lost in their entirety to facilitate access onto the site for pedestrian footpaths and roads.
- The retention and enhancement of the majority of features present within the site that are suitable for breeding birds, particularly the hedgerows, treelines and woodland edges on the eastern and western boundaries, will ensure continued use of the site by local bird populations and compensate for the loss of some existing hedgerows.

7.63 The submitted appraisal makes various recommendations for biodiversity enhancements and mitigation of which full details can be secured by way of a condition that requires the submission and approval of a biodiversity enhancement plan/strategy. The recommendations include the following measures:

- A mixture of nest box types can be sited within retained habitats, or designed directly into the built environment
- Removal of any vegetation suitable to support nesting birds will take place outside of the bird breeding season
- The retained hedgerows and other woody nesting habitat should be buffered and protected with Heras fencing during construction, to protect it from accidental damage or disturbance.
- Additional survey work is undertaken prior to development to determine the presence of Barn Owls.
- Installation of a barn owl box on a mature tree to the northwest corner of the site at least 30 days prior to construction.
- The planting of species rich and tussock grassland being provided around the peripheries of the site, providing limited foraging ground for Barn Owls.
- In addition, the introduction of new native planting across the site and the creation of wetland habitat with SUDs features will increase the biodiversity of the site.

7.64 The proposals are also supported by a Biodiversity Net Gain metric, which demonstrates that the proposals will deliver 1.4 hedgerow units (52.76% increase) and 0.32 river units (506.4% increase). However, the proposal will result in the loss of 2.34

habitat units (13.44% decrease). The Wildlife Trust has however calculated the amount to be closer to 3.8 habitat units.

- 7.65 The proposal therefore, when considered overall will result in a small biodiversity loss. The applicant therefore has agreed to contribute towards biodiversity enhancements off site. The exact value of the contribution is not yet known or agreed and delegated authority is requested to agree the contribution amount and location of the spend prior to any permission being granted. However, the Wildlife Trust has indicated that the amount is expected to be between £78,000.00 and £98,000.00 (based on DEFRA's latest guidance of between £20,000 and £25,000 per unit) with a number of sites in the locality where the contribution could be spent. The Cambridgeshire Wildlife Trust consulted as part of the application has agreed to the contribution and will support the applicant in delivery of a scheme off-site that will ensure, overall, that there is not a biodiversity loss.
- 7.66 The proposals therefore adequately demonstrate the redevelopment of the application site and an associated off-site contribution will result in no net loss of biodiversity, in compliance with both the NPPF and Local Plan policy LP30.
- 7.67 Subject to necessary conditions and off-site contribution, the proposal is considered to comply with the NPPF and policy LP30 of Huntingdonshire's Local Plan to 2036.

FLOODING, DRAINAGE, GROUND CONDITIONS, CONTAMINATION and HEALTH/ SAFETY:

Flooding and Drainage

- 7.68 The overall approach to flooding is given in paragraphs 152-173 of the NPPF and these paragraphs set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a Sequential Test to steer development away from medium and high flood risk areas (FZ2 and FZ3 land respectively), to land with a low probability of flooding (FZ1).
- 7.69 The application site falls within FZ1 as designated within the Strategic Flood Risk Assessment 2017, which represents the lowest flood risk of flooding from rivers and sea. Notwithstanding this, given the scale of development proposed, the application is supported by a site-specific Flood Risk Assessment and Drainage Strategy (FRA).
- 7.70 CCC as the Lead Local Flood Authority (LLFA) commented on the application and raised initial concerns as the application did not contain evidence from the Internal Drainage Board that an in-

principle agreement had been reached to discharge into an existing watercourse. Concern was also raised that permeable paving was excluded from the surface water drainage proposals.

- 7.71 Following receipt of additional and updated details the LLFA have confirmed that they have no objections to the development, noting that surface water from the proposed development can be managed through the use of online attenuation pond and swale to hold and treat surface water before discharging to the watercourse to the east of the site at a rate of 3.1l/s. Offline attenuation is also proposed by means of geocellular attenuation creates. The LLFA has agreed that details of interception source control will be expected at the reserved matters stage.
- 7.72 A number of conditions have been requested which include securing a detailed surface water drainage scheme for the site; details for the long term maintenance arrangements for the surface water drainage system; details of measures indicating how additional surface water run-off from the site will be avoided during the construction works; and upon completion of the surface water drainage system (and prior to their adoption by a statutory undertaker or management company) a survey and report to confirm that the surface water drainage system has been constructed in accordance with the approved details should be submitted. These conditions are considered acceptable and meet the statutory tests.
- 7.73 Anglian Water (AW) has commented on the application raising no objections to the scheme. AW advises that foul drainage from this development is in the catchment of Somersham Water Recycling Centre and there is available capacity for wastewater treatment of flows from this site. Regarding surface water disposal, it is confirmed that SuDS would be the preferred method with connection to the sewer as the last option and a condition is recommended to secure further details. The condition recommended by the LLFA to secure details of the surface water drainage scheme will ensure that clarity with regards to proposed surface water drainage arrangements is provided and that adequate provision is made for the drainage of surface water.
- 7.74 It is therefore considered that subject to conditions, the development can be made acceptable in flood risk terms, in accordance with the NPPF and Policy LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036.

Ground Contamination

- 7.75 The Environmental Health Officer has reviewed the submitted application and confirms that the site lies adjacent to Dews Coaches which could have released various contaminants in the

past that may have migrated on to the application site, for example fuels, oils, anti-freeze, etc, which could have caused pollution to the groundwater and may allow harmful vapour emissions to enter and accumulate in any future development. It is recommended that a land contamination risk assessment (and if necessary a remediation strategy) should be secured by condition and submitted for approval by the Local Planning Authority prior to the commencement of development. Where it is necessary to carry out land contamination remediation work, a remediation and verification report should also be submitted to and agreed by the Local Planning Authority prior to occupation of the site.

- 7.76 Subject to a condition that requires such remediation and verification, the application would accord with Policy LP37 of the Local Plan (2019) which requires that that where ground contamination is a risk due to previous land uses, this needs to be investigated and remediated where necessary. The proposal would also therefore comply with Paragraph 183 of the NPPF (2021).

OTHER MATTERS:

Third Party Comments -

- 7.77 The following require clarification:

- Construction Impacts - A Construction Environmental Management Plan will be secured by condition to ensure satisfactory details of the construction process are provided to mitigate the impacts upon neighbours.
- Drainage – The Local Lead Flood Authority (LLFA) has assessed the proposals and is satisfied that the site can be adequately drained without increasing flood risk elsewhere. The drainage engineer from the LLFA met with a local resident from the area with concerns regarding the local ditch network and proposals for the discharge of water from the site. Following this inspection, it was confirmed that the residents' concerns are substantiated and it has been confirmed that work is required to the ditch as a discharge location in order to be suitable to handle the flows of water proposed as part for the drainage strategy. A condition is recommended that a full survey of the downstream ditch network must be undertaken, submitted and approved prior to the commencement of development, with any necessary remediation works undertaken before discharge of surface water to the ditch.

INFRASTRUCTURE REQUIREMENTS AND PLANNING OBLIGATIONS:

- 7.78 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S.106 planning

obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

7.79 Without prejudice to the eventual determination of the planning application, negotiations have been held with the applicants in order to determine the extent of the obligations required to make the development acceptable. These negotiations have been held in line with the advice within the Regulations and the outcome is summarised below. Other relevant matters will be addressed via specific planning conditions.

7.80 The Developer Contributions SPD sets out that contributions cannot be sought for proposals under 200 units and instead all contributions fall under CIL.

Community Infrastructure Levy (CIL):

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

Affordable Housing:

7.82 The site is over 0.5 hectares in size and Local Plan 2036 policy LP24 seek to achieve a target of 40% affordable housing on sites of this size; based on 131 open market units this would equate to a total of 52 affordable units. An affordable housing requirement will not be placed on the self-build plot in the north eastern corner of the site providing this plot is secured as a separate self-build plot via a S106 agreement. These policies do acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations will be taken into account.

7.83 The applicant has agreed to provide affordable housing on site and the location and distribution will be agreed as part of any subsequent reserved matters application with the Council's Affordable Housing Officer. The exact mix of units in terms of tenure, scale and appearance will be the subject of a planning obligations contained within a Section 106 agreement and will be reflected within the subsequent reserved matters submission.

7.84 This approach is acceptable to Officers and subject to final wording within the S106 Agreement, the scheme is supported with provision of on-site affordable housing in accordance with Policy LP24.

Green Space:

- 7.85 In accordance with the Developer Contributions SPD (2011) (Part B), this development should provide 0.849Ha of informal green space on-site and due to the scale of the development formal green space can be negotiated.
- 7.86 The low density of development has resulted in an overprovision of green space on the site. The scheme provides 8,186 sqm of open space – this is mainly concentrated within the east and west linear green spaces and the area surrounding the SUDS pond and is well in excess of the 6,249sqm area required by the HDC Developer Contributions SPD.
- 7.87 The improvements to pedestrian connectivity to existing adjacent public open space will also increase access for future residents.
- 7.88 HDC Operations Officers have acknowledged that there is not a shortfall of open space and play provision within Somersham but given the detachment of the development from the settlement, on site open space should be provided and be concentrated in central and accessible parts of the site. The scheme has been amended to reflect consultation responses. In accordance with the Developer Contributions SPD as the scheme is under 200 dwellings there is not a requirement to provide any play equipment on site, there is however space to provide play equipment in future should the need arise.
- 7.89 The Developer Contributions SPD details a cascade mechanism for future management and maintenance of green space with the land first offered to the Town/Parish Council for adoption, then to the District Council and then taken on by a Management Company. The usual cascade mechanism in the *SPD* is to be included in the Section 106 in order to secure the long-term management and maintenance of the areas of shared open space. A Landscape Maintenance contribution will be secured through the S106 Agreement in the event that the open space is to be transferred to the Town or District Council.
- 7.90 HDC Active Lifestyles Officer has requested a S106 contribution of £81,998 as an offsite contribution towards formal open space sports facilities. It is accepted that existing playing pitches are well used and the demands placed on them will increase as a result of the increased population arising from this development. Therefore, opportunities to enhance this existing provision to increase capacity for the additional population are currently being assessed. A fully detailed and costed project has not been confirmed at this stage to establish compliance with the requirements of the CIL Regulations. However, Officers will continue to assess the potential contribution and seek to secure this, subject to CIL compliance. Therefore, delegated authority is requested to finalise this aspect. A further update will be provided prior to or at the Development Management Committee.

Biodiversity Net Gain

- 7.91 Cambridgeshire Wildlife Trust has requested a sum of between £78,000.00. and £98,000.00 with a number of sites in the locality where the contribution could be spent. It is requested that the final contribution amount and spend of that contribution be agreed with the applicant using delegated authority prior to the determination of the application.

Highways and Access:

- 7.92 Policies LP16 and LP17 of the Local Plan are relevant. Transport and highways are included within Part C the Developer Contributions SPD as a negotiated requirement, which is dependent on the development and its impact on the local area.
- 7.93 The County Council as Local Highways Authority have requested the following transport mitigation which, as referred to in the Access section of this report, are considered necessary to ensure the development is acceptable in highway terms:
- Residential welcome packs with free bus pass travel for residents.
 - Provision of an un-motorised link between the western site boundary and the adjacent wildlife site.
- 7.94 The developer will be responsible for direct delivery of the junction layout for accesses, welcome packs and the pedestrian link with the adjacent wildlife site. Conditions will be used to ensure this infrastructure and mitigation is provided within appropriate timescales.

Health:

- 7.95 Policy LP4 of the Local Plan to 2036 relates to provision for infrastructure needs and Part D of the SPD refers to health service facilities. Within paragraph D.10 the SPD states that the Council will negotiate with the prospective developers with a view to securing the necessary health service facility needs for the development. However, the SPD sets out how this will be assessed, noting that contributions will only be sought for proposals over 200 dwellings.
- 7.96 It is Officer opinion that the proposal, in line with the Developer Contributions SPD, is acceptable without securing health contributions and it is noted that the NHS can apply for CIL funding should a project be identified in the future.

Education and Schools:

- 7.97 In accordance with the Developer Contributions SPD, contributions for education and lifelong learning cannot be sought for proposals under 200 units and instead all contributions fall under CIL.
- 7.98 Contributions relating to education and lifelong learning cannot therefore be secured as this would be contrary to the SPD and Local Plan Policy LP4.

Residential Wheeled Bins:

- 7.99 Policy LP4 of the Local Plan to 2036 relates to provision for infrastructure needs, including waste recycling facilities and Part H of the SPD refers to Residential Wheeled Bins.
- 7.100 Each dwelling will require the provision of one black, blue and green-wheeled bin. The current cost of such provision is £150 per dwelling.
- 7.101 Total S106 residential wheeled bins contribution = £19,800.00
- 7.102 This contribution is considered to meet the tests and will be secured through the S106 Agreement.

S106 Total Costs:

- 7.103 The total costs to be secured through S106, excluding the potential green space maintenance costs which are unknown at this time (but would be secured in accordance with the Developer Contributions SPD) are up to £199,798.00. As referred to above, subject to the final agreement on amount and spend, these costs are all considered to meet the statutory tests and are required to mitigate the impacts of this development.

PLANNING BALANCE & CONCLUSION:

- 7.104 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages.
- 7.105 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and through the additional population assisting the local economy through spending on local services/ facilities.
- 7.106 Regarding the social dimension, the site appears to have no significant constraints and is deliverable. It would also increase the supply of market and affordable housing and there would be a net benefit in social terms.

- 7.107 In terms of the environmental dimension of sustainable development, the proposal details a high-quality scheme which will secure planting and habitat enhancement and deliver a biodiversity net gain overall. It is therefore considered that there will be a net benefit in environmental terms. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities and this is a further factor in support of the proposal.
- 7.108 Having fully assessed all three dimensions of sustainable development; economic, social and environmental within this report it is concluded that the development of this site will:
- provide a supply of market and affordable housing to meet current and future generations;
 - maximise opportunities for use of public transport, walking and cycling;
 - minimise pollution;
 - manage flood risk and drainage effectively;
 - have less than substantial harm on designated heritage assets;
 - have no significant adverse impacts on features of landscape or ecological value;
 - provide appropriate infrastructure to meet the needs generated by the development.
- 7.109 When considered in the round, the proposal would positively contribute to the environmental, economic and social dimensions of sustainability and therefore it is recommended that permission should be granted.

8. RECOMMENDATION - Delegate powers to Officers to finalise terms of the S106 agreement in relation to off-site formal sports contribution and off-site biodiversity contribution and, to

APPROVE subject to the prior completion of a Section 106 obligation, to include provision of informal green space, wheeled bins, and on-site affordable housing (and formal sports and biodiversity contribution, subject to CIL compliance), and subject to conditions to include those listed below.

OR

REFUSAL in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

CONDITIONS:

- Approved plans
- Submission of reserved matters (scale and appearance)
- Finished floor levels
- Materials
- Boundary treatments
- Phasing plan
- Arboricultural Method Statement
- Tree Protection Plan
- Management Plan for existing retained Willow Tree
- Hard and soft landscaping
- Cycle parking provided prior to occupation and retained thereafter
- Lighting scheme
- Details of biodiversity enhancement measures, in line with the Ecological Appraisal
- Surface water drainage details and management / maintenance details
- Surface water run-off measures during construction
- Surface water drainage system construction/ completion report
- Survey/remediation of downstream ditch network
- Electric vehicle charging details
- On-site parking / servicing prior to occupation
- Archaeological investigation
- Construction Environment Management Plan (to include details of dust mitigation, wheel wash facilities,

- temporary parking/ turning/ unloading arrangements during construction, routes for traffic associated with construction, metalled routes and construction hours)
- Contamination - Remediation Strategy adherence and any unexpected contamination condition
 - Open space equipment, including benches and bins.
 - Compliance with the Noise Report recommendations
 - Provision and implementation of a Residential Welcome Pack for sustainable transport
 - Provision of secondary pedestrian access link
 - Road adoption details, construction specification, and maintenance and management arrangements
 - Junction construction prior to occupation
 - Temporary facilities clear of the public highway during construction
 - Road drainage measures
 - Visibility splays
 - M4(3) Building Regulations compliance
 - Approved Document G Building Regulations compliance

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

CONTACT OFFICER:

Enquiries about this report to **Lewis Marshall, Senior Development Management Officer** lewis.marshall@huntingdonshire.gov.uk

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 30 September 2019 22:09
To: DevelopmentControl
Subject: Comments for Planning Application 19/01790/OUT

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

Comments were submitted at 10:08 PM on 30 Sep 2019 from Mrs Penelope Bryant.

Application Summary

Address: Land North Of 16 The Bank Somersham

Proposal: Application for outline planning permission for up to 145 dwellings and associated access, all other matters reserved on land North of the Bank.

Case Officer: Will Tysterman

[Click for further information](#)

Customer Details

Name: Mrs Penelope Bryant

Email: clerk@somersham-pc.gov.uk

Address: The Norwood Building, Parkhall Road, Somersham PE28 3HE

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Councillors have object to the increase of dwellings in this application. 145 dwellings is excessive and councillors wish the number of dwellings to remain at 120 as per the Local Plan to 2036.

Sheila Brown

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 15 March 2022 10:41
To: DevelopmentControl
Subject: Comments for Planning Application 19/01790/OUT

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/03/2022 10:40 AM from Mrs Penelope Bryant.

Application Summary

Address: Land North Of 16 The Bank Somersham

Proposal: Application for outline planning permission for a phased development of up to 145 dwellings and associated access, approval sought for access, layout and landscaping with scale and appearance reserved, on land North of the Bank.

Case Officer: Shaun Robson

[Click for further information](#)

Customer Details

Name: Mrs Penelope Bryant

Email: clerk@somersham-pc.gov.uk

Address: The Norwood Building, Parkhall Road, Somersham PE28 3HE

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: At their meeting last evening Councillors accepted the Noise and Lighting Statement.

Councillors also wish to reiterate their view the site development proposal is too dense and should only comprise of 120 houses.

Kind regards

Sheila Brown

From: Penny Bryant <clerk@somersham-pc.gov.uk>
Sent: 26 May 2022 10:04
To: Tim Hartley
Cc: 'Irene Healis'; Lewis Marshall; Carry Murphy; Gavin Taylor
Subject: RE: 19/01790/OUT - The Bank Somersham

Morning Tim

Apologies for the delay.

Just to clarify, the council no longer has an objection to the plan for 132 (120 plus 10%) dwellings on the site.

Penny

Penny Bryant BA Hons. FSLCC
Parish Clerk for Somersham Parish Council
The Norwood Building, Parkhall Road, Somersham, Cambridgeshire PE28 3HE, 01487 841359
www.somersham-pc.gov.uk

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From: Tim Hartley <>
Sent: 20 May 2022 11:33
To: Penny Bryant <clerk@somersham-pc.gov.uk>
Cc: 'Irene Healis' <deputy.clerk@somersham-pc.gov.uk>; Lewis Marshall <Lewis.Marshall@huntingdonshire.gov.uk>; Carry Murphy <Carry.Murphy@huntingdonshire.gov.uk>; Gavin Taylor <Gavin.Taylor@huntingdonshire.gov.uk>
Subject: RE: 19/01790/OUT - The Bank Somersham

Hi Penny

Many thanks for your email. Can you clarify though whether the formal stance of the Parish Council, now that the application has been reduced to up to 132 dwellings, remains an objection to it or not please?

My contract is coming to an end and I leave the Council on Thursday next week. Lewis is the case officer and I have copied Carry, the new team leader for the south, and Gavin, team leader for the north of the district, in on this email

Many thanks

Tim

Tim Hartley

Development Management Team Leader (South)
Development Services
Tel: 07514 621803

From: Penny Bryant <clerk@somersham-pc.gov.uk>
Sent: 20 May 2022 10:15
To: Tim Hartley <Tim.Hartley@huntingdonshire.gov.uk>
Cc: 'Irene Healis' <deputy.clerk@somersham-pc.gov.uk>
Subject: RE: 19/01790/OUT - The Bank Somersham

Dear Tim

Councillors discussed your request at their meeting on 18th May 2022 and were agreed it could be amended to reflect 132 dwellings.

Kind regards

Penny

-----Original Message-----

From: "Tim Hartley" <Tim.Hartley@huntingdonshire.gov.uk>
Sent: Thursday, 21 April, 2022 15:13
To: "clerk@somersham-pc.gov.uk" <clerk@somersham-pc.gov.uk>
Subject: RE: 19/01790/OUT - The Bank Somersham

Hi Penny

Further to my email below it has been drawn to my attention that the description of the application had not been formally changed to align with the reduction in numbers that is now shown on the revised layout

The formal description of the application is [Application for outline planning permission for a phased development of up to 132 dwellings and associated access, approval sought for access, layout and landscaping with scale and appearance reserved, on land North of The Bank.](#)

I have therefore requested a further formal 14 day consultation to the Parish Council so that you can formally reassess whether you continue to object or whether the reduction in numbers means that the Parish Council is able to support the application

Would it be possible to consider this at your meeting on 27 April?

Many thanks

Tim

Tim Hartley
Development Management Team Leader (South)
Development Services
Tel: 07514 621803

From: Tim Hartley
Sent: 21 April 2022 13:34
To: clerk@somersham-pc.gov.uk
Subject: 19/01790/OUT - The Bank Somersham

Hi Penelope

Could you clarify the Parish Council's recommendation please

Your comments to us state that you now support the application but the minutes state that you are objecting

Many thanks

Tim

Tim Hartley
Development Management Team Leader (South)
Development Services
Tel: 07514 621803

Huntingdonshire District Council
Pathfinder House St Marys Street Huntingdon PE29 3TN

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. Any comments made are without prejudice to any eventual determination through the planning process

Disclaimer

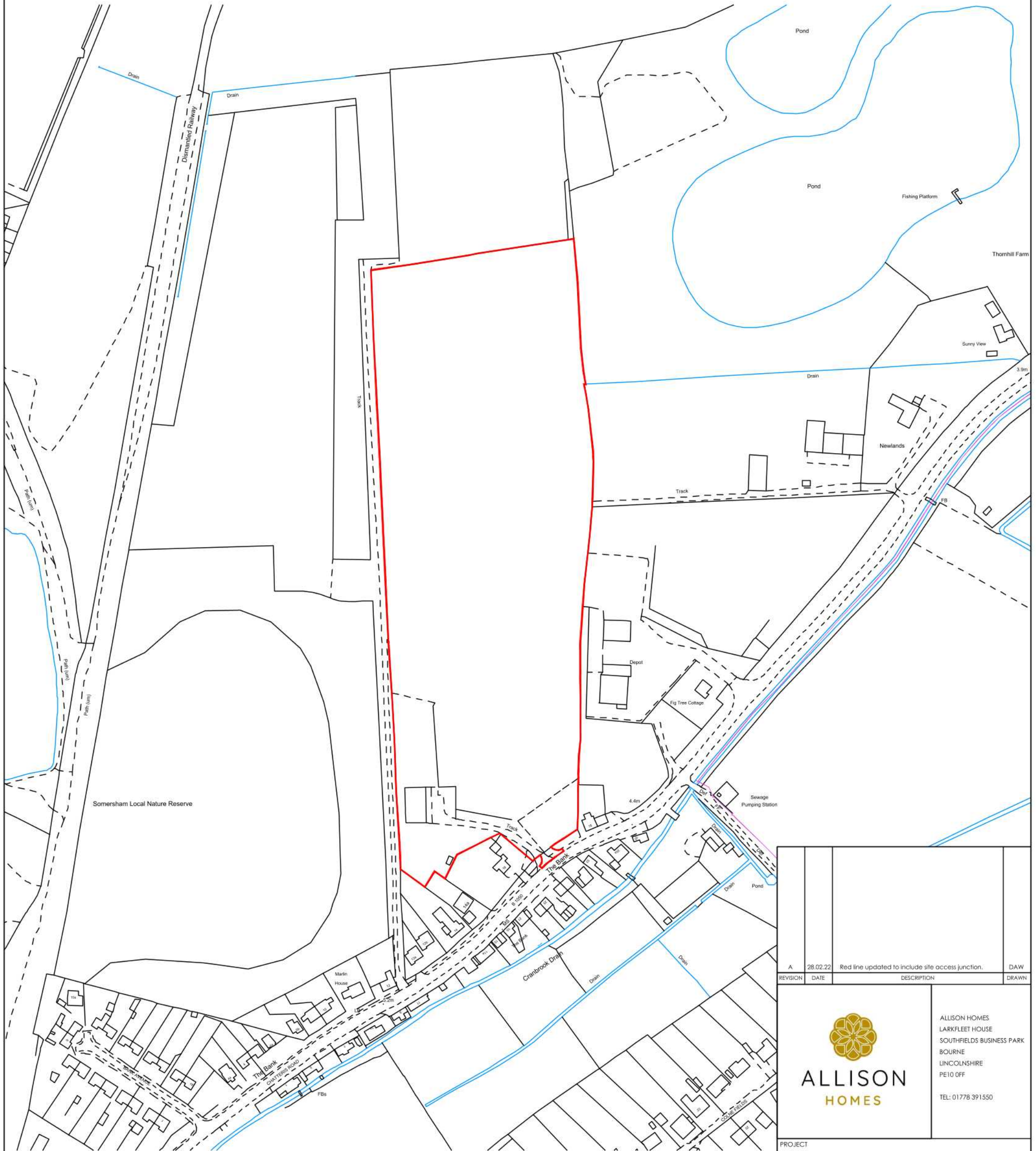
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REVISION	DATE	DESCRIPTION	DRAWN
A	28.02.22	Red line updated to include site access junction.	DAW



**ALLISON
HOMES**

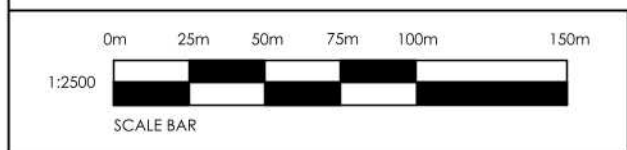
ALLISON HOMES
LARKFLEET HOUSE
SOUTHFIELDS BUSINESS PARK
BOURNE
LINCOLNSHIRE
PE10 0FF
TEL: 01778 391550

PROJECT
**THE BANK,
SOMERSHAM**

DRAWING TITLE
LOCATION PLAN

SCALE	DATE	DRAWN	APPROVED
1:2500 @ A3	09.04.2019	DAW	-

DRAWING NO.	REVISION
L---/LP/01	A





Marlin House

Depot

Fig Tree Cottage

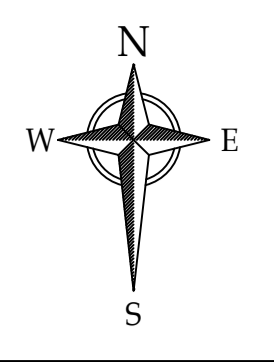
The Bank

Cranbrook Drain

Drain

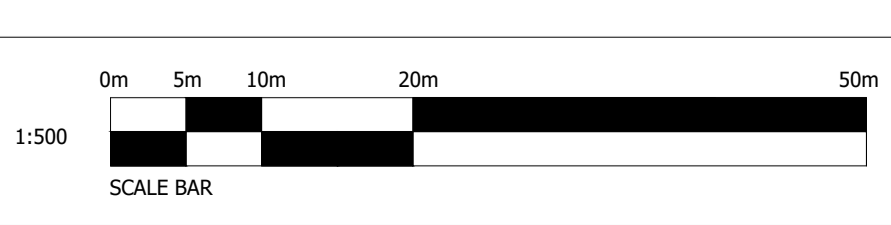
PERSON	DATE	DESCRIPTION	DRAWN
 <p>ALLISON HOMES</p>			
PROJECT: THE BANK SOMERSHAM			
DRAWING TITLE: COLOUR SITE PLAN 2			
SCALE: 1:500 @ A0	DATE: 05.07.2022	DRAWN: DAW	APPROVED: -
DRAWING NO. L---/CSP/02	REVISION: -		






LEGEND:

- PUBLIC OPEN SPACE 2.023 acres
- SUDS OVERSPILL 0.102 acres
- SUDS 0.495 acres



C	13.12.21	Updated to reflect highway layout changes.	DAW
B	09.12.21	Updated to reflect minor layout changes.	DAW
A	05.11.21	Updated to reflect layout omissions and breakdown figure values.	DAW

 ALLISON HOMES	LARKFLEET HOMES LARKFLEET HOUSE SOUTHFIELDS BUSINESS PARK BOURNE LINCOLNSHIRE PE10 0FF TEL: 01778 391550
	PROJECT
THE BANK SOMERSHAM	
DRAWING TITLE OPEN SPACE PLAN	
SCALE 1:500 @ AD	DATE 16.09.2021
DRAWN DAW	APPROVED -
DRAWING NO. L---/POS/01	REVISION B



P02	17/12/2021	Updates to road alignment	GJH	SLS
P01	07.12.2021	First Issue	JED	SLS

rev	date	description	dm	chk
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KEY

- Application Site Boundary** 56,677m²
- Total GI Area** 14,761m²
- Existing Vegetation**
- Retained Mature Willows**
- Individual Standard Trees - Feature Trees (Large)**
16-18cm girth (RB or C as appropriate)
Liquidamber styraciflua 'Worplesdon' (Lsw)
Tilia cordata (Tc)
- Individual Standard Trees - Public Open Space**
14-16cm girth (RB or C as appropriate)
Betula pendula (Bp)
Alnus glutinosa (Ag)
Prunus padus (Pp)
Sorbus aucuparia (Sa)
Acer campestre (Ac)
Prunus avium (Pa)

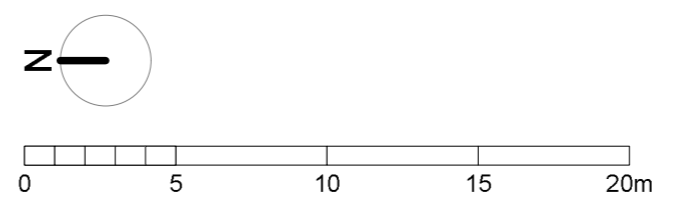
- Scrub Planting (1,994m²)**
1m centres 80% 60-80cm high and 20% 125-150cm high - planted in groups of 9-15 of the same species
Mix A - *Crataegus monogyna* 10%, *Corylus avellana* 20%, *Comus sanguinea* 25%, *Viburnum opulus* 25%, *Prunus avium* 10%, *Sorbus aucuparia* 10%
- Species Rich amenity grassland (1,630m²)**
WFG20 Eco Species Rich Lawn, Germinal Seeds (or similar approved)
Spec: <https://germinalamenity.com/wfg20-eco-species-rich-lawn>
- Neutral grassland (7,165m²)**
WFG4 Neutral Soils, Germinal Seeds (or similar approved)
Spec: <https://germinalamenity.com/wfg4-neutral-soils>
- Attenuation - dry banks (1,074m²)**
See mix as for neutral grassland above
- Attenuation - marshy (913m²)**
WFG9 Wetland and Pond Areas, Germinal Seeds (or similar approved)
Spec: <https://germinalamenity.com/wfg9-wetland-and-pond-areas>
- Attenuation - read bed (79m²)**
1m centre plug plants
Phragmites australis (Common reed)
- Attenuation - open water (154m²)**

- Native Hedgerow Planting (209m² / 164 l/m)**
5 plants per linear metre planted in a double staggered row 125-150cm high comprising,
Crataegus monogyna 30%, *Viburnum opulus* 35%, *Corylus avellana* 35%
- Metal Estate Fence**
- Timber post and 3 rail fence**
- Knee rail fence**
- Brick wall**

- Trim Trail Areas (170m²)**
- Focal Tree Seats**
- Recreational Footpaths (1,373m²)**

NOTES

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- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby
DE74 2RH

t: 01509 672772
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

client
Larkfleet Homes

project
Land at the Bank, Somersham

drawing title
GREEN INFRASTRUCTURE STRATEGY

scale	1:1000 @ A2	dm	JED	chk	SLS	date created	07 December 2021
project number	08974	status	S3	issue	P02		

document number
08974-FPCR-XX-XX-DR-L-0001

Project Code - Originator - Zone - Level - Type - Role - Drawing Number