

DEVELOPMENT MANAGEMENT COMMITTEE 19th DECEMBER 2022

Case No: 21/01810/OUT (OUTLINE PLANNING APPLICATION)

Proposal: APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF UP TO 16 DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS AND ACCESS (APPEARANCE , LANDSCAPING, LAYOUT AND SCALE TO BE CONSIDERED AT RESERVED MATTERS STAGE)

Location: LAND WEST OF 26 TO 34 HIGH STREET, STILTON

Applicant: CROSS KEYS HOMES DEVELOPMENT LTD

Grid Ref: 516149 288933

Date of Registration: 04.08.2021

Parish: STILTON

RECOMMENDATION - APPROVE

APPROVE subject to the prior completion of a Section 106 obligation relating to affordable housing, open space and maintenance contribution, ongoing commitment to establish and manage an off-site nature reserve to the west of the site and wheeled bins, 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.

This application is referred to the Development Management Committee (DMC) as Stilton Parish Council's recommendation of refusal is contrary to the officer recommendation of approval, and the application has been called in by Cllr Alban.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site lies to the west of 26 to 34 High Street, Stilton and to the south of 15 -17 Fox Covert and 14 Rectory Way and forms part of the former Oaks Golf Course. The norther boundary is lined with trees, hedging and drainage ditch. To the

south is the former golf course. The western boundary leads onto the open countryside.

- 1.2 The site forms part of the residual land from the previous Outline Planning Permission 8/02192/OUT for 70 dwellings and the recent approval under 21/01808/REM (Reserved Matters Application) for 70 affordable dwellings.
- 1.3 The red line boundary includes elements of the infrastructure that also form part of the proposals for the recent REM, these include access roads (N-S mews street and eastern sections of loop road) extension to the re-routed public footpath and a drainage basin.
- 1.4 The site measures 20169.00 Sqm, inclusive of the access roads, the north-south central mews street and the balancing pond proposed as part of the 21/01808/REM approval. The net site (developable area) is approximately 0.87 Hectares.
- 1.5 The site will be accessed from the High Street and forms the same access arrangements agreed within the 21/01808/REM application.
- 1.6 The site lies within Flood Zone 1 on the Environment Agency Flood Maps and the Huntingdonshire Strategic Flood Risk Assessment 2017 and is considered to be at low risk of flooding by any other means. The Stilton Conservation Area is located approximately 280m to the north of the site.
- 1.7 This application seeks outline planning permission for the erection of 16 dwellings (10 market and 6 affordable) with associated infrastructure works with all matters reserved apart from access. The final details of appearance, landscaping, layout and scale are 'Reserved Matters' to be considered at a future date (should outline permission be granted). The application is accompanied by an illustrative Masterplan showing how the application site could be developed and demonstrating that the site is capable of accommodating the scale of development proposed (16 dwellings) and how it will connect with site to the east that has approval for 70 affordable dwellings.
- 1.8 The proposals have been amended since first submission in response to Lead Local Flood Authority's initial objections regarding surface water drainage. Full consultations were undertaken on 08.09.2021, with re-consultations undertaken on 07.12.2021 and 04.05.2022 based on revised information. A site notice was displayed adjacent to the site on 21.09.2021 and the application was advertised in the Hunts Post on 15.09.2021.
- 1.9 The application is supported by the following information, plans and reports:
 - Planning Application Form and ownership certificate

- Arboricultural Implications Plan and Assessment
- Site Location Plan
- Illustrative Site Layout Plan
- Site Access Plan
- Arboricultural Implications Plan & Assessment
- Acoustic Report
- Design and Access statement
- Planning Statement
- Flood Risk Assessment & Drainage Strategy Part 1 & 2
- Ecological Report & Enhancement Report
- Transport Statement

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;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance, National Design Guide and the Noise Policy Statement for England are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP11: Design Context
 - LP12: Design Implementation
 - LP13: Placemaking
 - LP14: Amenity

- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP24: Affordable Housing Provision
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP35: Renewable and Low Carbon Energy
- LP36: Air Quality
- LP39: Ground Contamination and Groundwater Pollution

3.2 Supplementary Planning Documents (SPD) and Guidance:

- 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 Townscape and Landscape Assessment SPD 2022
- Developer Contributions SPD 2011
- Cambridgeshire Flood and Water SPD 2017
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012
- Noise Policy Statement for England (NPSE) 2010
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report, regarding housing land supply.

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

PLANNING HISTORY

The key planning applications relevant to this application are:

- 4.1 20/70207/PENQ & 20/70023/PENQ - Erection of 70 dwellings, together with the provision of a new access from High Street, open space and new footpaths/cycle ways and doctor's surgery - Officers were supportive of the proposed design and layout for submission of reserved matters for the site being 100% affordable housing and the potential for utilising the residual land for further additional housing.
- 4.2 21/01808/REM – Application for approval of reserved matters (access, Appearance, Landscaping, Layout and Scale) following

outline approval for 70 residential dwellings, together with the provision of a new access from High Street, open space and new footpath/cycle ways and Doctors Surgery – Approved 22.03.2022.

- 4.3 18/02192/OUT - 70 residential dwellings, together with the provision of a new access from High St, open space and new footpaths/cycle ways and doctor's surgery – Approved 15.05.2019.
- 4.4 21/80269/COND - Application for approval of details reserved by conditions C17 (Surface Water Drainage), C18 (Foul Drainage), C20 (Ecology), C21 (Newts) attached to Planning Permission reference 18/02192/OUT – Details agreed 18.03.2022.
- 4.5 22/80129/COND - Application for approval of details reserved by condition C21 (Newts) attached to Planning Permission reference 18/02192/OUT – Details agreed 16.08.2022.
- 4.6 22/80237/COND - Discharge of Condition 21 (Tree pit details) of 21/01808/REM – Pending decision.
- 4.7 22/80238/COND - Discharge of condition 3 (Materials) to 21/01808/REM – Refused 4.10.2022.
- 4.8 22/80260/COND - Conditional Information for 18/02192/OUT C19 (CEMP) – Refused 17.10.2022.
- 4.9 22/80264/COND - Conditional Information for 21/01808/REM: C10 (Highways - Mud) – Pending Decision.
- 4.10 22/80301/COND – Discharge of condition 23 (Written Scheme of Investigation – Archaeology) of 18/02192/OUT – Pending Decision.

5. CONSULTATIONS

- 5.1 Stilton Parish Council recommends refusal with objections (full copies attached) summarised below.
Latest comments received from the Parish in response to the revised flooding and drainage amendments:

- Breach of condition restricting development to 70 dwellings
- Continued Drainage and flooding concerns, revision do not address summer rainfall and winter storm conditions.
- Contrary to the Flood and Water Management Act 2010, schedule 3, s.2 (a) (c) (e), the NPPF and Policy LP5 of the Local Plan.
- Insufficient infrastructure, Direct conflict with the aims in the Flood and Water Management Act 2010.

Previous comments from the Parish Council raised the additional objections to the scheme summarised below (full copies attached):

- Density of development;
- A full application should be submitted for the total dwellings as totally different from the Outline Consent;
- Inadequate parking, will add to the existing parking problems in Stilton;
- Traffic survey out of date, Highway safety issues;
- Lack of public transport;
- Essential for EV charging Points, Air source heat pumps, solar panels and heat recover systems to be installed.

Officer response: The application has been assessed in consultation with statutory consultees Cambridgeshire County Council Lead Local Flood Authority, Anglian Water Authority and the Environment Agency who have raised no objections subject to condition. These consultee comments form the assessment of the proposals in regard to surface water and foul water drainage the LPA is satisfied that the details submitted are acceptable and that mitigation measures can be secured by condition.

This outline application has been assessed on its own merits and is considered to be acceptable in principle subject to conditions.

Parking, highway safety and access have been assessed by officers and considered in consultation with Cambridgeshire County Council as the Local Highway Authority (LHA) and no objections have been received. The LHA have confirmed that a new transport assessment is not required in this instance.

The site is considered to be in a sustainable location where there is good access to local services to meet the day to day needs of the occupiers and opportunities to travel by sustainable means are available.

In regards to renewable and low carbon energy, details of vehicle charging points and other measures can be assessed at reserved matters stage and secured by condition.

- 5.2 Cllr Alban, Ward Member for Stilton, Folksworth & Washingley, raised the additional objections to the scheme summarised below (full copy attached):

- Departure from the existing outline planning permission
- Over intensification
-

Officer response: Whilst the original outline consent was for 70 dwellings, this application has been assessed on its own merits. The whole site has been accepted in principle for development as established under outline application reference 18/02192/OUT

(extant – as an existing commitment) and the subsequent reserved matters application 21/01808/REM. As this application is in outline form the indicative plans show that 16 dwellings can be accommodated sufficiently within the site. Final details of appearance, landscaping, layout and scale are to be considered at a future date (should outline permission be granted). Further discussion on design and layout is in the proceeding paragraphs of this report.

- 5.3 Cambridgeshire County Council, Local Highways Authority (LHA) raised no objections and commented:

“The access for the wider site has already been approved as part of application 18/02192/OUT and is acceptable. A Transport Assessment was submitted for the previous application and deemed acceptable. The additional 16 dwellings would therefore not be considered significant when assessed alone and does not meet the requirements of a further Transport Assessment given the number of dwellings proposed. Given this I can have no objections to the number indicated.”

- 5.4 Cambridgeshire County Council, Lead Local Flood Authority (LLFA) – No objections in principle (subject to a drainage condition being attached to any subsequent reserved matters application) and commented:

“The documents demonstrate that surface water from the proposed development can be managed through the use of an attenuation basin restricting surface water discharge to QBAR. While drainage details for an area of the access route haven’t been provided, its noted that drainage details for this area have provided as part of a reserved matters and discharge of condition applications for a previous planning approval (Ref: 21/01808/REM and 21/80269/COND). To ensure continuity between the multiple applications and separate development areas, we would advise that any subsequent reserved matters application includes relevant drainage information for all areas to ensure proposals align.”

The LLFA requests pre-commencement conditions in regard to the submission of detailed designs of the surface water drainage of the whole site and details of how surface water run-off will be avoided during construction works, both to be agreed in writing by the LPA.

Officer response: Recommended conditions to be attached to the decision notice and secured at Reserved Matters stage.

- 5.5 Environment Agency – No objections, commented:

“We have no objection to this application. However, we believe the receiving Water Recycling Centre has limited permitted

capacity. Therefore, in order to prevent harm to the local water environment, please confirm with Anglian Water that they can receive the foul drainage without exceeding their permit limits and that any necessary infrastructure updates will be made ahead of occupation of the development.”

Officer response: Anglian Water have confirmed available capacity.

- 5.6 Anglian Water – No objections, confirmed that foul drainage from this development is in the catchment of Peterborough (Flag Fen) water Recycling Centre that will have available capacity for these flows and the sewerage system at present has available capacity for these flows. Anglian Water commented:

“Surface water Disposal – From the details submitted to support the planning application the proposed method of surface water management (Sustainable drainage system – SuDS) does not relate to Anglian Water operated assets.”

Officer response: An informative will be added to the decision notice.

- 5.7 Water & Planning Manager (Community Fire Safety Group) – No objections, subject to a condition securing the provision of fire hydrants.

Officer response: Hydrant details to be secured by condition.

- 5.8 Cambridgeshire Constabulary – No objections in regards to community safety or vulnerability to crime.

- 5.9 Cambridgeshire County Council Archaeology – No objections, noted that the site lies in an area of high archaeological potential and recommends the site should be subject to a programme of archaeological investigation secured via a planning condition prior to the development commencing.

Officer response: To be secured by condition.

- 5.10 The Cambridgeshire Wildlife Trust – Commented: “I have reviewed the updated ecology report (21 Feb 22) for this application, with reference back to my original comments. I only have one specific comment on the updated report: Bats – the tree with moderate potential – can the applicant confirm that this will be protected from damage and disturbance by including specific commitment to this in the updated report?”

Officer response: The applicant has confirmed the tree in question (which is an Ash tree on the western boundary of the site) will be retained and is proposed as such: this is shown in the drawing Arboricultural Impact Assessment

(4242.Stilton.Outline.KS.AIP Rev B) showing the retention and protection of the tree. To be secured by condition.

- 5.11 HDC, Environmental Health – No objections subject to conditions seeking an updated Noise Assessment identifying any plots that would be subject to mitigation measures, electric vehicle infrastructure and low NoX boilers and a Construction Environmental Management Plan (CEMP) for the control of pollution (noise, dust and lighting etc).

Officer response: To be secured by condition.

- 5.12 HDC, Landscaping – No objections, commented: “I have no objections to the proposals from the perspective of landscape and visual effect.”

Officer response: Details to be submitted as part of any Reserved Matters application, secured by condition.

- 5.13 HDC, Urban Design – No objections, recommend a condition requiring any future reserved matters application to be developed in accordance with the principles set out on the illustrative masterplan – namely the outward facing development with loose grain form of units (detached and semi-detached with wide breaks between units accommodating side drives landscaping) along the southern and western edges; development backing onto and securing the rear gardens of dwellings in Fox Covert and Rectory Way; relocated footpath to continue through the site; and, continuation of the loop road proposed as part of the 21/01808/REM application.

Officer response: The key design principles have been agreed with the applicant as:

- *Continuation of loop road;*
- *Footpath to continue through the site to countryside;*
- *Southern and western edges with outward facing units with a loose grain form;*
- *Development backing onto the rear gardens of dwellings in Fox Covert and Rectory Way to the north.*

- 5.14 HDC, Policy and Enabling Officer (Affordable Housing) – No objections, commented:

“This application is being taken forward by Cross Keys Homes who are a provider of affordable housing. It is a continuation of the larger site of 70 homes (21/01808/REM). For that site (now approved) some discussion took place regarding the acceptability of the development including density and lack of older persons accommodation. In respect of the second issue (older persons) the applicant has given an undertaking that affordable housing in the form of older persons accommodation will be provided. The site plan is therefore indicative at this stage.

Therefore (subject to the consideration of the wider planning issues), from an affordable housing perspective we would welcome the older person housing that would result.”

Officer response: An affordable housing contribution of at least 40% is to be secured via a S106 obligation. Details of the housing mix and design will be submitted at Reserved Matters Stage.

5.15 HDC’s Open Space Officer – No objections, commented:

“I am happy to combine the open space requirements for the two applications on this site as there is an overprovision. Providing it is documented and they do not reduce the size of the proposed green space further down the line.”

Officer response: Open space to be secured via a S106 obligation.

5.16 HDC’s Sports Development Manager – No objections, commented: “A site with 16 dwellings would result in seeking £9,939 towards formal open space sports facilities as an offsite contribution. The main sports facilities in Stilton are at the playing fields that host Stilton Football Club. The recommendation would be for an offsite contribution to support the improvement of the grass pitches at the playing fields to accommodate more games to be played.”

Officer response: Financial contribution to be secured via a S106 obligation.

5.17 Caden Gas – No objections, Identified the site as being in close proximity to their medium and low pressure assets, recommended informative, in this regard attached to any decision notice.

6. REPRESENTATIONS

6.1 A total of 143 adjoining neighbours were consulted on 10.09.2021, 08.12.2021 and 04.05.2021 of which 30 letters of objections were received raising the following summarised concerns (full comments available on public access):

- Flooding issues, the drainage proposals are fundamentally flawed;
- Cross Keys are a partner of HDC for the provision of social housing and as such HDC have a non-planning (pecuniary?) interest in the scheme. HDC should not adjudicate on it, review of the scheme should go to a third party for approval;
- HDC are within the wider Cambridgeshire /Peterborough area who have provided funding to Cross Keys for social housing

provision, this in the public eyes only further deepens HDC's interest in ensuring the scheme is approved;

- Social housing should not be provided in concentrated areas, contrary to HDC planning Policy;
- the outline was for 70 dwellings, proposed higher density, contravening the imposed condition;
- Lack of facilities for old and new residents for example doctors, school places, transport, dentists;
- Concerns over the maintenance of the dyke, access and liability;
- Negative impacts on biodiversity to the nearby nature reserve, newts and other protected species;
- lack of renewables, solar panels and disabled access;
- Highway safety issues for pedestrians and cars with the increase of vehicles and on road parking, lack of parking, no up to date traffic survey done;
- loss of privacy to existing nearby residents;
- additional noise, pollution and light impacts to the detriment of the existing residents.
- this unwelcome development will be to the detriment of Stilton, not in keeping with materials, design, density;
- unnecessary and not needed given the nearby development at Great Haddon, no identified housing need;
- no opportunities for first time buyers, should be a mixture of development;
- Overdevelopment for the village;
- lack of landscaping, screening and poor layout;
- All houses will be offered to people in the housing list, there is no guarantee Stilton residents will be offered these houses unless they are on the list;
- Wheel washes should be installed;
- loss of green area from the village and change to local walks;
- The surgery (consulting rooms) are of no use as no consultation with NHS England or the local medical practice have taken place, therefore this area will not serve the purpose stated and has been used to try and add a strength to the argument for this development to go ahead.

Officer response: The above representations are a summary of the comments that have been received and are addressed within the proceeding sections of this report. Full details of the representations can be inspected via the comments section on the application file on public access.

7. ASSESSMENT

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

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - St Neots Neighbourhood Plan (2016)
 - Godmanchester Neighbourhood Plan (2017)
 - Houghton and Wyton Neighbourhood Plan (2018)
 - Huntingdon Neighbourhood Plan (2019)
 - Bury Neighbourhood Plan (2021)
 - Buckden Neighbourhood Plan (2021)
 - Grafham and Ellington Neighbourhood Plan (2022)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The report addresses the principal, important issues which are in this case:
- The Principle of the Development - Sustainability
 - Design and Visual Amenity and the Impact upon the Character and Appearance of the Area – Indicative layout
 - Housing Mix and Accessible, Adaptable Homes and Affordable Housing
 - Impact upon Residential Amenity
 - Flooding Risk and Drainage
 - Biodiversity and Trees
 - Highway Safety, Footpath, Parking Provision and Access
 - Impact on Heritage Assets/Archaeology
 - Water Efficiency
 - Infrastructure Requirements and Planning Obligations

The Principle of the Development - Sustainability

- 7.6 The application proposes the erection of up to 16 dwellings with associated infrastructure works and access. The red line boundary includes elements of the infrastructure that also form part of the proposals for the recently approved RMA, these include access roads (N-S mews street and eastern sections of loop road), extension to the re-routed public footpath and a drainage basin.
- 7.7 In terms of national planning policy, the NPPF 2021 seeks to significantly boost and deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The proposals seek a mixed development of market and affordable housing.
- 7.8 Stilton is classified as a small settlement within Policy LP9 of the Local Plan to 2036. Policy LP9 states that “Development proposals within the built-up area of a small settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
- a. level of service and infrastructure provision within the settlement;
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
 - c. effect on the character of the immediate locality and the settlement as a whole.

Sustainability

- 7.9 In regards to criteria a. and b. Stilton benefits from a range of services and facilities including; village shop with post office, public houses, chemist, restaurant/eateries, hotel, primary school, hairdressers, Salon, church, recreation ground with pavilion. In addition, the village is also served by a number of employment generating uses within the settlement. This range of services and facilities are all readily accessible and within easy walking and cycling distance from the site. Other services further afield in Yaxley, Peterborough, Huntingdon and Cambridge can be accessed by bus from the bus stop at Church Close which is within a 5 minute walking distance from the site.
- 7.10 In regards to criteria c. The area is characterised by a large dense residential development to the north and an existing commitment to residential development for 70 affordable dwellings to the east, with countryside views to the west and golf course to the south. Whilst, as a result of the proposals some of this undeveloped land will be taken over by the built form the wider countryside views will be retained, access to the countryside will also continue with the retention of the footpath link through the site. Given the small scale of development (up

to 16 dwellings), the proposals are not considered to impact negatively on the existing character of the immediate locality or the settlement as a whole.

- 7.11 The Local Plan provides implementation guidance on what the built-up area includes (pages 53 – 54), it includes land where existing commitments for residential development have commenced or has outstanding planning permission where the principle of development has been approved, as in this instance. The site is also considered to be well related to the existing settlement of Stilton.
- 7.12 The application site forms part of the residual land and part of the previous extant Outline Planning Permission 18/02192/OUT and recently approved Reserved Matters application (RMA) 21/01808/REM. These recent permissions are existing commitments for development of the site.
- 7.13 Given the existing extant commitments for development on this site, the site is considered to be within the built-up area of Stilton as defined on pages 53 – 54 of the Local Plan. The principle of the development in this location is therefore supported and is considered to be established on this site. The proposals are also considered to be in accordance with the aims and objectives of Policy LP9 of Huntingdonshire's Local Plan to 2036, subject to the material planning considerations discussed below in the following paragraphs.

Design, Visual Amenity and the Impact on the Character and Appearance of the Area – Indicative Layout

- 7.14 Policy LP2 of the Local Plan to 2036 sets out the Development Strategy for Huntingdonshire. Amongst other points, the development strategy for Huntingdonshire is to protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside.
- 7.15 Policies LP11 and LP12 of the adopted Local Plan to 2036 states that new developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. These aims are also reinforced by paragraphs 124 and 130 of the NPPF 2021.
- 7.16 The site currently forms part of the former golf course of Stilton and part of a wider site that has planning permission for 70 affordable dwellings. As the application is for outline planning permission including detailed matters of access only, the detailed layout, scale, appearance and landscaping of the dwellings will be considered at reserved matters stage. However, the additional 16 dwellings would fit in with existing residential

dwellings to the north and the existing commitment for residential development to the east.

- 7.17 The Stilton Conservation Area is located approximately 280m to the north of the site. Its character and appearance evidently derived from the interaction of its built form, including ten Grade II Listed Buildings, the arrangement of streets, plot boundaries and open space. The application site is located outside of this conservation area and separated by 20th century development. There are no known links between the site and this asset. Therefore, there is no conflict with policy LP34.
- 7.18 The proposals seek to infill the residual land left over from the revised matters application. The immediate locality of the site is characterised by existing dense residential development to the north (Church Close estate), the east (High Street) whilst to the south and west is open countryside.

Design

- 7.19 The redline boundary includes elements of the infrastructure that also form part of the proposals for the recent REM – these include access roads (N-S mews street and eastern sections of loop road), extension to the re-routed public footpath and a drainage basin. Whilst these elements have been previously agreed as part of the Reserved matters application, they have been included again and form part of this submission. Should the proposals not come forward as approved under the reserved matters application (for the 70 dwellings) these proposals will still be deliverable as a whole and provide the infrastructure required for the delivery of the scheme.
- 7.20 The net site area is reduced to approximately 0.87Ha and results in a site density of approximately 18.4dph (dwellings per hectare) and is comparable to the 23.35dph proposed for the 21/01808/REM application which is based on 3.44Ha of the wider 4.3Ha site area of the 18/02192/OUT approval
- 7.21 This 21/01810/OUT application combined with the adjacent 21/01808/REM application as shown on the indicative layout, results in a combined site density of 20dph (gross) based on the 86 dwellings total. Whilst this is higher than the 16.3dph (gross) proposed as part of the original 70-unit scheme approved under the 18/02192/OUT application, it remains relatively low and appropriate given the sensitive location of the site on the edge of Stilton.
- 7.22 The increase from 70 to 86 dwellings is a result of smaller 2 and 3 bed dwelling sizes which occupy a smaller overall proportion of the wider site compared to the larger detached dwellings shown on the outline illustrative masterplan.

- 7.23 Site access as shown on dwg 2179-06 Reb B is proposed from the High Street and forms the same access arrangements proposed on the 21/01808/REM application. The submitted AIA indicates existing trees along the northern and western boundaries (2 x Ash and two tree groups) will be retained.
- 7.24 The illustrative layout forms a continuation of the proposed layout provided in the 18/02192/OUT and 21/01808/REM application and comprises a loop road arrangement with outward facing development fronting the southern spine road and the remainder of the Oaks Golf Course to the south and wider countryside to the west, units along the northern boundary are arranged to back onto and secure the rear garden boundaries of existing properties within Fox Covert and Rectory Way and existing tree group.
- 7.25 The proposed development has been carefully considered in consultation with HDC's Urban Design and Landscape Officers and through pre-application stage. Officers consider the indicative layout to be acceptable in principle. The indicative layout establishes the key design principles (as listed above) which will be secured by conditions. Whilst the indicative layout seeks to demonstrate that the site could reasonably accommodate up to 16 dwellings, final details of the design, layout, scale and landscaping would need to be agreed at reserved matters stage and as such the final numbers of dwellings and housing mix would be determined at that detailed design stage. A condition will be attached to the decision notice limiting the number of dwellings to up to 16 dwellings should members be minded to approve the application restricting the number of dwellings to up to 16 by condition.
- 7.26 Officers are satisfied that the proposal for 16 dwellings could be accommodated within the site and would be considered to be acceptable with regards to the impact upon the visual amenity and the character of the area. Should this application be approved it is considered reasonable and necessary to add a condition to any decision notice requiring details of the existing and proposed land levels and finished floor levels, to ensure the visual amenity can be controlled in the future as well as impacts on the amenity of the neighbouring properties be assessed with the detailed design stage.
- 7.27 Overall, the proposal is considered to respond positively to its context within the surrounding built form and taking into account the existing commitments for residential development to the east and contributes positively to the areas character and identity in general. The proposal is therefore considered to accord with Policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

Housing Mix and Accessible, Adaptable Homes and Affordable

Housing

- 7.28 Policy LP24 of the Local Plan to 2036 requires a proposal which includes housing development to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources.
- 7.29 Policy LP25 of the Local Plan to 2036 outlines that a proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures that help achieve sustainable, inclusive and mixed communities. The policy also seeks to ensure new dwellings meet the Building Regulations standards for accessible and adaptable dwellings and, in the case of affordable homes, that an appropriate proportion meet the Building Regulation standards for wheelchair adaptable dwellings.
- 7.30 The application proposes 16 dwellings (10 market dwellings and 6 affordable dwellings). Whilst final details of the affordable and market housing mix will be agreed at reserved matters stage, the submitted indicative site plan demonstrates that the site is capable of accommodating a mix of dwellings. HDC's Affordable Housing Officer has not objected to the proposed provision. The mix and tenure will be secured by S106 planning agreement to ensure the proposals is acceptable in accordance with Policy LP24.
- 7.31 Furthermore, Policy LP25 requires new dwellings to meet the Building Regulations standards for accessible and adaptable dwellings and, in the case of affordable homes, that an appropriate proportion meet the Building Regulation standards for wheelchair adaptable dwellings.
- 7.32 In respect of this application, the HDC Housing Strategy team have discussed this on a number of occasions with the applicant (Cross Keys Homes). Cross Keys Homes being one of several partner Registered Providers that the LPA works with.
- 7.33 Subject to conditions and a s106 agreement, it is considered that the number of affordable units (a minimum of 40%) is acceptable in the context of Policies LP24 and LP25. The development of the site for the mix and type of housing proposed meets the requirements of the Local Plan and the NPPF and is supported subject to all other material planning considerations.

Impact upon Residential Amenity

- 7.34 Policy LP14 of the Local Plan states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. Paragraph 130 (f) of the NPPF (2021) also seeks to secure a high standard of amenity for existing and future users of developments.
- 7.35 The majority of the site is open land; the majority of the changes are unlikely to have an impact upon adjacent neighbouring amenity other than the loss of openness. However, the indicative layout plan shows dwellings backing onto the rear garden areas of dwellings along Fox Covert and Rectory Way. Any subsequent Reserved matters should seek to limit the potential impacts on these residents through design and layout considerations including back to back distances between the existing dwellings and the proposed new dwellings.
- 7.36 Whilst the levels within the site appear relatively flat, details of finished land levels and proposed finished floor levels would need to be agreed at reserved matters stage to ensure the proposals integrate with the existing land levels, boundary treatments, street scene protecting the character of the area. A condition is therefore required to be attached to the decision notice in accordance with Policies LP11, LP12 and LP14.
- 7.37 The proposals have also been assessed in consultation with HDC's Environmental Health Officer (EHO) in regard to, any potential land contamination and amenity impacts, the EHO had no objections subject to conditions requiring the submission of a Construction Environmental Management Plan (CEMP) and an updated noise assessment being submitted as part of any REM application. These conditions are considered to be appropriate and necessary to protect the amenity in regards to construction noise and potential noise impacts from the A1(M) for the adjoining neighbours and future occupiers meeting the requirement of Policy LP14 of the Local Plan and the NPPF.
- 7.38 Given the outline nature of the application, the final layout and scale and appearance of the development within the site has yet to be determined and any amenity impacts would be assessed in detailed at reserved matters stage. Considering the indicative layout submitted, Officers are satisfied that a suitable design and layout of dwellings could be achieved without causing any significant detrimental impacts on the amenity of the adjoining neighbours and that any future occupiers of the proposed development would enjoy a high standard of residential amenity.
- 7.39 Notwithstanding the required conditions, overall, it is considered that the proposal would ensure a high standard of amenity is

provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. It is therefore considered that the proposed development complies with Policy LP14 of the Local Plan and Huntingdonshire's Design Guide SPD (2017) and paragraph 130(f) of the NPPF (2021).

Flood Risk and Drainage

- 7.40 The overall approach to the consideration of flooding in the planning process is given in paragraphs 148-169 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).
- 7.41 The NPPF recognises that flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface run-off from development sites through the use of Sustainable Drainage Systems (SuDs). Further the accepted principles are that surface water arising from a developed area should, as far as practicable, be managed in a sustainable manner to minimise the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.
- 7.42 The application site is situated in Flood Zone one based on the Environment Agency Floods Maps and the Strategic Flood Risk Assessment (2017). The site is therefore not subject to the Sequential or the Exceptions Test.
- 7.43 A Flood Risk Assessment/Drainage Strategy Addendum Report has been prepared by Rossi Long Consulting with its latest revision dated March 2022.
- 7.44 The Proposals have been assessed in consultation with Cambridgeshire County Council as Lead Local Flood Authority (LLFA) have not objected to the proposals subject to certain conditions and are satisfied that the proposals can be managed through the use of an attenuation basin restricting surface water discharge to QBar. The LLFA noted that drainage details for an area of the access route haven't been provided, these drainage details were provided as part of the reserved matters and discharge of condition application reference 21/80269/COND. The LLFA recommends that to ensure continuity between the multiple applications and separate development areas, any

- subsequent reserved matters application must include relevant drainage information for all areas to ensure the proposals align.
- 7.45 In the event that Members are minded to approve the application, it is considered appropriate to add conditions to the decision notice ensuring the effective drainage of surface and foul water is managed within the site and prevents flooding elsewhere.
- 7.46 In terms of foul water drainage Anglian Water Authority (AWA) have confirmed that the sewerage system has available capacity for the proposed flows from the development.
- 7.47 The consultations undertaken with these statutory consultees (LLFA and AWA) form the basis of the assessment of the proposals in regards to flooding and drainage matters. Whilst it is acknowledged that there are several objections in regards to these issues, Officers are satisfied that adequate provision will be made for surface water drainage and wastewater management.
- 7.48 Subject to conditions, the proposed development is considered to accord with Policy LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021) and the Huntingdonshire's District Council's SFRA 2017 in this regard.

Biodiversity and Trees

- 7.49 Paragraph 174 d) of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment.
- 7.50 Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.51 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.52 The application is supported by a Preliminary Ecological Appraisal, Ecological Enhancement Report and an Arboricultural Implications Assessment and Plan which demonstrates that suitable avoidance and mitigation measures will be employed

throughout the construction and development phases of the development such as; protection/retention of existing hedges and trees within the site, Great Crested Newt friendly drainage design. The proposals will also provide onsite soft landscaping, provision of bird and bat boxes, hedgehog friendly boundaries and long term management.

- 7.53 The proposals have also been assessed in consultation with The Cambridgeshire Wildlife Trust and HDC's Trees and Landscapes Officers who have raised no objections to the proposals subject to the Ecological enhancement, protection and mitigation measures being secured by condition. On balance, subject to the imposition of conditions, it is considered that the harmful impacts on biodiversity resulting from the proposals with the loss of the small orchard and existing scrub habitats would be minimised and offset by the proposed enhancement measures within the site, and by the ongoing commitment to establish and manage an off-site nature reserve to the west of the site (to be secured by s106 agreement), for the specific benefit of great crested newts and other biodiversity. These enhancement measures will result in positive biodiversity benefits at a local level and result in an overall net biodiversity net gain.
- 7.54 A condition will be added to the decision notice requiring details of the final landscaping to be submitted at reserved matters stage which would identify any landscape features that were to be retained and enhanced as well as the introduction of new planting, officers are satisfied that a net gain in biodiversity would be achieved as a result of the development and that existing important trees will be protected and a retained.
- 7.55 Subject to conditions and a completed S106 planning agreement, overall, the proposals are considered to meet the aims and objectives of paragraph 174 d) of the NPPF and Policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036.

Highway Safety, Footpath, Parking Provision and Access

- 7.56 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.57 Cambridgeshire County Council as the Local Highways Authority have also reviewed the proposals and advised that suitable access for the wider site has already been approved as part of application 18/02192/OUT and is acceptable. They commented that the additional 16 dwellings would not be considered significant when assessed alone and does not meet the requirements of a further Transport Assessment. This

consultation forms the basis of the assessment in regards to access and highway safety.

- 7.58 Details of cycle parking on the basis of 1 space per bedroom, would be considered and secured via condition at reserved matters stage.

Footpath

- 7.59 The red line boundary includes elements of the infrastructure that also form part of the proposals for the recent Reserved Matters application these include access roads, open space and the re-routed public footpath. As these elements have been included in the proposed plans and are deliverable as part of this standalone scheme should the scheme for 70 dwellings not be delivered. This will ensure there is suitable access, drainage and the existing footpath connection throughout the site will be retained.
- 7.60 On balance, given the quantum of development proposed and subject to the recommended conditions, the proposed development is considered to accord with Policies LP16 and LP17 of the Local Plan to 2036 and the NPPF (2021) and Huntingdonshire's Design Guide SPD (2017) in regard to vehicle and cycle parking and paragraphs 110 and 111 of the NPPF (2021).

Impacts on Heritage Assets/Archaeology

- 7.61 The National Planning Policy Framework 2021 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (Para 199) and that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification (Para 200). The NPPF 2021 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para 196).
- 7.62 Policy LP34 of the Local Plan to 2036 outlines that "Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so."
- 7.63 The site is located outside of, but forms part of the setting of the Stilton Conservation Area which is approximately 180m to the north of the site. The site is also undeveloped land where there is potential for archaeology.

- 7.64 The site is separated from the historic core of the village; the development will clearly been seen as an addition to the village and will clearly define the old from the new. The whole site has also been assessed in consultation with HDC's Conservation Officer. The Conservation officer did not identify any harmful impacts to the setting of the heritage assets. Officers are therefore satisfied that the development is acceptable in this regard and would not cause harm.
- 7.65 The proposals have also been assessed in consultation with Cambridgeshire County Council Archaeologist who has identified that the site lies in an area of high archaeological potential. Whilst the Archaeology Team have not objected to the development proceeding in this location but recommend that the site should be subject to a programme of archaeological investigation. Officers are satisfied that a condition in this regard is necessary to ensure that any archaeological remains are preserved and recorded. Should members recommend approval of the scheme, a condition would be attached to the decision notice in this regard.
- 7.66 Subject to the recommended condition, the proposed development is considered to accord with Policy LP34 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Water Efficiency

- 7.67 Policy LP12(j) of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.68 A condition will be imposed upon any consent to ensure that the development is built in accordance with these standards and that they are maintained for the life of the development.

Infrastructure Requirements and Planning Obligations

- 7.69 The Infrastructure Business Plan 2013/2014 was developed by the Growth and Infrastructure Group of the Huntingdonshire Local Strategic Partnership. It helps to identify the infrastructure needs arising from development proposed to 2036 through the Core Strategy. Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S106 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.

Affordable Housing:

- 7.70 Given the proposal is for 16 Market dwellings (10 market and 6 Affordable), the proposals are in accordance with Policy LP24 of the Local Plan, which requires the provision of at least 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace or more are proposed as in this case. The affordable housing and details of the mix shall be secured by way of a S106 Agreement.

Green / Open Space:

- 7.71 In accordance with Policies LP3 and LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD (Part B) proposals for residential development are required to provide specific land for informal and formal green space.
- 7.72 The Developer Contributions SPD states at paragraph B1 that open spaces are an essential element in the delivery of sustainable communities. They not only contribute to the health and well-being of the area, but they are also essential to biodiversity and the delivery of a high-quality designed development.
- 7.73 In accordance with Policy LP3 of the Local Plan and the requirements of the Developer Contributions SPD 2011, the Indicative plans incorporate an area of informal green space. Based on the methodology set out in the Developer Contributions SPD, the scheme is required to provide circa of 763 square metres informal space of which 392 square metres would be amenity green space. Whilst the site forms part of the wider scheme approved under reference 21/01808/REM which includes 2127square metres of central area of amenity green space and LAP (Local Area of Play) and does provide an over provision of 410sqm based on the 70 dwellings proposed. As such the 392sqm of amenity green space required by this application would be provided on the adjacent 21/01808/REM application. Whilst this aspect of the proposals has been assessed in accordance with HDC's Open Spaces Officer who has accepted the provision can be provided and combined by the two sites, any reserved matters application would need to demonstrate how the open space can be achieved should the adjacent site not come forward. Details of the final greenspace provision would be secured via a Section 106 planning agreement.
- 7.74 The submitted indicative layout demonstrates that the full quantum of development could be accommodated as well as levels of green space in excess of the Developer Contributions

SPD requirement on the adjacent site. Sufficient green space could therefore be provided as part of the proposed development, such to accord with Policies LP3 and LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD.

Formal Green Space:

7.75 Off-site contributions of £9,939 have been sought by HDC's Sports Development Manager towards open space sports provision. This contribution would be put towards the main sports facilities in Stilton at the playing fields that host Stilton Football Club. The offsite contribution would be used to support the improvement of the grass pitches. This contribution requested is considered to accord with the statutory tests in the Community Infrastructure Levy Regulations and paragraph 57 of the NPPF (2021); i.e., it is considered that this contribution is necessary to make the development acceptable in planning terms, it is directly related to the development, and it is fairly and reasonably related in scale and kind to the development.

Green Space Maintenance:

7.76 The Developer Contributions SPD sets out maintenance rates for green space that will cover a fifteen-year period. Developer contributions in line with the final agreed provision of green space would be secured via a Section 106 Agreement. In accordance with the requirements of the Developer Contributions SPD, this would comprise either a commuted sum following the transfer of the Green Space to the Parish Council or the District Council, or the site will be maintained by a maintenance company that would be set up by the developer and funded through contributions from residents of the site (as per the cascade mechanism within the Developer Contributions SPD).

Residential Wheeled Bins:

7.77 Each dwelling will require the provision of one black, blue and green wheeled bin. The current cost of such provision is £150 per dwelling. As such a formula-based approach is suggested with the scheme and details to be secured through the S106 Agreement.

Community Infrastructure Levy (CIL):

7.78 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

7.79 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion:

- 7.80 This proposal seeks permission for up to 16 dwellings with at least 40% affordable housing to help meet the specific needs of the district.
- 7.81 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise must be undertaken to weigh the benefits of the scheme against its disadvantages.
- 7.82 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. There will also be Council Tax receipts arising from the development.
- 7.83 Regarding the social dimension, the site appears to have no physical constraints and is deliverable. There is a local and district wide identified need for both private and affordable housing.
- 7.84 In terms of the environmental dimension of sustainable development, the proposal delivers, through the biodiversity enhancements, is a development that is acceptable from a biodiversity perspective and will provide additional landscaping (at Reserved Matters Stage).
- 7.85 The application site is considered on balance to constitute a sustainable location given the scale and nature of the development proposed in respect of access to the existing local services and facilities within Stilton and further afield in Yaxley and Peterborough.
- 7.86 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 help meet current and future generations;
 - have an acceptable impact on residential amenity;
 - have an acceptable impact upon highway safety;
 - promote healthy, active lifestyle through informal green space provision and off-site contributions to improve existing sports facilities;
 - maximise the available opportunities for use of public transport, walking and cycling to local facilities;
 - minimise pollution;
 - manage flood risk and drainage effectively;
 - have no harm on archaeological interests;
 - have no significant adverse impacts on features of landscape or ecological value and will provide a small net gain in biodiversity;

- provide infrastructure to meet the needs generated by the development.

7.87 Having regard to all relevant material considerations, it is concluded that the proposal would contribute to the economic, social and environmental dimensions of sustainability. The harm identified is limited and is not considered to significantly and demonstrably outweigh the scheme's benefits when assessed against the policies in the Local Plan and NPPF taken as a whole. Therefore, it is recommended that outline planning permission be granted.

8. RECOMMENDATION - APPROVAL subject to the prior completion of a S106 Agreement relating to the following issues and to conditions to include those set out below:

- * Affordable Housing
- * Green Space
- * Green Space Maintenance
- * Ongoing commitment to establish and manage an off-site nature reserve to the west of the site
- * Outdoor Sports Contribution
- * Bin Provision

OR

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

Subject to conditions to include the following:

- Time limits
- Reserved matters (Appearance, Landscaping, Layout and Scale)
- Approved plans
- Maximum number of up to 16 dwellings with a minimum of 40% for affordable housing
- In accordance with the design principles of the illustrative masterplan
- Biodiversity enhancement plan
- Surface Water drainage
- Foul Water drainage
- Landscaping
- Maintenance
- Hours of construction work
- Construction and Environmental Management Plan
- Archaeology
- Noise Assessment

- Access width
- Access construction and drainage measures
- Temporary parking facilities during construction
- Visibility splays
- Footpath
- Unexpected Contamination
- Accessible and adaptable homes
- Housing mix
- Water efficiency

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 **Debra Bell, Senior Development Management Officer. Email Debra.bell@huntingdonshire.gov.uk**

Stilton Parish Council objects to 21/01810/OUT

This application is an underhand attempt to circumvent a condition (4) already in place on a Consented Planning Application for a maximum of 70-dwelling mixed housing development on the same site.

The Covid-19 pandemic has taught the whole country that space, and particularly outside space is essential to control infection and so dwellings should not all be squashed together with little or no outside space to free up land to add an additional 16 houses as is proposed here.

The two applications 21/01810/OUT (extra 16 houses) and 21/01808/REM are inextricably linked through the common road system, suds and access point. Therefore this outline application should be rejected together with 21/01808/REM and a completely new application should be made for the whole site. This is especially important because the Reserved Matters portion is totally different from that which was given Outline Consent.

Flood risk

In the Planning Statement (2.6) it says that the site does not lie within an area of flood risk. However, it does flood. NPPF requires that the development does not increase flood risk elsewhere. The Report by Drainage Consultants recognises a surface water run off strategy is not viable for the site. This concern really needs to be addressed before any decision is made on either, or both, applications.

Parking

Parking provision across the whole site is inadequate and can only add to the already massive parking problem in Stilton.

Traffic

The traffic survey is out of date. A new one is needed. The accompanying documents describe Church (Road??) Street as a quiet residential road. This it certainly is not. It is very busy and is a bus route. The proposed development is at the southern end of the village. The only way out to the A1(M) and most destinations is at the northern end. The proposed development will undoubtedly create more road safety issues such as crossing the road without zebra crossings and parked cars on either side, particularly around the only shop in the village.

Sustainable travel

The Planning Statement (5.5.16) says "excellent public transport opportunities" The bus service is a rural not urban service. It is infrequent and slow. No bus service in late evening. No service at all on Sunday. If you were a shift worker using public transport would be impossible.

Cycle to work? There are not many jobs available within cycling distance.

Carbon Footprint

The Country is committed to reducing carbon. Therefore, it is essential that EV charging points, Air-source heat pumps, Solar panels, Mechanical heat recovery systems, are installed, and the space allowed for these items.

Stilton Parish Council – comments on Planning Application: 21/01810/OUT – Land West of 26 to 34 High Street, Stilton

Stilton Parish Council has previously submitted its objections to this planning application and to the related 21/01808/REM. The additional information now supplied does not change that view. The land now seeking planning approval is part of an original consented outline application with a Condition for a **maximum** 70 dwellings. This 21/01810/OUT seeks to breach this condition and cover the land with 86 houses. More concrete will make environmental conditions even worse.

Residents in Stilton have first hand knowledge of the land in their village and amongst these residents are experts in flooding, drainage and mitigation measures, many of whom have detailed their concerns on HDC's public access system.

The Parish Council would like to highlight that whereas the overall strategy in this application is in theory workable, the analysis does not address summer rainfall conditions. The Parish Council attach actual data for rainfall in Stilton which details ...

A daily maximum rainfall:

June 2019 – 140mm

June 2020 – 116mm

May 2021 – 106mm

There is no need to use assumptions when actual data is available.

This data shows that in Stilton we are having more rain and more importantly larger peak flows. This is reinforced in Huntingdonshire's Local Plan to 2036 where in point 4.69 (p.46) it specifically details how the 'district is projected to have increased susceptibility to future climate impacts beyond the plan period' and during 'the lifetime of most developments, the effectiveness of flood and surface water management assets is expected to reduce.'

It is also an assumption that the Anglian Water infrastructure is in 100% good condition but from surveys through the village, we are aware this is not the case. This is in direct conflict with aim in The Flood and Water Management Act 2010, Schedule 3, s.2 (a)(c)(e).

In addition, the analysis provided in the application shows substantial surcharge during winter storm conditions and does not address the fact that by building up the levels to the Eastern end of the site the natural flow of water across the land will be blocked. Another detrimental aspect of building up the levels as proposed is that should there be a flood (this can easily be caused by a minor blockage in the 450mm outfall pipe) it will be the properties along High Street and the Eastern end of Church Street that will be affected. This works in direct opposition to the aim of Huntingdonshire's Local Plan to 2036, LP5 and point 4.66 in particular which details where the NPPF sets strict tests to protect people and property from flooding and where these tests are not met, national policy is clear that new development should not be allowed.

Concerns on the design strategy calculations:

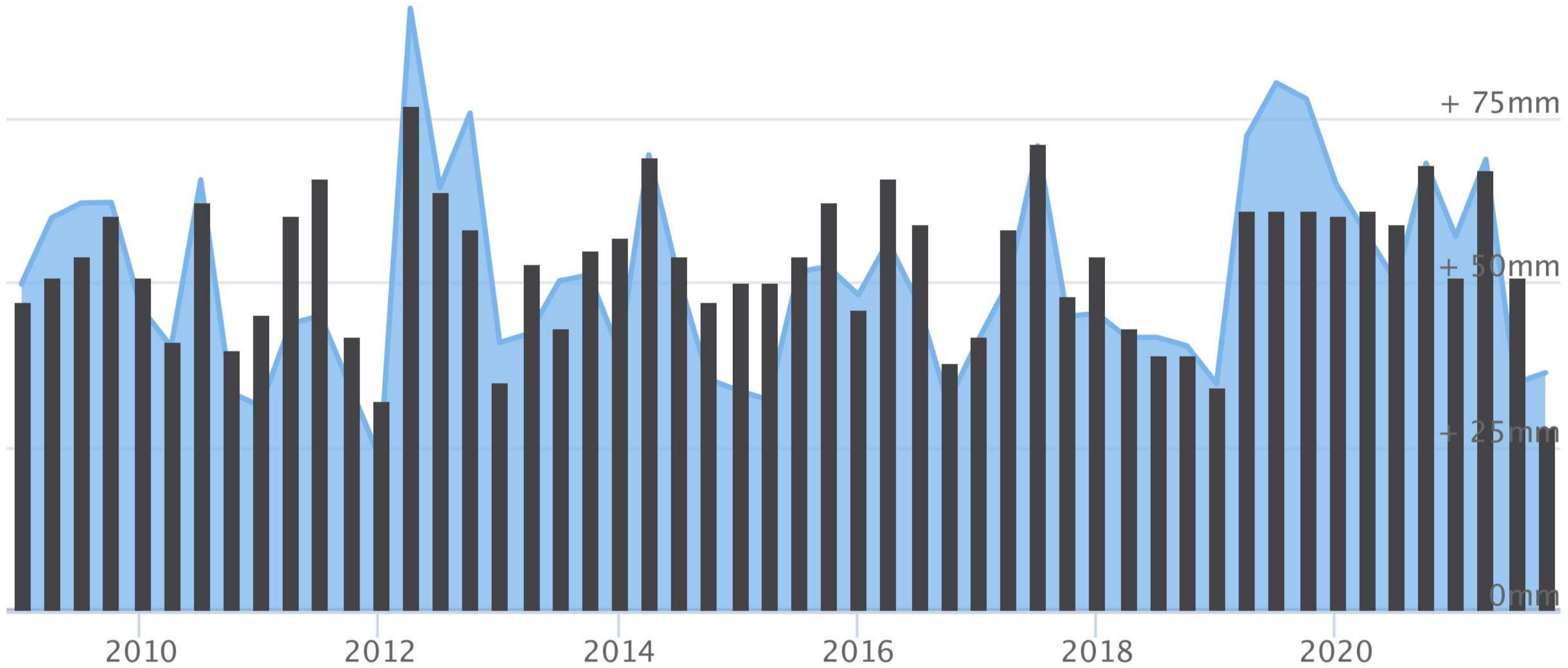
1. Summer storm design criteria have used a return period of only two years, storm duration of 30 mins and a maximum rainfall of 20mm/hr. A minimum return period of 100 years would be expected with rainfall in excess of 100mm/hr. Looking at the results of the winter storm condition one would expect correctly applied summer storm conditions to overload the system.
2. Winter storm design criteria have used a return period of 100 years, storm duration of 720 mins with no maximum rainfall defined. Under these conditions more than 50% of the drain runs are become surcharged which is, in the view of Stilton Parish Council, not acceptable. A concern here would be that backing up of water could force water to escape overland and/or via uncontrolled routes thereby causing flooding.
3. The proposed storage basins seem to have been sized to accommodate the winter storm conditions, which they appear to do, there is no analysis of summer storm conditions for a 100-year return period.

Given the forgoing, Stilton Parish Council **object** to the proposals as currently presented and indeed urges you to **dismiss** this outline application and revert to the original consented plans for 70 houses but with improved flood mitigation measures to safeguard flooding in the village. The proposed scheme has not been upgraded for the addition of 16 houses, which gives an expansion of the construction by 23%. Covering more land with hard surfaces will serve to compound the issue of flooding. Stilton Parish Council therefore recommends RUFUSAL to this application.

Stilton

Average Rainfall Amount (mm) and Rainy Days

Zoom 1m 3m 6m YTD 1y **All**



● Rain (mm) ● Days

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In addition, the analysis provided in the application shows substantial surcharge during winter storm conditions and does not address the fact that by building up the levels to the Eastern end of the site the natural flow of water across the land will be blocked. Another detrimental aspect of building up the levels as proposed is that should there be a flood (this can easily be caused by a minor blockage in the 450mm outfall pipe) it will be the properties along High Street and the Eastern end of Church Street that will be affected. This works in direct opposition to the aim of Huntingdonshire's Local Plan to 2036, LP5 and point 4.66 in particular which details where the NPPF sets strict tests to protect people and property from flooding and where these tests are not met, national policy is clear that new development should not be allowed.

Concerns on the design strategy calculations:

1. Summer storm design criteria have used a return period of only two years, storm duration of 30 mins and a maximum rainfall of 20mm/hr. A minimum return period of 100 years would be expected with rainfall in excess of 100mm/hr. Looking at the results of the winter storm condition one would expect correctly applied summer storm conditions to overload the system.
2. Winter storm design criteria have used a return period of 100 years, storm duration of 720 mins with no maximum rainfall defined. Under these conditions more than 50% of the drain runs are become surcharged which is, in the view of Stilton Parish Council, not acceptable. A concern here would be that backing up of water could force water to escape overland and/or via uncontrolled routes thereby causing flooding.
3. The proposed storage basins seem to have been sized to accommodate the winter storm conditions, which they appear to do, there is no analysis of summer storm conditions for a 100-year return period.

Given the forgoing, Stilton Parish Council **object** to the proposals as currently presented and indeed urges you to **dismiss** this outline application and revert to the original consented plans for 70 houses but with improved flood mitigation measures to safeguard flooding in the village. The proposed scheme has not been upgraded for the addition of 16 houses, which gives an expansion of the construction by 23%. Covering more land with hard surfaces will serve to compound the issue of flooding. Stilton Parish Council therefore recommends RUFUSAL to this application.

From: developmentcontrol@huntingdonshire.gov.uk
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 21/01810/OUT
Date: 03 October 2021 16:33:11

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/10/2021 4:33 PM from Mr Tim Alban.

Application Summary

Address:	Land West Of 26 To 34 High Street Stilton
Proposal:	Application for Outline Planning Permission for the Erection of up to 16 Dwellings and Associated Infrastructure Works and Access (Appearance, Landscaping, Layout and Scale to be considered at reserved matters stage)
Case Officer:	Debra Bell

[Click for further information](#)

Customer Details

Name:	Mr Tim Alban
Email:	tim.alban@huntingdonshire.gov.uk
Address:	36 Worthington Close, Stilton, Peterborough PE7 3XF

Comments Details

Commenter Type:	Councillor
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Debra,

Building up to 16 dwellings on only part of the site is a departure from the outline permission granted for up to 70 dwellings on the whole site, which was granted in respect of 18/02192/OUT and is an over intensification of site.

Rather than cram up to 86 dwellings on a site which has planning permission for up to 70, I believe the developers would be better using the permission already granted to create homes with more green/community space; my comments on 21/01808/REM show my objections to the proposals for the construction of up to 70 dwellings on part of this site.

Kind regards,

Councillor Tim Alban
Stilton, Folksworth & Washingley Ward
Huntingdonshire District Council

Kind regards

Development Management Committee



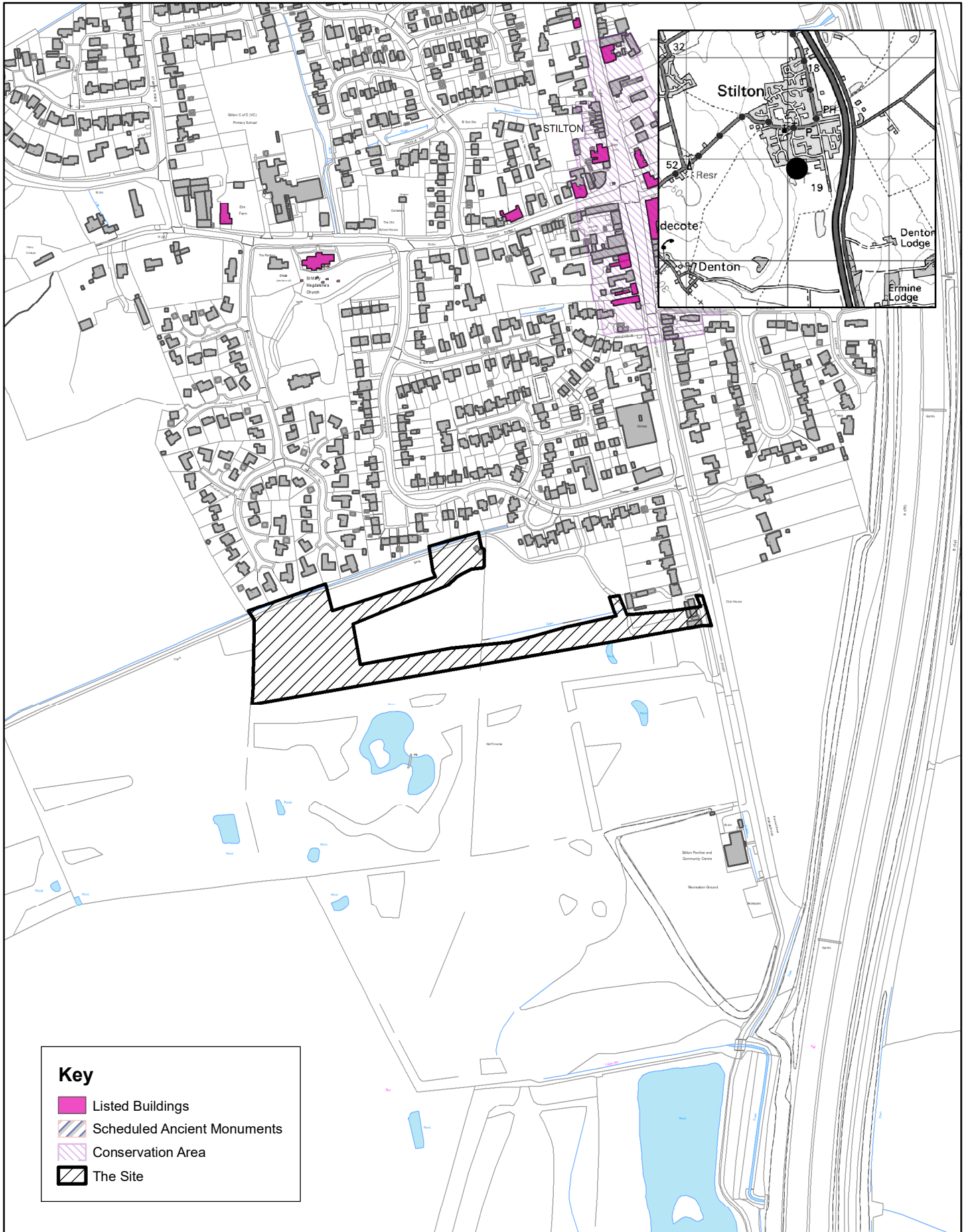
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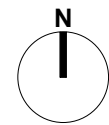
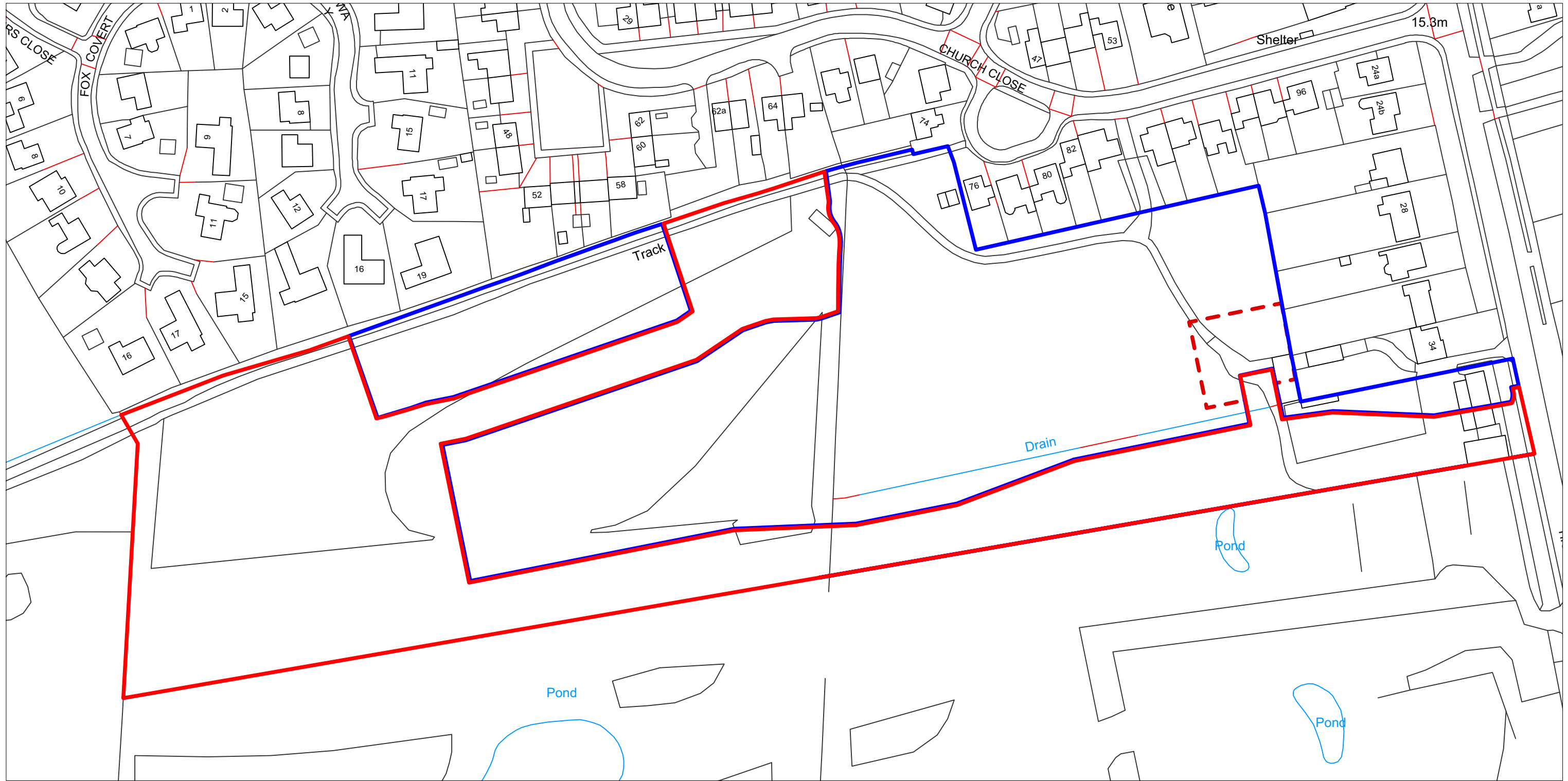
Application Ref:21/01810/OUT

Date Created: 04/11/2022

Location:Stilton

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Scale 1:1250

- Outline Application Boundary
- Other Land owned by the Applicant and subject to a separate Reserved Matters Application
- Land for Consultation Clinic to be subject to separate application

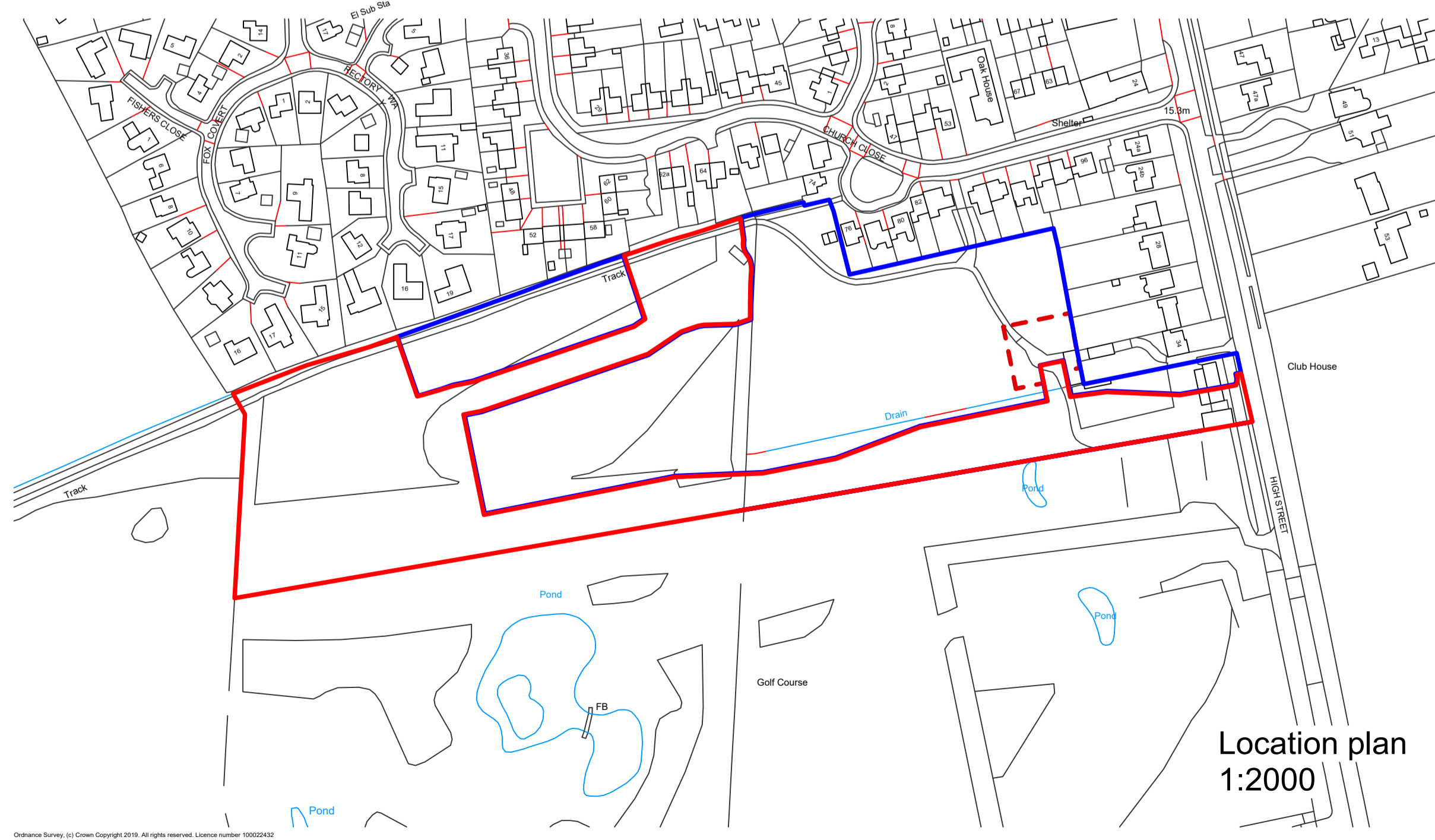
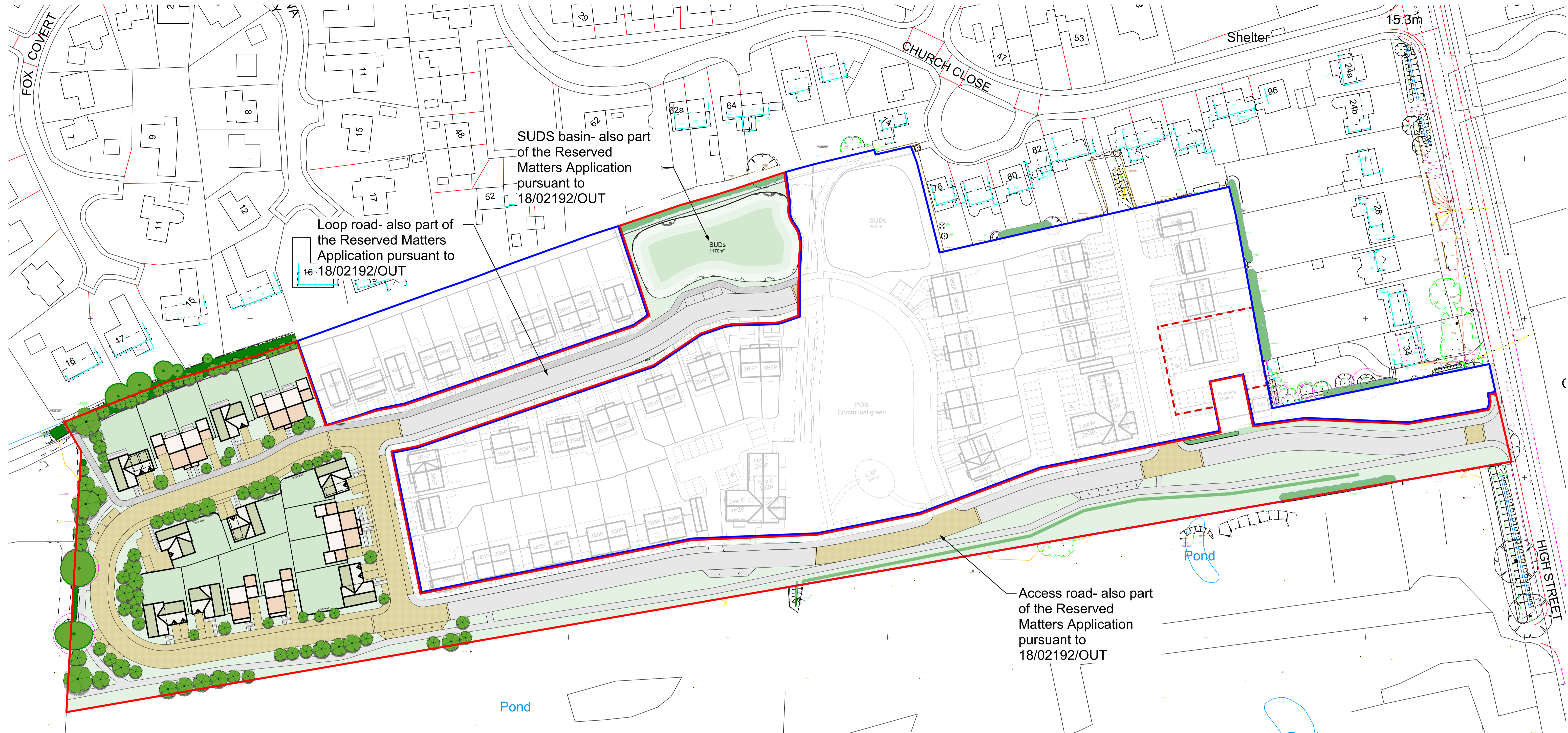
Stilton - High Street

- D 17/05/21 Boundary Change.
- C 24/03/21 Application boundary adjusted for pumping station

Planning



Project title		Cross Keys Homes Stilton - High Street	
Drawing title		Site Location Plan - Outline Planning	
Drawing no.	19080su1.03	Rev	D
Scale	1:1250@A3	Date	Mar-20
Drawn by	MC	Checked by	CW
The Barn, Sewell, Dunstable Bedfordshire LU6 1RP Telephone 01582 600222 www.kylesmartassociates.co.uk		Kyle Smart Associates Chartered Architects	



Accommodation:

Red Line - Outline
Total: 16no. units
 2no. parking spaces/ 2&3b house (allocated)
 3no. spaces/4b house (allocated)
 4no. Visitors spaces 0.25/house

Blue Line - Reserved Matters
Total: 70no. units

- Outline Application Boundary
- Other Land owned by the Applicant and subject to a separate Reserved Matters Application
- Land for Consultation Clinic to be subject to separate application

0 10 20 30 40 50 M
 Scale 1:600

- I 27/05/21 Remove tenure markings.
- H 17/05/21 Boundary Change.

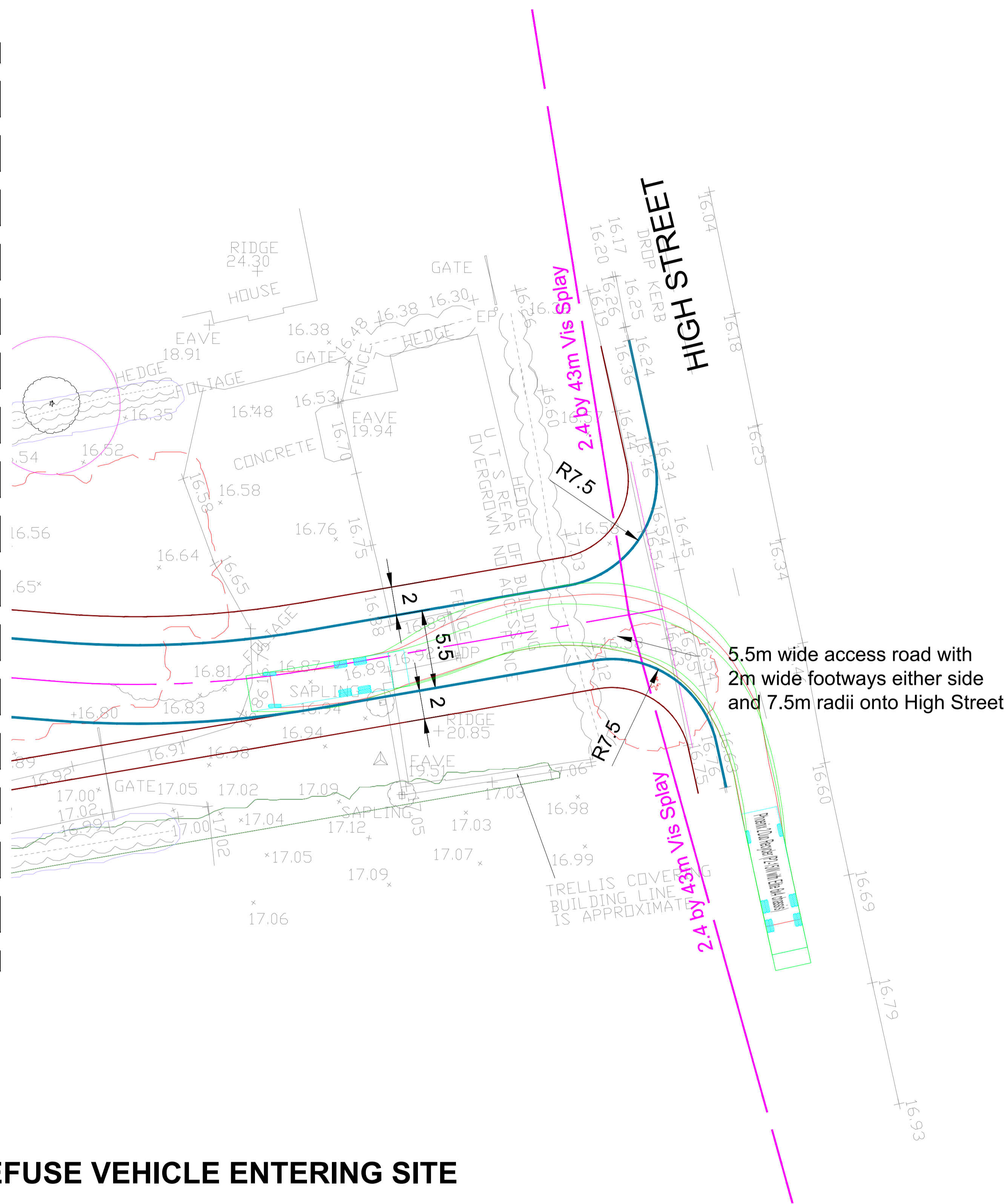
Planning



Project title Cross Keys Homes Stilton - High Street		 The Barn, Sewell, Dunstable Bedfordshire LU5 5BP Telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects
Drawing title Illustrative Site Layout Plan - Outline Site		
Drawing no. 19080wd2.02	Rev I	
Scale 1:600@A1	Date Feb-21	Drawn by CH
	Checked by CW	

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SITE ACCESS CONTINUED ON DRAWING 2179-07 FOR OUTLINE APPLICATION SITE. FOR FULL PLANNING SITE SEE DRAWING 2179-08 FOR DIMENSIONED LAYOUT WITH VIS SPLAYS AND TRACKING

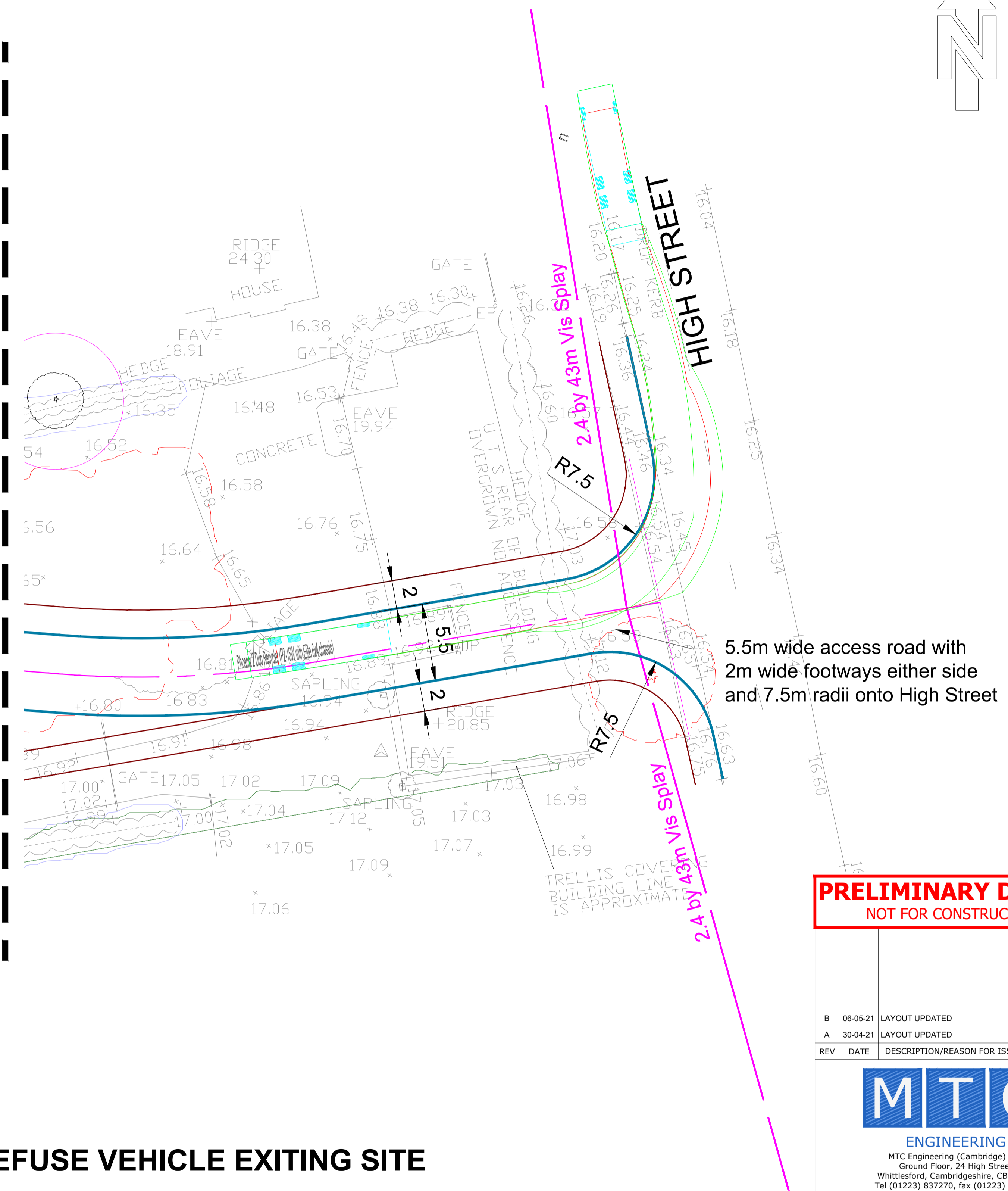


REFUSE VEHICLE ENTERING SITE

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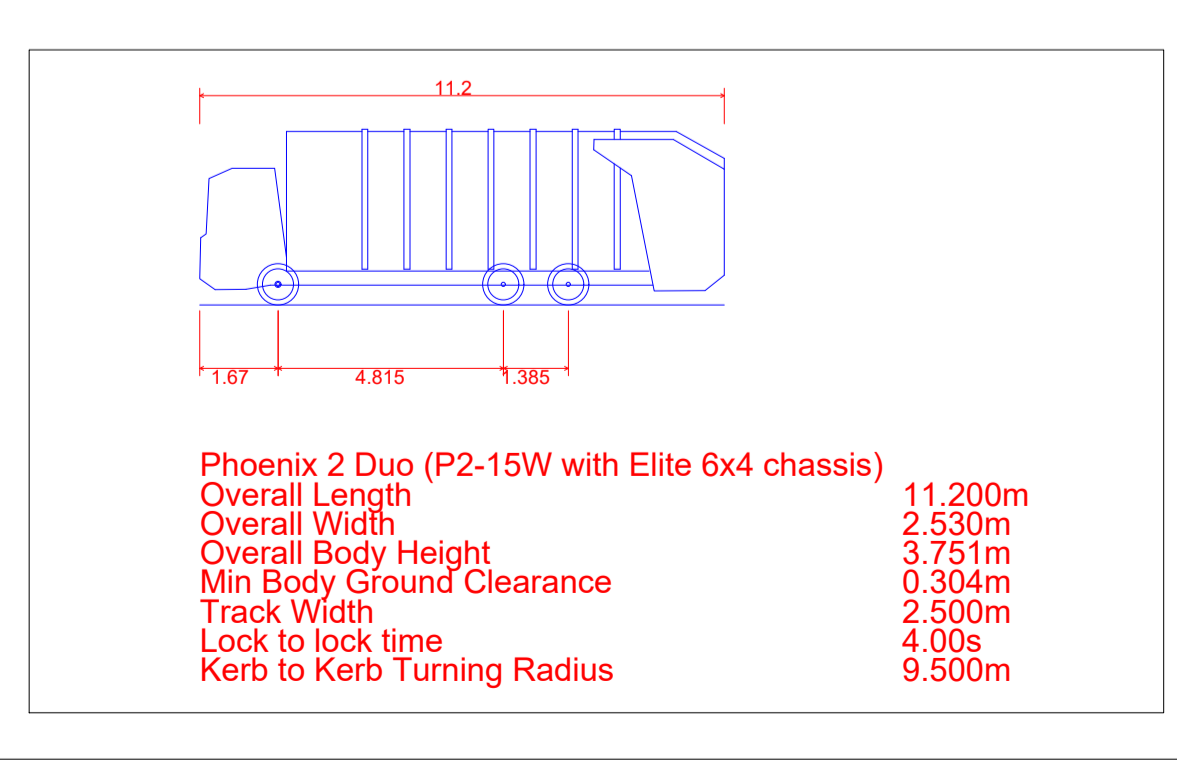
SITE ACCESS CONTINUED ON DRAWING 2179-07 FOR OUTLINE APPLICATION SITE. FOR FULL PLANNING SITE SEE DRAWING 2179-08 FOR DIMENSIONED LAYOUT WITH VIS SPLAYS AND TRACKING



REFUSE VEHICLE EXITING SITE

KEY

- VEHICLE VISIBILITY SPLAYS
- OUTLINE APPLICATION SITE BOUNDARY
- RESERVED MATTERS APPLICATION SITE BOUNDARY



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR
B	06-05-21	LAYOUT UPDATED	MRF
A	30-04-21	LAYOUT UPDATED	MJB

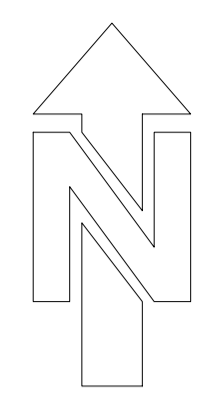


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E-mail office@mtcengineering.co.uk

TITLE PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT STILTON OAKS GOLF COURSE, VISIBILITY SPLAYS & TRACKING (SITE ACCESS)

ORIG	A.O	DATE	MARCH 2021
CHKD		SCALE	1:200 @ A1
APPR		DRAWING NO	2179-06
		REV	B

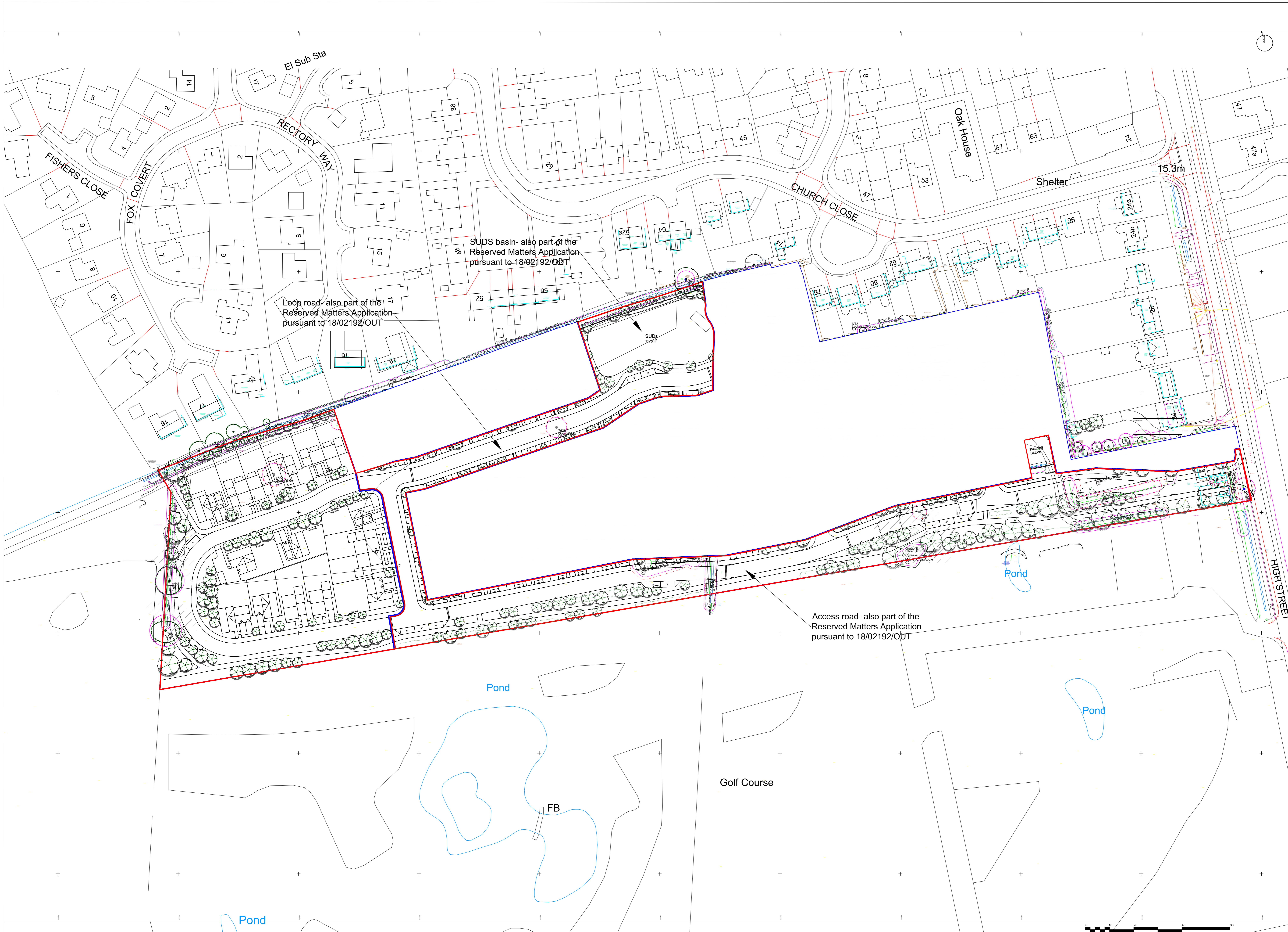
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NOTES: Based on survey drawing STL7H200 PLAN and proposed outline site plan 18/02192/OUT. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- KEY
- GRADE A TREES
 - GRADE B TREES
 - GRADE C TREES
 - GRADE U TREES
 - ROOT PROTECTION AREA
 - CANOPY OUTLINE - INDIVIDUAL TREE
 - CANOPY OUTLINE - GROUPS
 - TREES TO BE REMOVED
 - INDICATIVE SHADE AREA



B	Layout revision 1	07/06/2021
A	Drainage amendments	25/03/2021
O	Planning	16/03/2021
Rev	Description	Date
Purpose of Issue		
Planning		

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 Arboricultural Consultant
 The Tree House, 1a First End
 Station Road, Uppingham
 Leicestershire
 LE15 5TX
 t: 01532 820937
 e: info@belsonsurvey.co.uk

Client
Cross Keys Homes

Project
**Land West of 26 to 34 High Street
 Stilton - OUTLINE SITE**

Drawing Title
ARBORICULTURAL IMPLICATIONS PLAN

Drawn	Checked	Reviewed	Date
AMB	-	-	07/06/2021
Job No	Scale	Sheet Size	Revision
4242	1:500	A0	
Drawing Number			B
4242 Stilton Outline KS AP			