

# The DEVELOPMENT MANAGEMENT COMMITTEE 19<sup>th</sup> DECEMBER 2022

**Case No:** 21/02139/FUL (FULL PLANNING APPLICATION)

**Proposal:** ERECTION OF 28 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND WORKS INCLUDING NEW PICK-UP AND DROP-OFF SPACES AND FOOTPATH PROVISION

**Location:** INFORMAL OPEN SPACE EAST OF 47 FARM CLOSE UPWOOD

**Applicant:** BPHA LTD

**Grid Ref:** 526591 283060

**Date of Registration:** 19.09.2021

**Parish:** UPWOOD AND THE RAVELEYS

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## RECOMMENDATION - APPROVE

**APPROVE** subject to the prior completion of a Section 106 obligation relating to affordable housing, open space and maintenance contribution and Upwood Meadows SSSI mitigation and management contribution, wheeled bins and subject to conditions to include those listed below.

**OR**

**RECOMMENDATION - REFUSAL** in the event that the s106 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 in planning terms.

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Parish Council's recommendation of refusal is contrary to the officer recommendation of approval.

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site is located to the northeast of Upwood and to the west of Bury and south of the old airfield of RAF Upwood.
- 1.2 The site comprises the informal open space to the north of Farm Close and west of Upwood Primary School Academy. Farm

Close forms a small estate of 51 pre and post war semi-detached dwellings. The development site measures approximately 1.6 hectares and is currently open, laid to grass with Birch trees lining the eastern side of Farm Close and mature trees along the northern boundary to the old Upwood RAF base and eastern boundary to the primary school.

- 1.3 The site is served by a single access from Ramsey Road with separate access serving the primary school.
- 1.4 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. Upwood Meadow National Nature Reserve and Site of Special Scientific Interest (SSSI) lies approximately 1260m to the west of the site.
- 1.5 This application seeks full planning permission for the erection of 28 dwellings with 40% affordable dwellings equating to 17 market dwellings and 11 social, affordable or intermediate rent as well as associated infrastructure and works, including new pick-up and drop-off spaces and footpath provision.
- 1.6 The proposals have been amended several times since first submission in response to Cambridgeshire County Council's Lead Local Flood Authority's initial objections regarding surface water drainage, objections from The Cambridgeshire Wildlife Trust in regards to the impacts on the SSSI, Cambridgeshire County Council in regards to offsite works and layout concerns raised by HDC's Urban Design and Landscapes Officers. Full consultations with statutory consultees and neighbours were undertaken on 13.10.2021, with re-consultations undertaken on amendments 26.09.2022. A site notice was displayed adjacent to the site on 14.02.2022 and the application was advertised in the Hunts Post on 20.10.2021.
- 1.7 The application is supported by the following information, plans and reports:
  - Flood Risk and Drainage Strategy
  - Tree Survey and Arboricultural Implications Assessment
  - Ecology Report
  - Geo-Environmental Report
  - Transport Statement
  - Design and Access Statement
  - Planning 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
  - 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
  - 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.

No Neighbourhood Plans are relevant to this site.

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

#### **4. PLANNING HISTORY**

The key planning applications relevant to this application are:

- 4.1 18/70263/PENQ – Erection of 28 affordable dwellings together with associated external works and parking - Officers were supportive of the proposals subject to an appropriate design and layout.
- 4.2 0702204FUL – Erection of eleven affordable homes, alterations to road and provision of play area – Approved 26.03.2008.

#### **5. CONSULTATIONS**

- 5.1 Upwood & Raveleys Parish Council recommends refusal with objections (full copies attached) summarised below:

- the erosion of green spaces and the impact on wildlife, loss of recreation space;
- Impact on flooding;
- increased traffic congestion, highway safety, poor access, no transport assessment, increased parking issues, lack of parking;
- insufficient supporting infrastructure, school places, healthcare;
- little justification for affordable housing in this location;
- Overdevelopment

*Officer response:*

*Officers are satisfied that the development will retain sufficient recreation, the development site is considered to be low in biodiversity, existing biodiversity has been assessed and as result the proposals will provide onsite net gains in biodiversity and provide off-site mitigation measures/contributions to the management of the nearby Upwood meadows SSSI.*

*In regards to flooding - The application has also 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 conditions. 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.*

*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 given the limited scale of the proposals. The proposals also provide additional pick up and drop off spaces for the school which will help with congestion.*

*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. As the proposals are for a small scale major development (under 200 dwellings) the development will be CIL liable, CIL payments could cover infrastructure relating to footpaths and access, health, community facilities, libraries and lifelong learning and education.*

*The application has been assessed on its own merits; in this instance the affordable housing provision is considered to contribute to the identified district wide needs as a whole for affordable housing meeting policies LP24 and LP25.*

*The proposals are considered to provide a suitable density of housing fitting in with the existing residential development without causing significant harm to the character of the area or residential amenity.*

- 5.2 Cambridgeshire County Council, Local Highways Authority (LHA) raised no objections to the revised submission subject to conditions securing on site parking and turning areas, drainage and retention of the parking areas.
- 5.3 Cambridgeshire County Council, Lead Local Flood Authority (LLFA) – No objections to the revised submission, subject to conditions securing detailed surface water drainage designs, details of measures of surface water run-off during construction, details confirming the surface water drainage has been constructed in accordance with the details approved.

- 5.4 Environment Agency – Confirmed there are no Agency related issues and made no comment.
- 5.5 Anglian Water – No objections, confirmed that foul drainage from this development is in the catchment of Ramsey Water Recycling Centre that will have available capacity for these flows and the sewerage system at present has available capacity. Identified that the site is within 15m of a sewage pumping station and advised that dwellings located within 15m would be at risk of nuisance in the form of noise, odour and general disruption from maintenance work.

*Officer response: The nearest proposed residential dwelling will be approximately 40m away from the pumping station and therefore there will be no risk to amenity of the occupiers.*

- 5.6 Water & Planning Manager (Community Fire Safety Group) – No objections, subject to a condition securing the provision of fire hydrants.
- 5.7 Cambridgeshire County Council Archaeology – No objections and no requirements for further archaeological investigations.
- 5.8 The Cambridgeshire Wildlife Trust – Are satisfied that the submitted ecological assessment has confirmed that further surveys are not required, and the submitted biodiversity enhancements result in the development creating a biodiversity net gain. However, there are concerns about indirect impacts off site at Upwood Meadow SSSI and therefore a mitigation package has been prepared that will maintain the site as a strategic natural greenspace. A Contribution of £6,548.15 is required to be secured via a s106 planning agreement to contribute towards site management costs of Upwood Meadows SSSI. The contribution which will be made prior to the first occupation of the first dwelling.

*Officer response: To be secured via a condition and s106 planning agreement.*

- 5.9 HDC, Environmental Health Officer (EHO) – No objections, recommends that prior to any construction work commencing onsite, a Construction and Environmental Management Plan (CEMP) shall be submitted and agreed in writing by the LPA, in regards to, mitigation measures for the control of pollution (noise, dust and lighting etc).
- 5.10 HDC, Environmental Protection Officer (Contamination) – No objections and confirmed no further work is required in relation to land contamination.

- 5.11 HDC, Landscaping – No objections to the latest revised scheme subject to conditions securing final hard and soft landscaping details.
- 5.12 HDC, Urban Design – No objections, subject to conditions securing further details of the proposed boundary treatments of plots 12, 13 – 18 and 19 to improve the interface with the countryside edge, Plot 28 to improve surveillance and relationship with the second parking space, as well as details of the ‘maintenance access gates to the Amenity Open Space, and details of proposed external materials, architectural details, cycle store age, street lighting, finished floor levels, hard and soft landscaping including treatment of private roads, driveways and paths.
- 5.13 HDC, Policy and Enabling Officer (Affordable Housing) – No objections.
- 5.14 HDC’s Sports Development Manager – No objections, commented: “A site with 28 dwellings would result in seeking £15,104.36 as a contribution to offsite formal sports provision. A key community club is Upwood Cricket Club who have a number of teams and are looking to expand further to include women and girls cricket. The ancillary facilities at the club are of a poor standard so my recommendation would be to use these funds to support improving the ancillary facilities at Upwood Cricket Club.”
- 5.15 Caden Gas – No objections, Identified the site as being in close proximity to their medium and low pressure assets, recommended informatives in this regard attached to any decision notice.

## **6. REPRESENTATIONS**

- 6.1 A total of 58 adjoining neighbours were consulted on 13.10.2021 and 26.09.2022 of which 7 letters of objections were received raising the following summarised concerns (full comments available on public access):
- Loss of green space;
  - unnecessary of justified;
  - poor access to services, facilities and lack of infrastructure;
  - Highway safety issues;
  - Drainage and flooding;
  - existing issues with poor maintenance of private roads and footpaths;
  - Amenity issues, loss of privacy, overlooking to residents and school children; noise
  - Large scale housing development already in this area, no justification for more;
  - impacts on wildlife / biodiversity;
  - Over development

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 public access application file.

## **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 main issues to consider in assessing this application are whether there is any conflict with Development Plan Policies and if there is any conflict, whether the application can be considered



to be in accordance with the Development Plan when taken as a whole.

- 7.6 Where an application is not in accordance with the Development Plan, it must be considered whether there are any material considerations, including local and national guidance, that indicate that planning permission should be granted.
- 7.7 With this in mind, this report addresses the principal, important issues which are in this case:
- The Principle of the Development
  - Design, Visual Amenity and the Impact upon the Character and Appearance of the Area
  - Housing Mix and Accessible and Adaptable Homes
  - Impact upon Residential Amenity
  - Flood Risk and Drainage
  - Highway safety, Parking Provision and Access
  - Biodiversity and Trees
  - Trees
  - Water Efficiency – Energy Efficiency
  - Developer Contributions

### **The Principle of the Development**

- 7.8 In terms of national planning policy, the NPPF seeks to significantly boost and deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 7.9 Policy LP9 of the Huntingdonshire Local Plan to 2036 identifies Upwood as a Small Settlement. Small Settlements are defined as having limited or no services or facilities available and are therefore less sustainable than settlements in Spatial Planning Areas and Key Service Centres due to the need to travel to access services and facilities elsewhere on a regular basis. As such, the Local Plan makes no allocations for development in Small Settlements.
- 7.10 However, the strategy for development within the Local Plan does set out a role for a limited amount of sustainable development, in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy. Given the variation in size and availability of services and facilities between Small Settlements it is recognised that varying levels of development could sustainably be accommodated depending on nature of the individual Small Settlement.
- 7.11 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.

7.12 Policy LP9 states, amongst other things, that residential development of any scale may be acceptable where it can successfully be integrated within the built up area of the existing settlement, where suitable vacant plots or opportunities to redevelop land to maximise the potential for development in locations where people may be able to access shops, services and employment locally reducing the need to travel.

7.13 Pages 53–55 of the Local Plan sets out the definition of built-up areas and provides guidance on interpretation of frequently arising situations, three guiding principles have been determined:

- The built-up area does not need to be a single contiguous area; distinct areas of development may exist within a parish that are separated by areas of countryside;
- To be considered as a built-up area there must be a distinct group of 30 dwellings or more; land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area; and
- The built-up area may extend across more than one Parish.

7.14 These definitions now provide a more permissive approach to residential development whereas, previously and prior to the adoption of the Local Plan, development was only permitted in this location as rural exception housing (100% affordable housing schemes). As demonstrated with the previous expansion of Farm Close with the addition of 11 affordable homes at Barley Way in 2008 under planning reference 07/02204/FUL.

7.15 In this instance and taking the Local Plan guidance into account, the site is considered to be within the built-up area as it forms part of the informal green space within the existing development of 55 dwellings. The site is also considered to be physically and visually connected within this built-up area as it has buildings on at least two sides and is vacant land between Barley Way, Farm Close and Upwood Primary School.

7.16 With regard to part a. and b. of Policy LP9, it is accepted that Upwood has limited services and facilities, these comprise of a village hall, recreation ground, a church, public house and a

primary school which can be accessed via sustainable transport modes including walking and cycling. The proposals seek some family homes which are ideally placed next to the primary school which is a clear benefit in sustainability terms. Whilst there is no shop in Upwood, occupiers would also be able to access the other nearby facilities and services in Bury by sustainable transport means (cycling and by bus albeit a limited service). With the nearest shop being Bury stores is approximately a 7 minute cycle ride from the site and would meet day to day needs of the occupiers.

- 7.17 The Local Plan recognises that residents of small settlements will need to travel to access services and facilities elsewhere on a regular basis - an inevitability in a rural district. It is also recognised that there is a role for a limited amount of sustainable development in contributing to the social and economic sustainability of small settlements and in supporting a thriving rural economy. The potential benefits of promoting some growth within Small Settlements including helping to create a more balanced and diverse local population; enabling young people to stay in the communities they grew up in; and providing opportunities for older people looking to move into more accessible housing within the community. It can also help sustain the available services and facilities by maintaining population numbers helping to address the particular challenge of declining rural populations relating to falling household sizes. Growth can also help support a living, working countryside capable of adapting to changing needs.
- 7.18 The proposals include a mix of smaller sized dwellings as well as larger family homes and bungalows with 11 affordable dwellings providing a range of dwellings to meet different needs.
- 7.19 Taking the above into account, it is considered, on balance given the scale of the development proposed and its location (within the built-up area and next to a primary school) the development is sustainable in terms of the availability of services, existing infrastructure and the opportunities for users of the proposed development to travel by sustainable modes of transport. The proposals would also integrate well with the characteristics of the immediate setting and settlement as a whole.
- 7.20 Therefore, the development is considered to be acceptable in principle, meeting the overall aims and objectives of the NPPF, and 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**

- 7.21 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.
- 7.22 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.
- 7.23 The area is characterised by a small estate of pre and post war white, and buff/yellow coloured rendered semi-detached dwellings with hipped roofs. The site is currently open, laid to grass with birch trees lining the eastern side of Farm Close and mature trees along the northern boundary to the old Upwood RAF base and eastern boundary to the primary school. Parking for Farm Close is generally in front of the dwellings in tarmacked parking courts. Parking for the dwellings along Barley Way is generally arranged to the side of the dwellings.
- 7.24 The proposals seek to infill the informal open space between Barley Way, Farm Close and Upwood Primary School with 2 bungalows, 4 semi-detached one and a half storey dwellings, 2 storey detached dwellings and 20 two storey semi-detached dwellings. The proposed external materials comprise a mixture of white/off-white rendered, pale buff brick with some units incorporate weatherboarding. All units have hipped roofs with the exception of the 1.5 storey dwellings. The majority of the existing trees will be retained and additional planting will be introduced to the north and eastern boundaries.
- 7.25 The dwellings are designed to front the streets with parking either to the front, within parking areas or to the side of the dwellings. Predominantly two storey units which follow the existing building lines and are of a scale and design appropriate for this location.
- 7.26 The proposals have been revised several times throughout the course of the application. The revised arrangements of dwellings now create a view through the site towards the open countryside aligned with Farm Close and helps to create a more fragmented, loose grain of development along the northern edge. The relocated units to the eastern edge form an improved vista stop through the site.
- 7.27 The proposals have been carefully considered from pre-application stage through to the final scheme to achieve a positive relationship with the existing built form of Farm Close whilst still maintaining existing trees and a good level of open

space. With regards to the proposed dwellings themselves they are all designed to meet the internal National Space Standards and each have useable private gardens.

- 7.28 Final details of the hard and soft landscaping, external materials and architectural details will be secured by a condition should permission be granted.
- 7.29 Overall, subject to conditions, the proposal is considered to respond positively to its context within the surrounding built form 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 Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2021) in this regard.

### **Housing Mix and Accessible and Adaptable Homes**

- 7.30 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.
- 7.31 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 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 The application proposes 28 dwellings (17 market dwellings and 11 affordable dwellings). The submitted plans show a mix of 4 one bedroomed houses, 14 two bedroom houses, 7 three bedroom houses, 1 four bedroom house and 2 two-bedroom bungalows meeting M4(3) adaptable standards. The HDC Affordable Housing Officer has indicated that there is no objection to the proposed provision. The mix and tenure will be secured by S106 planning agreement to ensure the proposal is acceptable in accordance with Policy LP24.
- 7.33 Subject to conditions and a s106 agreement, Officers consider that the number of affordable units (a minimum of 40%) and housing mix 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; most of the changes are unlikely to have an impact upon adjacent neighbouring amenity other than the loss of openness. However, where the proposed new dwellings are located backing onto existing garden areas of the dwellings of Barley Way (numbers 1,3, 5,7,9 &11) by plots 19 to 24, and backing onto the rear gardens of numbers 50 and 51 Farm Close by plots 25, 26 and 27, the proposals seek to limit the potential impacts through design and layout considerations.
- 7.36 The submitted layout plan shows that the proposed houses would be orientated to avoid issues of significant overlooking and loss of privacy for the neighbouring residents. This has been achieved by providing back to back distances of approximately 21m between the rear elevations of plot 24 and No. 11 Barley Way and widening out to 23m between plots 21, 22 & 23 and Nos. 5-7 Barley Way. Back to back distance between plots 19 & 20 and Nos. 1-3 Barley Way will be approximately 17.4m but these plots are single storey bungalows so there will be no overlooking. Likewise, the back to back distances between Plots 25-28 and 50-51 Farm close is approximately 24.5m and exceeds the minimum distances (21 metres) as indicated by the Huntingdonshire Design Guide 2017.
- 7.37 Furthermore, the separation distances, orientation and scale of the houses would ensure that the proposed dwellings would not be unduly overbearing on the existing properties. Also plots 24 and 25 have a side relationship with the existing properties and front onto the open space providing additional surveillance of this public space.
- 7.38 Whilst the levels within the site appear relatively flat, levels do rise from Ramsey Road through the site to the north. Details of the existing and proposed finished land levels and proposed finished floor levels have not been submitted to support the application. To ensure the proposals integrate with the existing land levels, boundary treatments, street scene and to protect the visual character of the area, a pre-commencement condition is required to be attached to the decision notice requiring these

further details to ensure the proposed levels are acceptable, in accordance with Policies LP11, LP12 and LP14 of the Local Plan to 2036.

- 7.39 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 a condition requiring the submission of a Construction Environmental Management Plan (CEMP) to be secured by condition. This condition is considered to be appropriate and necessary given the proximity to the existing properties in order to protect the amenity of adjoining neighbours (in regards to mud, dust, noise and pollution) during the construction phases of the development.
- 7.40 Overall and subject to conditions, it is considered that a high standard of amenity would be provided for all users of the development and maintained for neighbours given the existing levels of overlooking experienced by the existing occupiers. The development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon the existing residential amenity enjoyed by the occupiers. The proposal is therefore considered to be in accordance with Policies LP11, LP12 and LP14 of the Local Plan and Huntingdonshire's Design Guide SPD (2017) and paragraph 130(f) of the NPPF (2021).

### **Flooding Risk and Drainage**

- 7.41 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).
- 7.42 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.

- 7.43 The application site is situated in Flood Zone 1 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. Although it is noted there that is local concern regarding existing surface water flooding and drainage issues.
- 7.44 A Flood Risk Assessment and Drainage Strategy report has been prepared by Rossi Long Consulting with its latest revision dated September 2022.
- 7.45 The proposals have been assessed in consultation with Cambridgeshire County Council as Lead Local Flood Authority (LLFA) who have not objected to the current proposals subject to certain conditions being attached to any decision notice. The LLFA are satisfied that the proposals can be managed through the use of permeable paving and geocellular storage tanks, restricting surface water discharge to the Qbar rate of 2.61l/s. The LLFA recommends several conditions requesting the submission of detailed designs of the surface water drainage systems proposed prior to commencement of any development, details of surface water run-off measures during construction works and submission of a survey and report demonstrating the systems have been constructed in accordance with the approved details. In the event that Members are minded approve the application, it is considered appropriate and necessary to secure the above details by condition attached to the decision notice to ensure the effective drainage of surface water is managed within the site, preventing flooding elsewhere.
- 7.46 In terms of foul water drainage Anglian Water Authority (AWA) have confirmed the development is in the catchment of Ramsey Water Recycling Centre and there is available capacity for the expected flows.
- 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 relating to these issues, officers are satisfied that adequate provision will be made for surface water drainage and wastewater management within the application site.
- 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.

### **Highway Safety, Parking Provision and Access**



- 7.49 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 for each dwelling.
- 7.50 Access to the site will be provided off the existing accesses serving the privately owned non adopted estate. The proposals have been amended several times since first submission. The proposals have been designed taking into account public consultations undertaken prior to the submission of the application. The main concerns relate to existing parking issues within the estate and close to the school during school drop off and pick up times. This application proposes certain measures to improve the existing parking and drop off areas for vehicles and pedestrians. These measures include:
- A new french drain on the north boundary of the site to intercept run-off surface water from the adjacent field;
  - Re-surfacing Farm Close with permeable paving to improve surface water drainage generally;
  - 8 additional parking bays, re-surfacing, and access improvements adjacent to the school to help alleviate congestion at peak times;
  - Improvements to footpath links across Farm Close
  - Junction improvements to prevent buses over-running verges;
  - Parking and access improvements to existing dwellings;
  - Repairs to existing culvert and clearance of existing road ditches to improve surface water drainage to alleviate localised ponding issues.
- 7.51 These improvement measures are welcomed and supported and will help to alleviate some of the existing identified parking and highway safety issues at the site. The footpath improvements will also increase opportunities for people to travel by sustainable means (walk/cycling) to the Primary School and into the main village of Upwood. These measures will be secured by a condition to ensure they are implemented prior to the occupation of the dwellings, to improve highway safety given the increase in vehicles and pedestrians.
- 7.52 The proposals also provide adequate parking and turning areas for the dwellings, with two parking spaces per dwelling and 4 visitor parking bays are proposed. The level of parking is considered to be acceptable for the number of dwellings in this location, the parking spaces will be secured by a condition to ensure they are provided prior to the occupation of the dwellings.
- 7.53 As part of the assessment of the application, Cambridgeshire County Council as the Local Highways Authority have reviewed the proposals and raised no objections subject to a condition securing the on-site parking and turning areas prior to the occupation of the dwellings. A condition will be added in this

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

- 7.54 Details of cycle parking on the basis of 1 space per bedroom, would be considered and secured via a condition attached to the decision notice should members be minded to recommend approval.
- 7.55 Bin lorry Tracking details have also been provided to show the roadway to be suitable for bin collections, details of collection points will be secured by condition to ensure drag distances for bins are acceptable.
- 7.56 On balance, given the scale of the development and the additional highway and footpath improvements 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).

## **Biodiversity**

- 7.57 Paragraph 174 d) of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment. 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.
- 7.58 The site is not covered by any statutory wildlife site designation and does not support any ancient woodland but does have several well established trees. The closest statutory designated site is Upwood Meadows National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI). The application is supported by a Preliminary Ecological Appraisal, Biodiversity Metric and Ecology Note which indicate that no further surveys are required in regards to protected species. The supporting documentation indicates that the site is of low biodiversity and ecological importance and is of limited value to most protected species. Nonetheless, the supporting assessments identify that the trees within the site add to the biodiversity and ecological importance of the site and that these trees will largely be retained. This combined with the proposed habitat creation and enhancement measures demonstrate that the development is able to deliver an overall net biodiversity gain with a score of 4.43%.

- 7.59 The proposals have also been assessed in consultation with The Cambridgeshire Wildlife Trust (CWT) who have confirmed the proposed development appears to represent a low risk on ecological impacts. However, they have advised that the supporting ecology report has not addressed the indirect impacts on nearby Upwood Meadow SSSI from the increase in local population that will result from the development as Upwood Parish does not have any significant public open space. The only accessible “natural Greenspace” is the nature reserve at Upwood Meadows and Woodwalton Fen, both sites are SSSI. The trust noted that Upwood Meadows is already receiving more visitors than it can reasonably take, and any new homes built in the vicinity of the site could be expected to result in cumulative impacts at Upwood Meadows, they advise that an access mitigation and enhancement plan is required.
- 7.60 Detailed access enhancement and mitigation project costs have been prepared by the Wildlife Trust which include a range of facilities which will enhance and support the managed use of the Wood. These project costs amount to £12,000 annually for the implementation of the current management plan, over the next 15 years the Wildlife Trust will invest in the region of £185,500 in maintaining and enhancing the SSSI as an accessible strategic natural greenspace for the local population.
- 7.61 The Wildlife Trust has identified that a contribution of £6,548.15 (based on the resultant 3.53% increase in dwellings stock) is required towards the site management costs associated with the increase in local population resulting from the development. These have been calculated on undertaking a number of projects in year 1 which include upgrades to the on-site interpretation panels, preparing information for circulation to the wider population via a range of digital and print means, explaining the importance of Upwood Meadows and the acceptable and unacceptable behaviours within the nature reserve. It is considered that this contribution is considered to accord with the statutory tests in the Community Infrastructure Levy Regulations 2010 and paragraph 56 of the NPPF. This payment is to be secured through the S106 Agreement.
- 7.62 A condition is also required to secure the ecological enhancement and mitigation measures are undertaken as proposed within the accompanying ecological reports to secure the mitigation measures and to ensure a biodiversity net gain is achieved within the site.
- 7.63 Subject to conditions and a completed s106 planning agreement, overall, it is considered the proposed development accords with Policy LP30 of the Local Plan and paragraph 174 d) of the NPPF 2021.

## **Trees and Landscaping**

- 7.64 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.
- 7.65 The site is located within an area that backs onto open countryside and has a semi-rural feel. There is a lack of screening of the existing dwellings along the northern boundary which results in a highly visible existing development from the north.
- 7.66 The proposals are supported by a tree survey, arboricultural implications assessment and method statement by Indigo Surveys dated September 2021. These documents and supporting plans demonstrate that the majority of the existing trees are being retained with additional tree and hedge planting in front gardens, parking areas and within the landscape buffers. These proposed landscape buffers will range from 2 – 4m in depth to the north and eastern boundaries of the site. The additional landscaping will reinforce the existing boundary planting. This boundary planting will help to minimise the visual impacts of the development and is considered to be broadly acceptable.
- 7.67 The mitigation and enhancements, tree protection and final hard and soft landscaping details are to be secured via a condition. In general, the soft landscaping is considered to be acceptable and the impacts on existing trees are limited.
- 7.68 Overall, and subject to conditions to ensure the proposals are carried out in accordance with the submitted details, the development is considered to be in accordance with Policy LP31 of the Local Plan and paragraph 174 b) of the NPPF 2021.

## **Water Efficiency – Energy Efficiency**

- 7.69 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.
- 7.70 The applicant has confirmed that the development will be finished to a high standard of energy efficiency having regard to current building regulations.
- 7.71 A condition will be imposed upon any consent to ensure that the development is built in accordance with the Policy LP12

standards and that these are maintained for the life of the development.

## **Infrastructure Requirements and Planning Obligations**

- 7.72 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:**

- 7.73 Given the proposal is for 28 dwellings with 17 market dwellings and 11 affordable dwellings, the proposals meet the requirements of Policy LP24 of the Local Plan, which requires the provision of 40% affordable housing on a site where 11 homes or 1,001m<sup>2</sup> 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:**

- 7.74 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.
- 7.75 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.
- 7.76 The existing open green space is informal space and left over land from the earlier developments at this location. The applicant has confirmed that the whole site was originally planned for housing but was not formalised. Whilst the proposals will result in the loss of a large amount of open grassland, the proposals will create 1100 square metres of green

space in addition to original green space area measuring approximately 1066 square metres as shown on the proposed block plan. The remaining green space will total 2166 square metres, this will be useable green space located within the central area of the Farm Close estate. In addition, a small area of 203 metres of open space will be created next to plot 13, these figures do not include the informal grass verges proposed within the development.

7.77 In accordance With Policy LP3 of the Local Plan and the requirements of the Developer Contributions SPD 2011, the scheme would 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 1300 square metres (0.130 hectares) of informal green space on the site. The application proposes the provision of approximately 1303 (1100 + 203 = 1303) square metres of open space (not including grass verges) meeting the requirements of the SPD. Maintenance and adoption of the proposed green space/play area will be covered in the section 106 Agreement for the development.

7.78 The location of the green space has been designed to provide well-observed area by the occupiers of the development to help to create a safe space for children to play. Suitable boundary treatments will also be used to create a well-defined green space. Final details of the boundary treatments including gates and fencing will be agreed via a landscaping condition. The green spaces will be directly accessed from the footway on the northern side of the spine road, and to the south of the private road between plots 24 and 25, and the existing access points will be retained between at Barley Way and between No's 49 and 50 Farm Close. The space will be easily accessible for all residents. Therefore, it is considered that the proposed open space is well designed, will function well and will be safe to use in accordance with Policy LP12 of the Local Plan.

7.79 Overall, it is considered that the proposal would provide an adequate amount of useable open space within the site. The proposals are therefore considered to be acceptable in accordance with the aims and objectives of the adopted Developer Contributions SPD (2011) and Policy LP3, LP4 and LP12 of the Local Plan.

#### Formal Green Space:

7.80 Off-site contributions of £15,104.36. have been sought by HDC's Sports Development Manager towards offsite formal sports provision. This contribution would be put towards improving the ancillary facilities at Upwood Cricket Club which is a key community club with a number of teams who are looking to expand further to include women and girls cricket. The

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:

7.81 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 details of how the site will be maintained by a maintenance company that would be set up by the developer and funded through contributions from residents/landowners of the site (as per the cascade mechanism within the Developer Contributions SPD).

#### Residential Wheeled Bins:

7.82 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):

7.83 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.

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

#### **Conclusion:**

7.85 This proposal seeks permission for up to 28 dwellings with at least 40% affordable housing to help meet the specific needs of the district.

7.86 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.

- 7.87 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.
- 7.88 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 market and affordable housing.
- 7.89 In terms of the environmental dimension of sustainable development, the proposal delivers, through the biodiversity mitigation and enhancements, is a development that is acceptable from a biodiversity perspective and provides additional landscaping.
- 7.90 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 acknowledged limited local services and facilities within Upwood.
- 7.91 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 Affordable Housing to help meet the district's needs;
  - provide a supply of market housing to go towards meeting the district wide need for housing and providing a choice above and beyond the 5 year supply of housing land;
  - 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 significant adverse impacts on features of landscape or ecological value and will provide a net gain in biodiversity;
  - provide infrastructure to meet the needs generated by the development.
- 7.92 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 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
- \* Open Space
- \* Open Space Maintenance
- \* Outdoor Sports Contribution
- \* Upwood Meadows SSSI mitigation and management scheme
- \* Upwood Meadows SSSI Management Contribution
- \* Bin Provision

**OR**

**RECOMMENDATION - REFUSAL in the event that the s106 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 in planning terms.**

**Subject to conditions to include the following:**

- Time limit
- Approved plans
- Materials and Architectural details
- Biodiversity enhancement plan
- Hard and soft landscaping
- Surface Water drainage
- Foul Water drainage
- Construction and Environmental Management Plan
- Parking provision retention
- Cycle parking, bin storage and bin collection points
- Footpaths and parking improvements
- Fire Hydrants
- Tree protection plan
- 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](mailto:Debra.bell@huntingdonshire.gov.uk)**

**From:** [parishclerk@upwood.org](mailto:parishclerk@upwood.org)  
**To:** [Debra Bell; Control, Development \(Planning\)](#)  
**Subject:** 21/02139/FUL | Objection  
**Date:** 04 November 2021 09:34:12  
**Attachments:** [image001.jpg](#)

---

Good Morning Debra,

Reference: 21/02139/FUL | Erection of 28 dwellings and associated infrastructure and works including new pick-up and drop-off spaces and footpath provision | Informal open space east of 47 Farm Close Upwood.

Please see below for the response from Upwood and the Raveleys Parish Council. The planning portal only allows for 2,000 characters so I wonder if you could upload this on our behalf please.

Kind regards,

Carol

Bedford Pilgrims Housing Association (BPHA) Ltd. had previously advised of its intention to develop this land and initial plans were reviewed by the parish council in February 2021 (minute reference: 128-02/21.1).

At the time of the initial consultation, the parish council received 17 letters of objection representing the concerns of 15 households. Two particularly poignant letters had been received from children.

In summary the correspondence outlined concerns for:

- the erosion of green spaces and the impact on wildlife;
- the loss of a safe open area for children's play and community recreation;
- an inevitable exacerbation of serious flooding which had recently impacted several homes;
- increased traffic congestion and the inherent issues of road safety in relation to the school and with regard to access to Huntingdon Road;
- insufficient supporting infrastructure in the local community which is already struggling with ever increasing volume of traffic;
- a lack of school places and compromised access to healthcare.

Councillors agreed unanimously with the concerns of the residents and noted that with 250 of the 750 homes already designated as affordable and scheduled to be built as part of the RAF Upwood, Tunkers Lane and Valiant Square developments; plus four already allocated as part of the Church Lane development, there appears little justification for further provision at Farm Close.

It was noted that the aggregated impact of individual developments is not considered by planners and is therefore deceptive. The volume of traffic arising from 1600 new homes (with no supporting improvements to the road network) in Ramsey and Bury will already impact hugely on Upwood and the Raveleys and the surrounding villages and these concerns have been well documented.

Councillors also agreed that BPHA Ltd. has historically been less than cooperative with the parish council's attempts to work in partnership for the benefit of the community, and general maintenance and aesthetic issues such as its responsibility for the boundary fence and ditch have long been neglected.

Despite some revisions prior to submission of this planning application; and the commissioning of a drainage strategy and a transport assessment, the above

concerns remain valid.

Councillors expressed frustration with national and local planning policy whereby significant development sites (including two in Bury) which are not identified in the Local Plan to 2036 are being approved. The planning statement refers to the National Planning Policy Framework regarding the delivery of sustainable development: Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account a number of factors including: (c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use and; (d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change This application doesn’t appear to have consideration for either point.

Under the “wider benefits of the development proposals” and in the “conclusion”, the author has invited significant weight to be attached to the provision of affordable and market housing to meet existing significant need (yet as noted above there is no shortage of either affordable or market housing in this area); that it will deliver new infrastructure with wider benefits to the existing community including an additional 13 parking spaces to assist with local concerns of overspill or nuisance parking arising at school drop off and pick up times. This is unlikely to address the “mayhem” described by parents at school pick up time “with cars, children and parents going in all directions and parking in any available space including on the grassed area” (which is now the site of this proposed development).

It was agreed in February that the parish council would make representation to strenuously oppose the proposed planning application should it be submitted. Given the continuing strength of opposition from residents; the lack of supporting infrastructure; fears for the over-development of an already congested area around the village school; the proposed loss of green space; the ongoing risk of flooding; and the significant developments already underway in Bury and Ramsey (which are already having a detrimental impact on this parish), the parish council resolved to formally register its objection to this proposed development.

Carol Silverstone  
Parish Clerk/RFO  
Upwood & the Raveleys Parish Council  
Kilimanjaro  
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# Development Management Committee



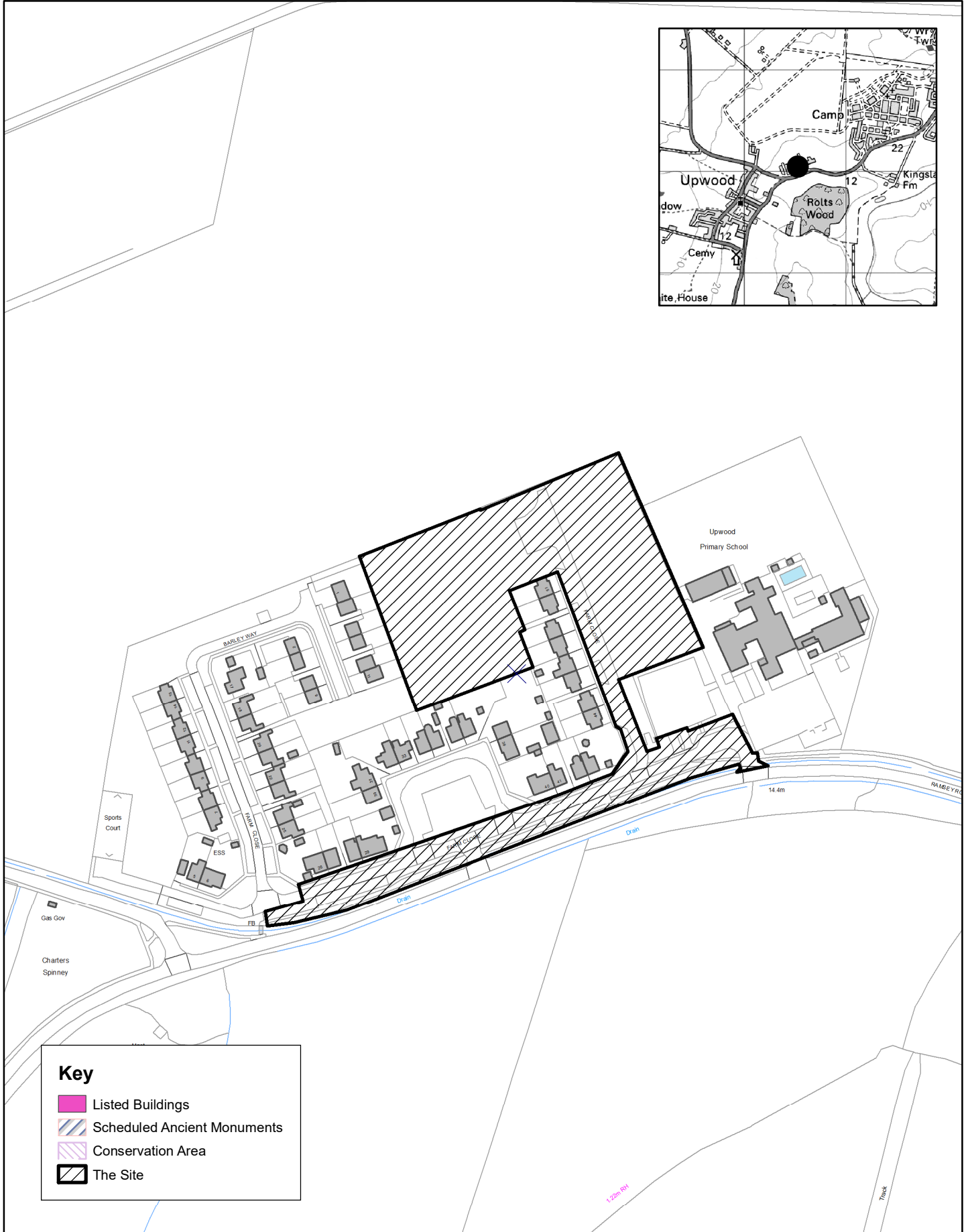
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Application Ref:21/02139/FUL

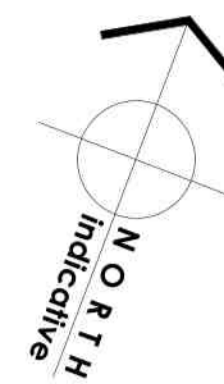
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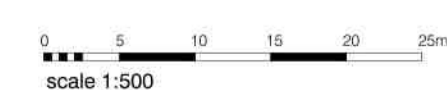
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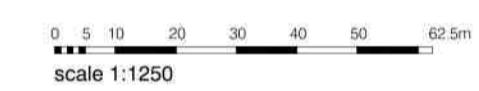
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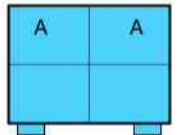
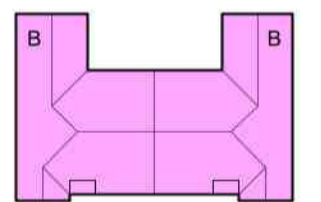
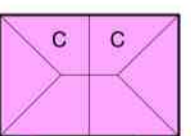
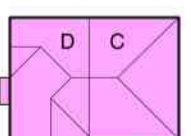
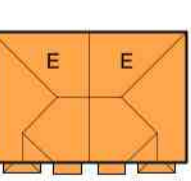
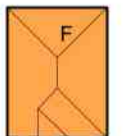
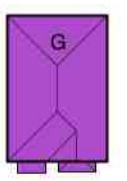

**Key Plan**

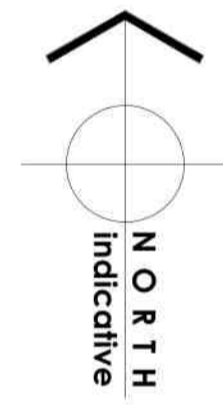


**Location Plan**



**Key:**

-  TYPE A  
1 Bed (2 person) semi-detached
-  TYPE B  
2 Bed Bungalow (4 person) semi-detached  
M4(3) - Wheelchair
-  TYPE C  
2 Bed (4 person) semi-detached
-  TYPE C/D  
2 Bed (4 person) semi-detached
-  TYPE E  
3 Bed (5 person) semi-detached
-  TYPE F  
3 Bed (5 person) detached
-  TYPE G  
4 Bed (6 person) detached
-  Affordable dwellings



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Revisions		
Suffix	Date	Amendments
A	6-8-21	Red line updated
B	24-08-22	Additional POS added / Layout updated.
C	30-11-22	Tenure Plot 26

**PLANNING SUBMISSION**



**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Claremont House,  
 10 Station Road,  
 Chatteris  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

Job Title  
 Proposed Development of 28 Dwellings  
 Land off Farm Close Upwood  
 for BPHA

Drawing Title  
 PLANNING SUBMISSION  
 Location Plan & Development Mix

Date	Scale	Dwn	Dwg No	Rev
26.03.2020	1:250@A1	PD	BPHA.838.P01	C

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- New Access Road (non-adoptable)**  
New private road constructed with permeable block paving. Refer to Drainage Strategy.
  - Private Drives**  
Private drives surfaced with permeable block paving to approval of Local Authority. Refer to Drainage Strategy.
  - Tarmac Footpaths (non-adoptable)**
  - Private Paths**  
Private footpaths formed with 450 x 450mm slabs to approval of Local Authority.
- SOFT LANDSCAPING:**
- Rear Gardens**
  - Front Gardens**  
Front gardens to be turf/shrub borders, refer to landscape drawings.
  - Open Space**  
Area of open space to be grassed. See landscape drawings.
  - Verge**  
Grass verge retained and managed by applicant.
  - Wild Flower Grassland**  
Area of existing off site open space upgraded to wild flower grassland.
  - Proposed New Trees**  
Locations of new planting (indicative). Refer to detailed landscaping proposals prepared by Landscape Architect.
  - Existing Trees**  
Existing trees retained. See tree report.

- BOUNDARY TREATMENTS:**
- 1.8m Close Boarded Fence**  
1.8m high close boarded timber fence with concrete gravel borders at changes of level where required.
  - 1.2m Four Bar Timber Rail Fence**  
1200mm high four bar horizontal timber rail fence.
  - 1m Metal Rail Fence**  
1000mm high four bar horizontal metal rail fence.
  - 0.6m Knee Rail Fence**  
600mm high single rail fence.
  - 1.8m High Wall**  
1800mm high 225mm thick brick wall with brick on edge coping.
- OTHER:**
- Refuse Bins**  
Location of refuse bin storage within curtilage of dwellings / bin collection points.
  - Visitor Parking Locations**  
7m<sup>2</sup> spaces
  - Timber Sheds**  
Location of timber sheds within gardens providing cycle storage.
  - Lighting - to SBD requirements**  
Street lighting columns to be designed to BS 5489-1:2020 (non-adopted).  
House security lights to be LED bulkhead type with dusk to dawn control / sensors.

Suffix	Date	Amendments
A	6-8-21	Note added - Remove old footpaths Existing open space hatched
B	9-9-21	Planting added between parking bays Visibility splays added
C	28-9-21	Validation Update - Street name corrected 'Farm Close'
D	20-01-22	Hatch added to show wild flower grassland
E	15-02-22	Hatch updated wild flower grassland
F	24-08-22	Additional POS added / Layout updated.

**PLANNING SUBMISSION**

**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Clarendon House,  
 10 Station Road,  
 Chatteris,  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

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 for BPHA

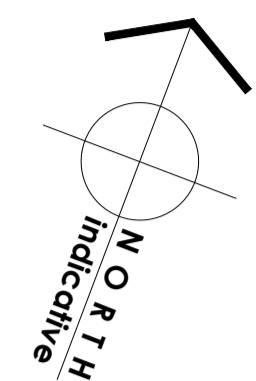
Drawing Title  
 PLANNING SUBMISSION  
 Proposed Site Plan

Date	Scale	Dwn	Dwg No	Rev
26.03.2020	1:250@A1	PD	BPHA.838.P03	F

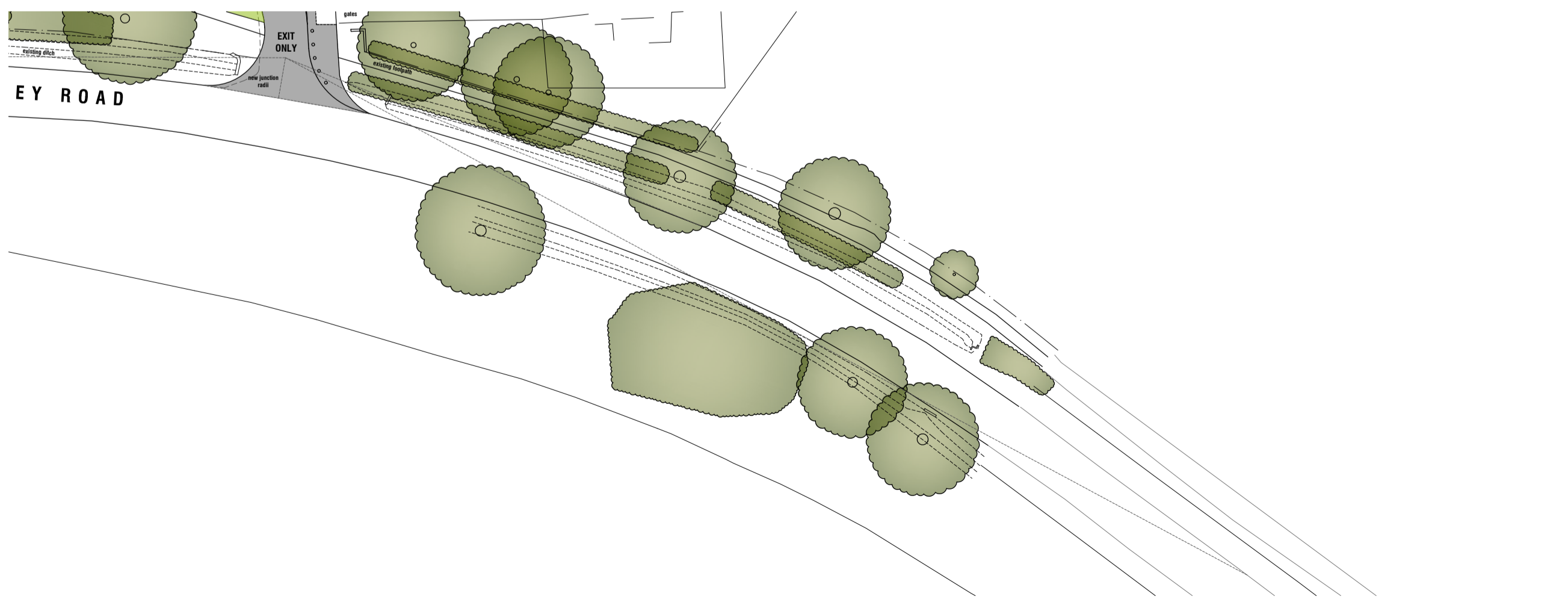


**Site Plan**  
 scale 1:250

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 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



**Block Plan**  
 scale 1:500



**Visibility Splay - East**

Revisions		
Suffix	Date	Amendments
A	6-8-21	Note added - Remove old footpaths Existing open space hatched
B	9-9-21	Planting added between parking bays Visibility splays added
C	28-9-21	Validation Update - Street name corrected 'Farm Close'
D	20-01-22	New parking bays changed to layby design from chevron Hatch added to show wild flower grassland
E	15-02-22	Hatch updated to show wild flower grassland
F	24-08-22	Additional POS added / Layout updated.

Status  
**PLANNING SUBMISSION**

**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Clarendon House,  
 10 Station Road,  
 Chatteris  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

Job Title  
 Proposed Development of 28 Dwellings  
 Land off Farm Close Upwood  
 for BPHA

Drawing Title  
 PLANNING SUBMISSION  
 Block Plan

Date	Scale	Dwn	Dwg No	Rev
26.03.2020	1:250@A1	PD	BPHA.838.P02	F

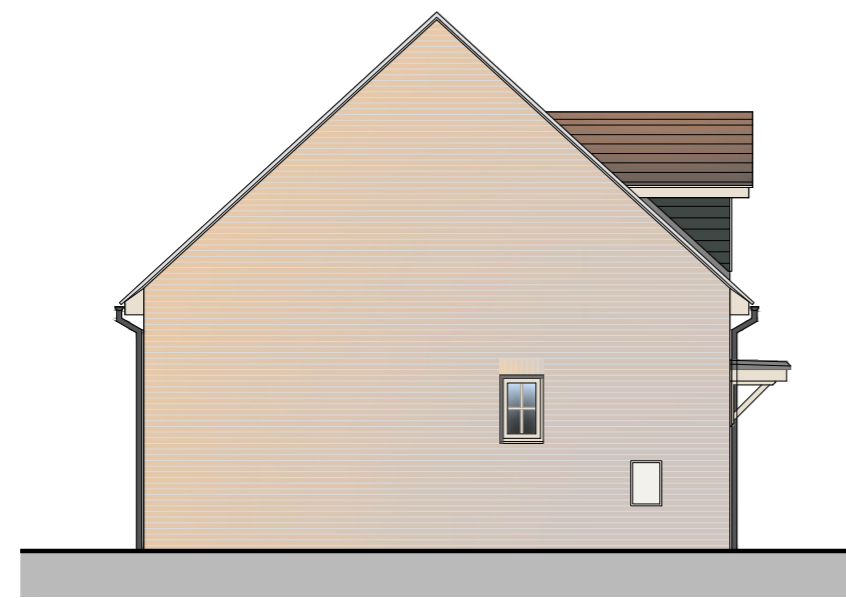


DO NOT SCALE FROM THIS DRAWING

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ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

**TYPE A ~ 1B(2P)**  
**GIFA: 60.24m<sup>2</sup> - M4(2)**



Side Elevation



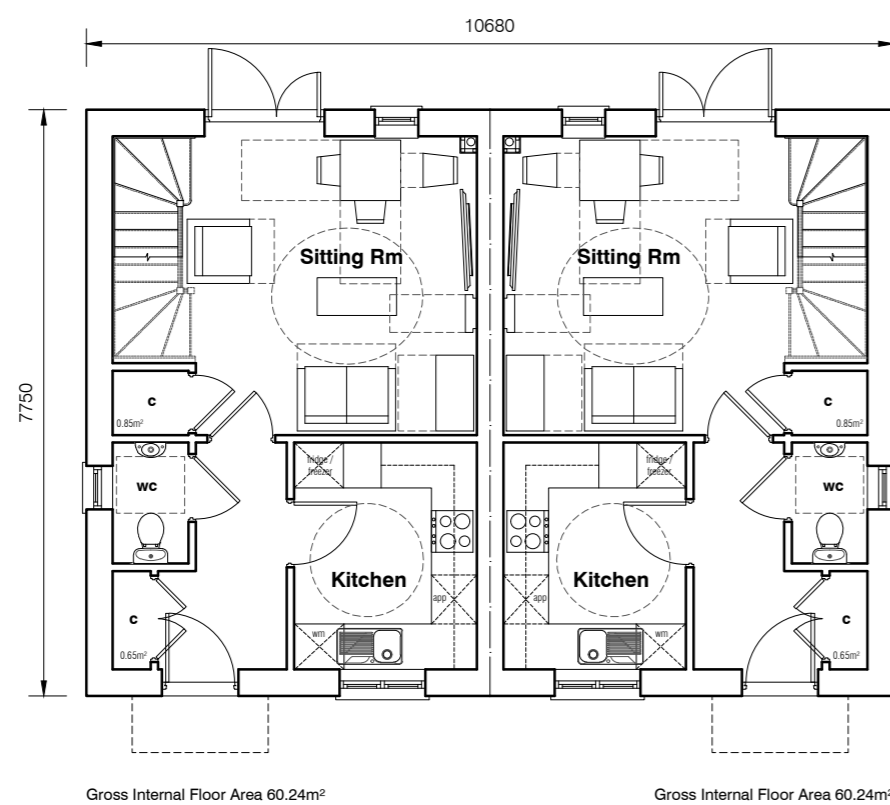
Front Elevation



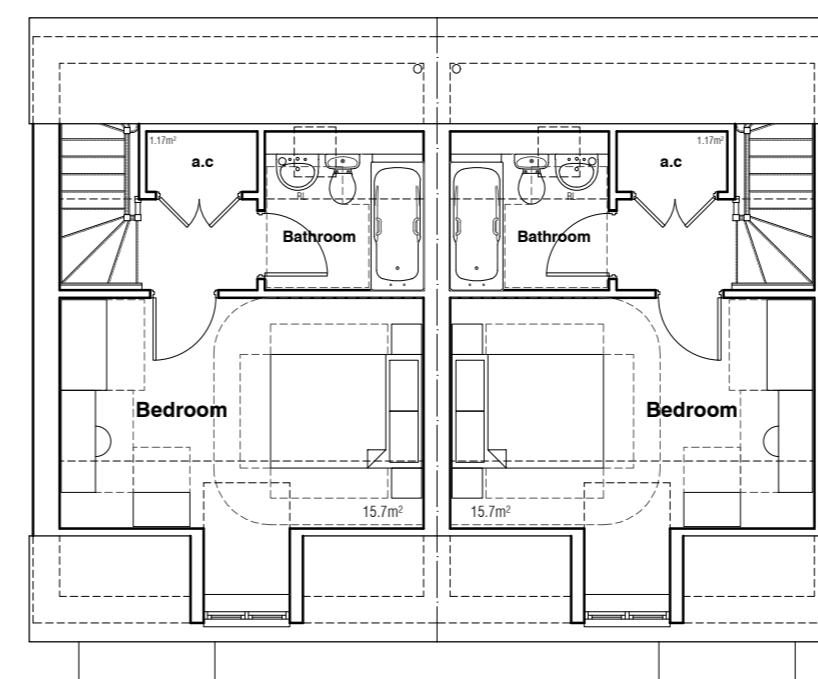
Side Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

0 1 2 3 4 5m  
 scale 1:100

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added

Status  
**PLANNING SUBMISSION**



**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Claremont House,  
 10 Station Road,  
 Chatteris  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

Job Title  
 Proposed Development of 28 Dwellings  
 Land Off Farm Close Upwood  
 for BPHA

Drawing Title  
 PLANNING SUBMISSION  
 1B2P House M4(2) - TYPE A  
 Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P05	A

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ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

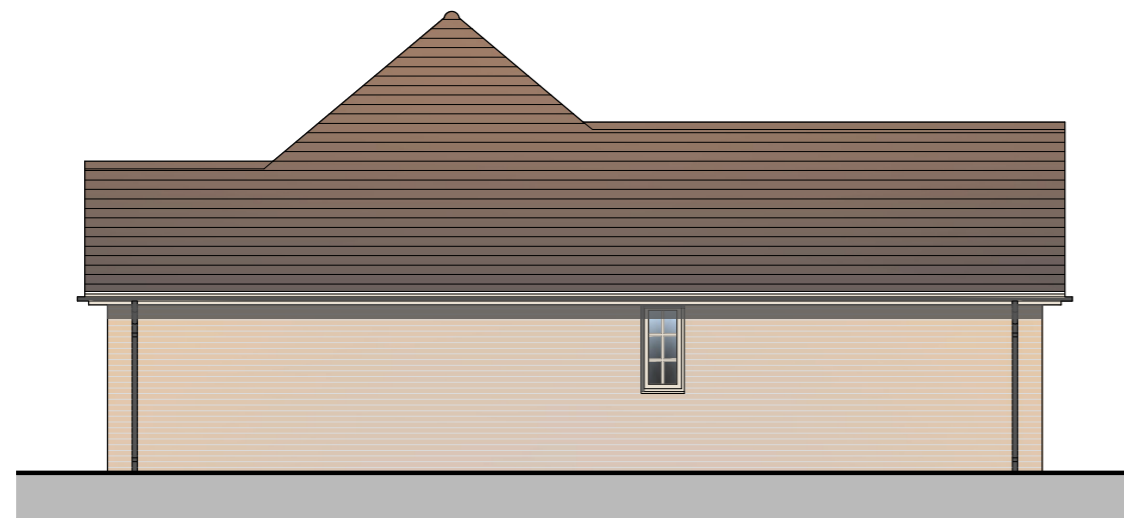
**TYPE A ~ 2B(3P)**  
**GIFA: 78.7m<sup>2</sup> - M4(3)**



Side Elevation



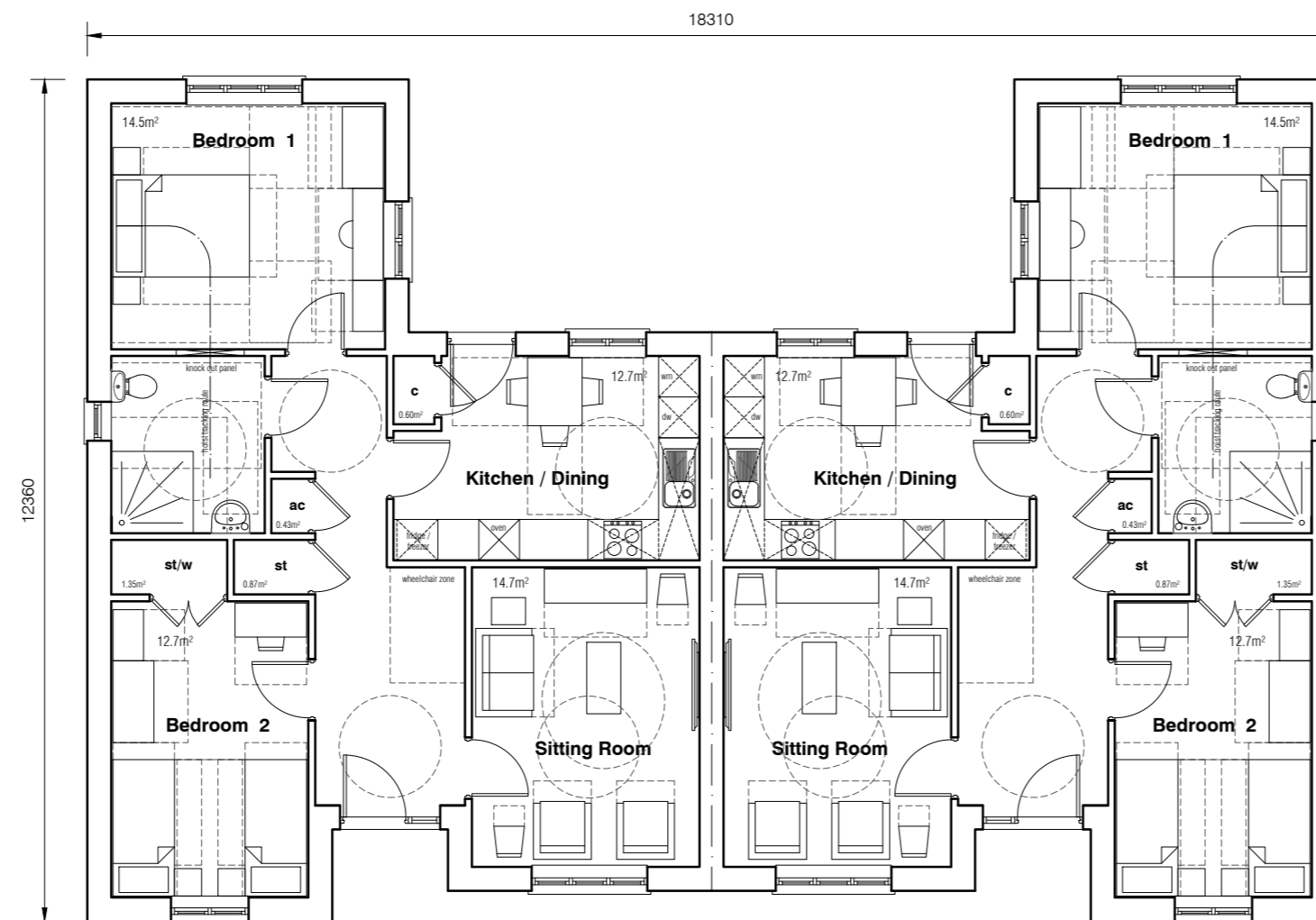
Front Elevation



Side Elevation



Rear Elevation



Gross Internal Floor Area 78.7m<sup>2</sup>

Gross Internal Floor Area 78.7m<sup>2</sup>

Ground Floor Plan

0 1 2 3 4 5m  
 scale 1:100

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Window added Bed1

Status  
**PLANNING SUBMISSION**



**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Claremont House,  
 10 Station Road,  
 Chatteris  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

Job Title  
 Proposed Development of 28 Dwellings  
 Land Off Farm Close Upwood  
 for BPHA

Drawing Title  
 PLANNING SUBMISSION  
 2B3P Bungalow M4(3) - TYPE B  
 Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P06	B

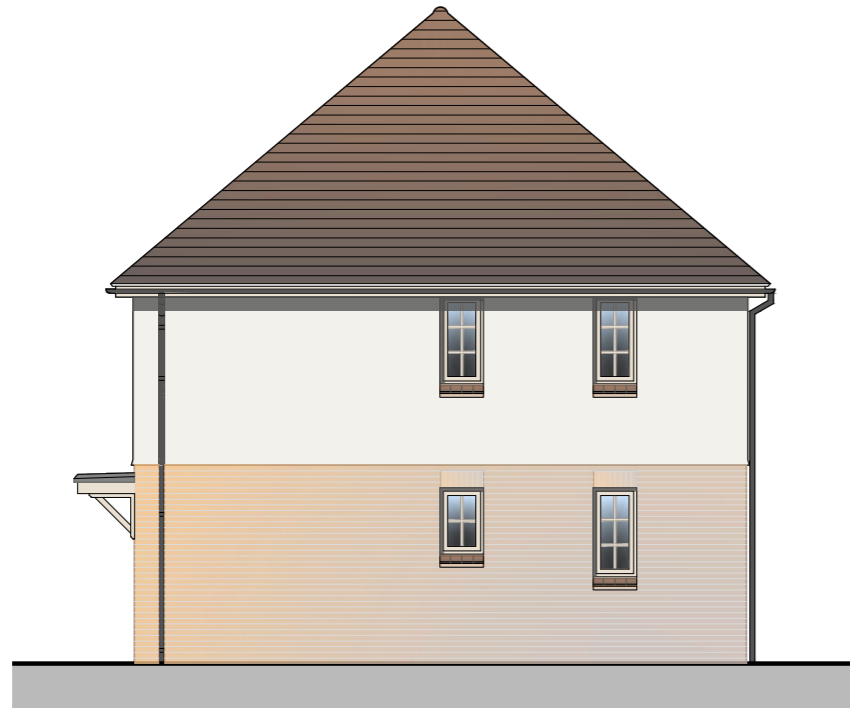
0 1 2 3 4 5m  
scale 1:100



Side Elevation



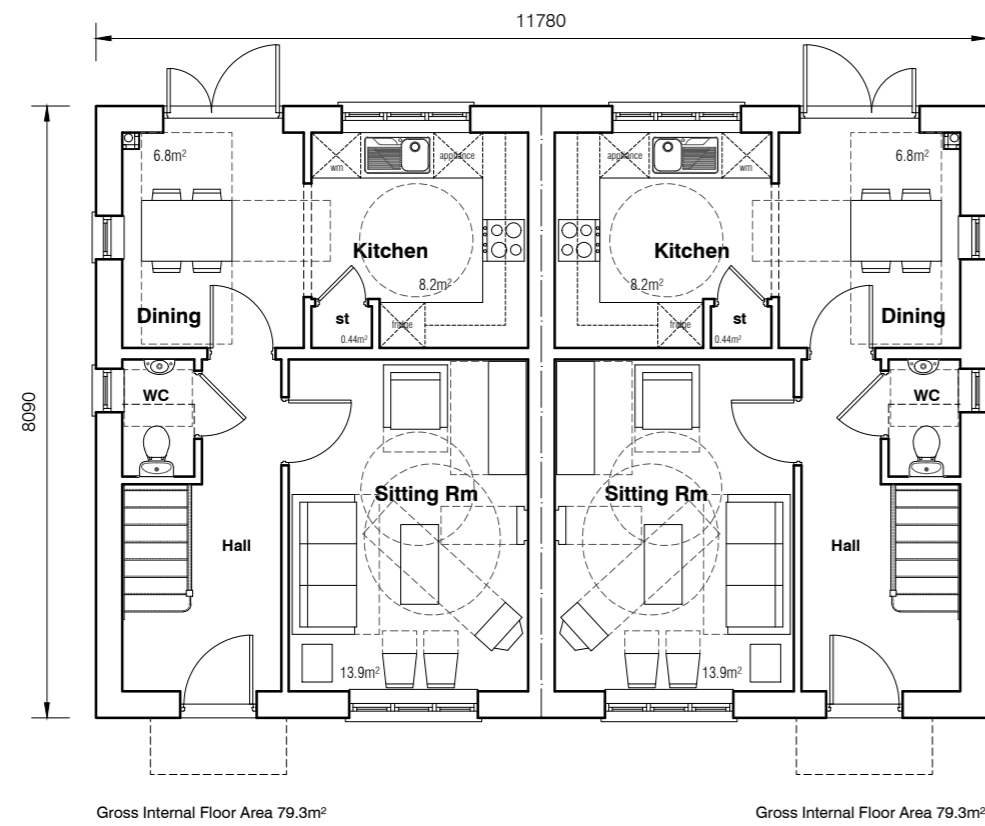
Front Elevation



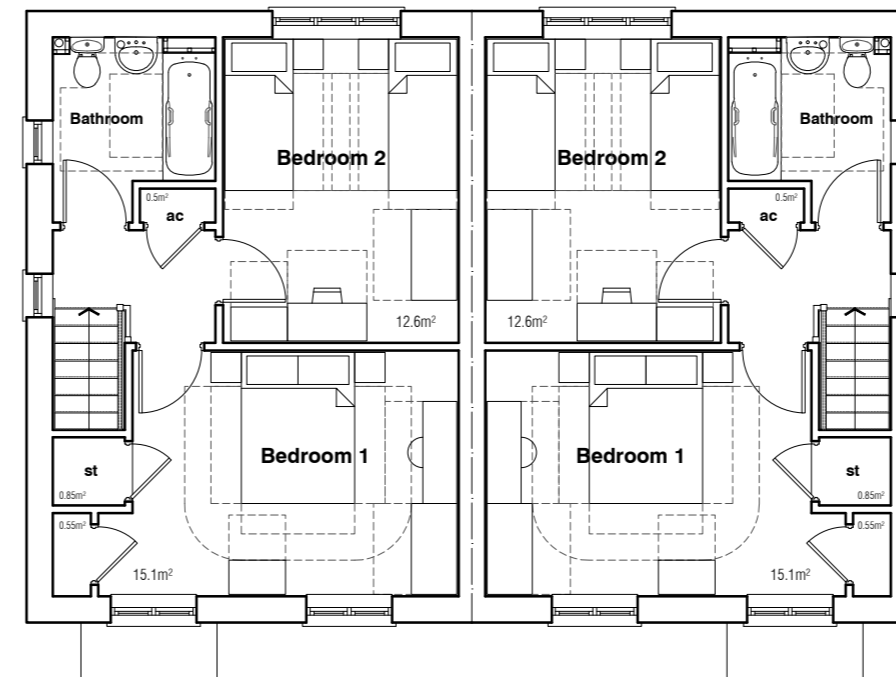
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

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**TYPE C ~ 2B(4P)**  
**GIFA: 79.3m² - M4(2)**

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Height of WC window reduced

Status  
**PLANNING SUBMISSION**



**The Design Partnership**  
The Design Partnership (Ely) Ltd  
Claremont House,  
10 Station Road,  
Chatteris  
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Job Title  
Proposed Development of 28 Dwellings  
Land Off Farm Close Upwood  
for BPHA

Drawing Title  
PLANNING SUBMISSION  
2B4P House M4(2) - TYPE C  
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P07	B

0 1 2 3 4 5m  
scale 1:100



Side Elevation



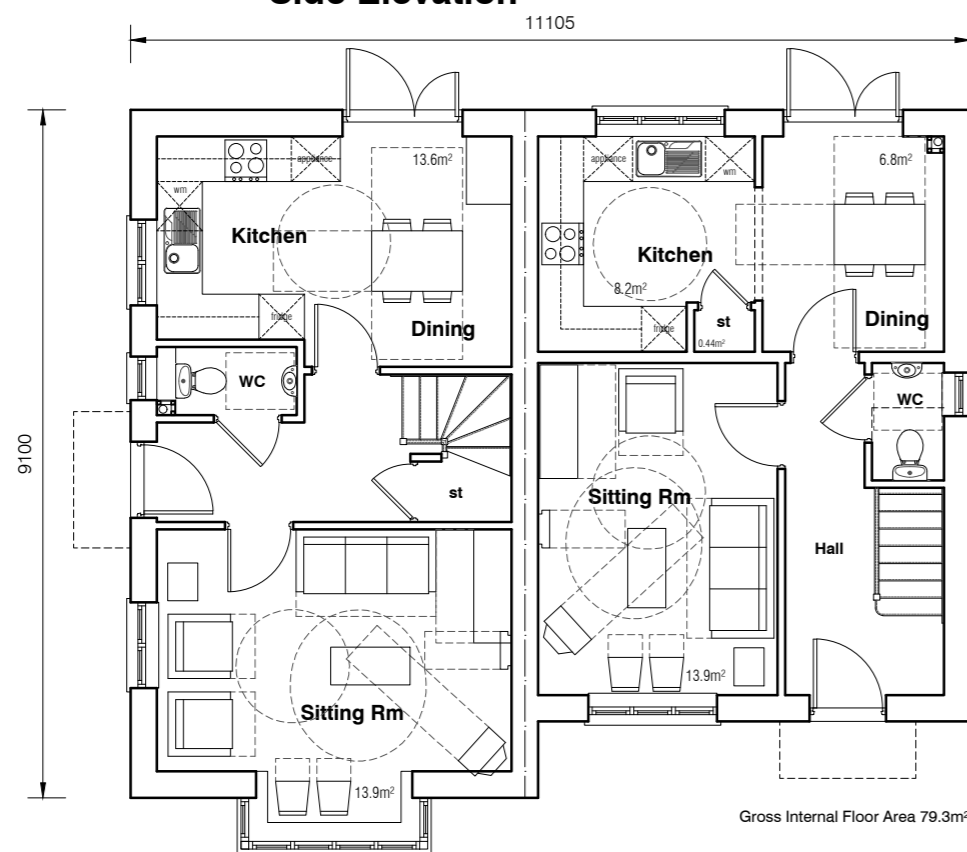
Front Elevation



Side Elevation

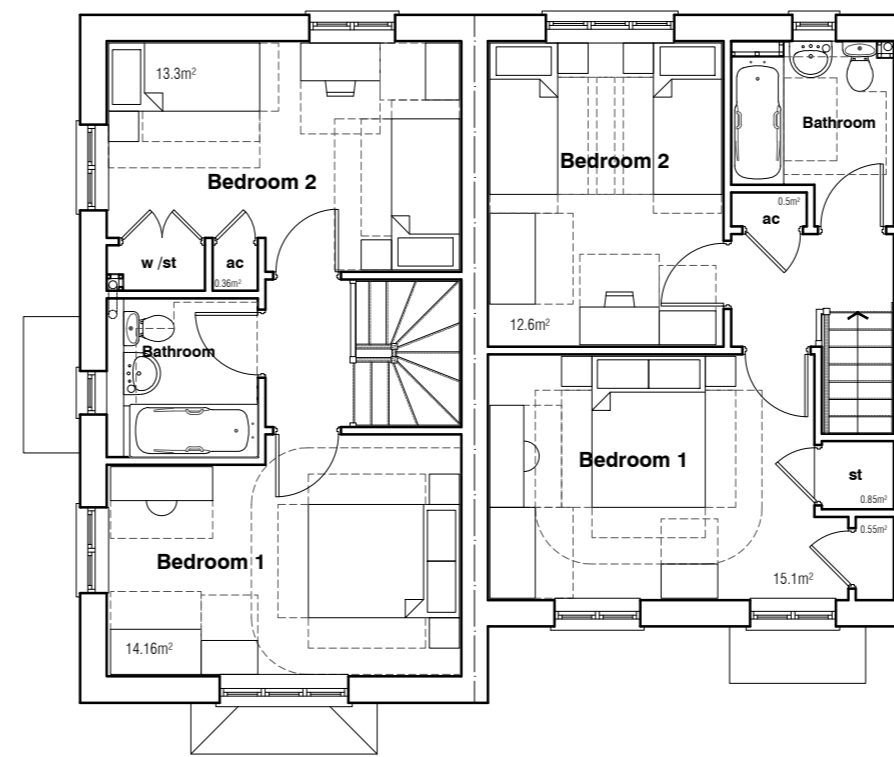


Rear Elevation



Gross Internal Floor Area 79.9m²

Ground Floor Plan



First Floor Plan

DO NOT SCALE FROM THIS DRAWING

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ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

**TYPE C/D ~ 2B(4P)**  
**GIFA: 79.3/79.9m² - M4(2)**

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Window removed Dining Room Bathroom window moved

Status  
**PLANNING SUBMISSION**



**The Design Partnership**  
The Design Partnership (Ely) Ltd  
Claremont House,  
10 Station Road,  
Chatteris  
Cambridgeshire PE16 6AG  
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Job Title  
Proposed Development of 28 Dwellings  
Land Off Farm Close Upwood  
for BPHA

Drawing Title  
PLANNING SUBMISSION  
2B4P House M4(2) - TYPE C/D  
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P08	B

0 1 2 3 4 5m  
scale 1:100



Side Elevation



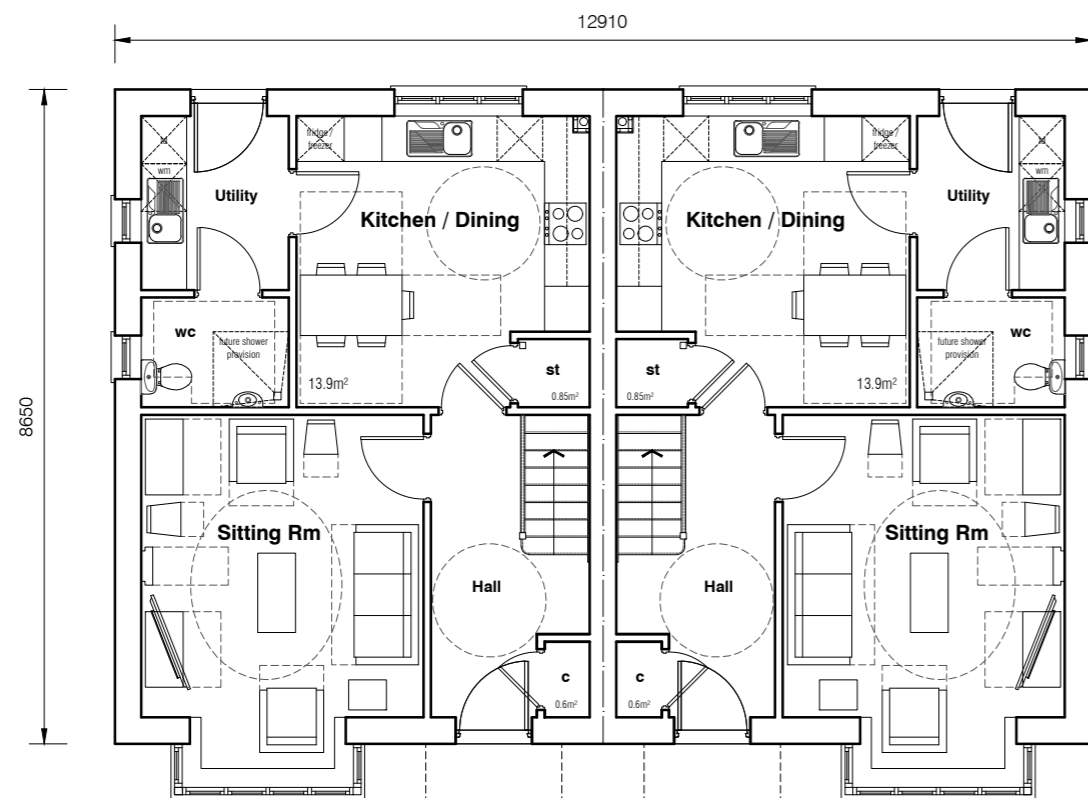
Front Elevation



Side Elevation



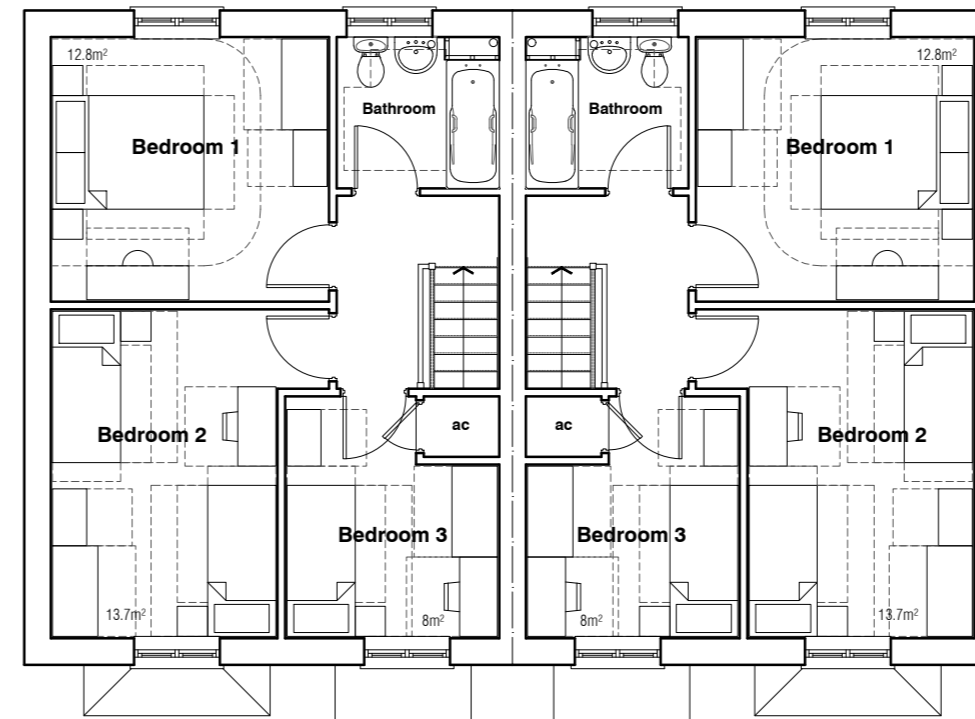
Rear Elevation



Gross Internal Floor Area 95.4m²

Gross Internal Floor Area 95.4m²

Ground Floor Plan



First Floor Plan

DO NOT SCALE FROM THIS DRAWING

THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.

ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	First Floor partitions amended Cills added to side windows

Status  
**PLANNING SUBMISSION**



**The Design Partnership**  
The Design Partnership (Ely) Ltd  
Claremont House,  
10 Station Road,  
Chatteris  
Cambridgeshire PE16 6AG  
Tel: 01354 693111

Job Title  
Proposed Development of 28 Dwellings  
Land Off Farm Close Upwood  
for BPHA

Drawing Title  
PLANNING SUBMISSION  
3B5P Semi-Detached House M4(2) - TYPE E  
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P09	B

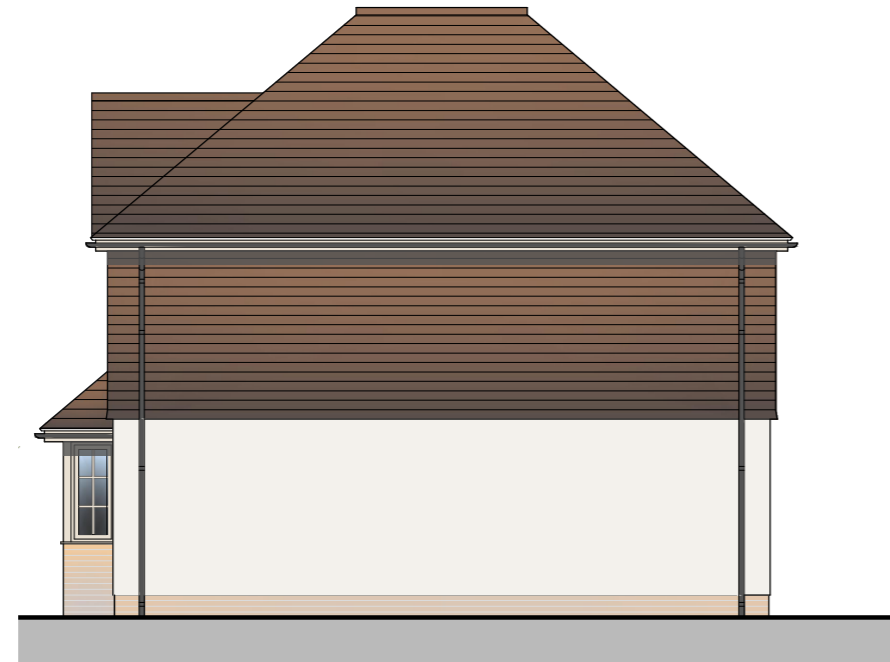
0 1 2 3 4 5m  
scale 1:100



Side Elevation



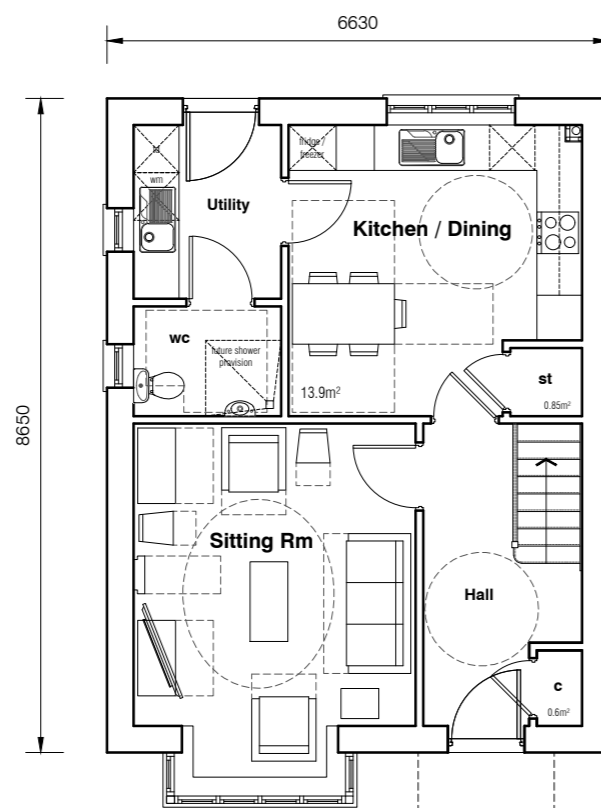
Front Elevation



Side Elevation

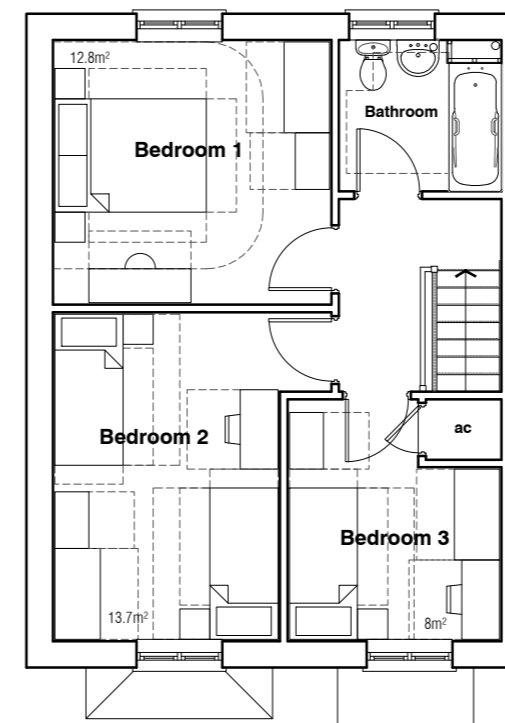


Rear Elevation



Gross Internal Floor Area 95.4m²

Ground Floor Plan



First Floor Plan

DO NOT SCALE FROM THIS DRAWING

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**TYPE F ~ 3B(5P)**  
**GIFA: 95.4\*m² - M4(2)**  
[\*includes bay window]

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Hall and landing window removed. First Floor partitions amended

Status  
**PLANNING SUBMISSION**



**The Design Partnership**  
The Design Partnership (Ely) Ltd  
Claremont House,  
10 Station Road,  
Chatteris  
Cambridgeshire PE16 6AG  
Tel: 01354 693111

Job Title  
Proposed Development of 28 Dwellings  
Land Off Farm Close Upwood  
for BPHA

Drawing Title  
PLANNING SUBMISSION  
3B5P Detached House M4(2) - TYPE F  
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P10	B

0 1 2 3 4 5m  
scale 1:100



Side Elevation



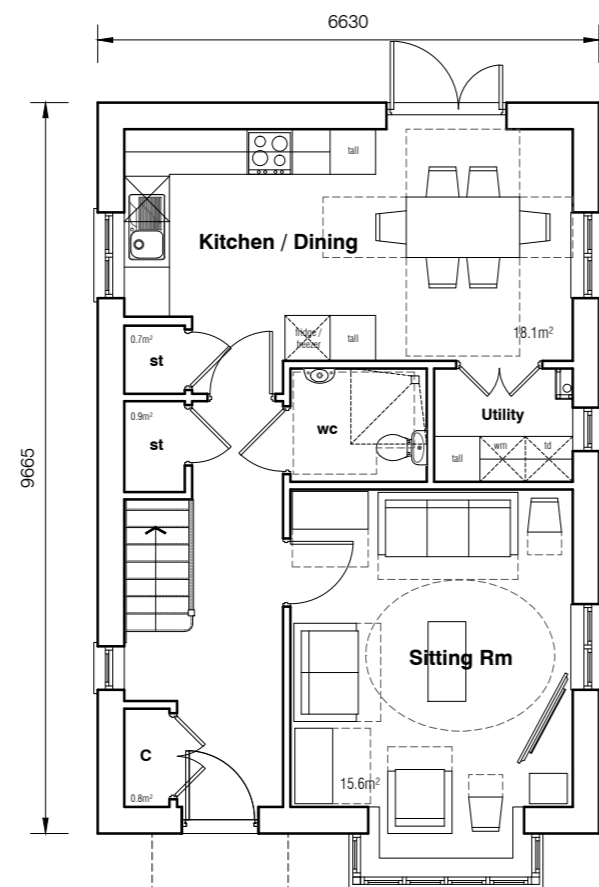
Front Elevation



Side Elevation

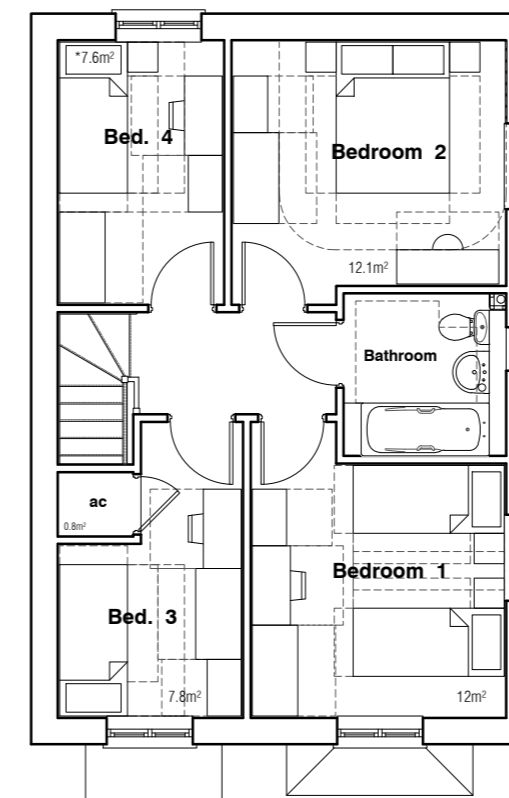


Rear Elevation



Gross Internal Floor Area 107.5m²

Ground Floor Plan



First Floor Plan

DO NOT SCALE FROM THIS DRAWING

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ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

**TYPE G ~ 4B(6P)**  
**GIFA: 107.5\*m<sup>2</sup> - M4(2)**  
[\*includes bay window]

Revisions		
Suffix	Date	Amendments
A	28-09-21	Validation - Dimensions added
B	24-08-22	Layout amended to include side windows

Status  
**PLANNING SUBMISSION**



**The Design Partnership**  
The Design Partnership (Ely) Ltd  
Claremont House,  
10 Station Road,  
Chatteris  
Cambridgeshire PE16 6AG  
Tel: 01354 693111

Job Title  
Proposed Development of 28 Dwellings  
Land Off Farm Close Upwood  
for BPHA

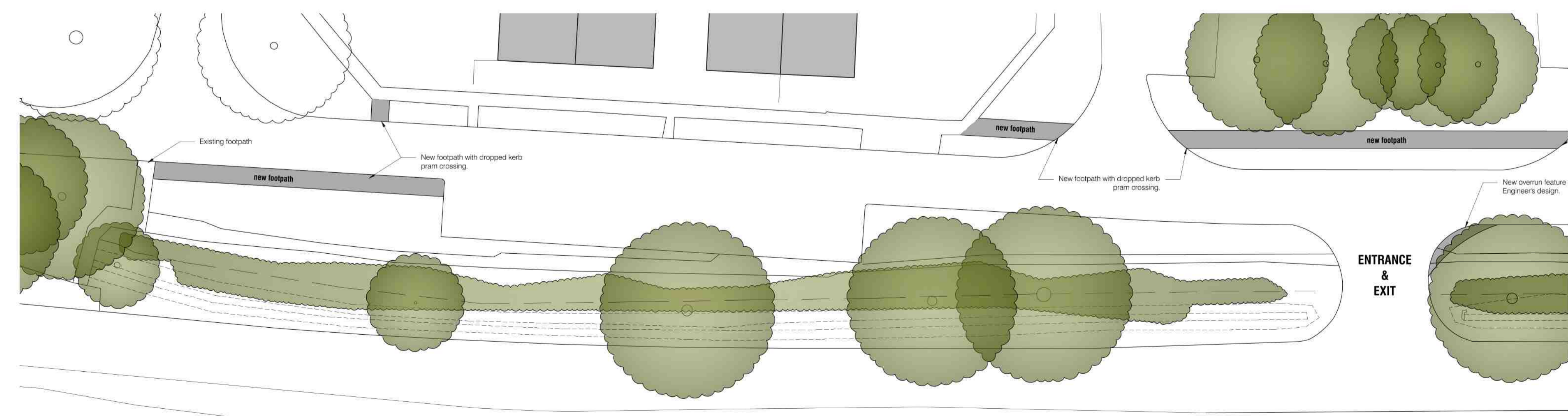
Drawing Title  
PLANNING SUBMISSION  
4B6P Detached House M4(2) - TYPE G  
Floor Plans and Elevations

Date	Scale	Drwn	Dwg. No.	Rev.
Mar.2020	1:100 @ A2	PD	BPHA-838-P11	B

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 ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.



**Site Access Improvements**



**Footpath Improvements - West**



Revisions		
Suffix	Date	Amendments
A	9-9-21	Planting added between parking bays Visibility splays added
B	28-9-21	Validation Update - Street name corrected 'Farm Close'
C	20-01-22	New parking bays changed to layby design from chevron
D	15-02-22	Hatch updated wild flower grassland

**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Clarendon House,  
 10 Station Road,  
 Chatteris  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

Job Title  
 Proposed Development of 28 Dwellings  
 Land off Farm Close Upwood  
 for BPHA

Drawing Title  
 PLANNING SUBMISSION  
 Access Alterations / additional footpaths

Date	Scale	Dwn	Dwg No	Rev
26.05.2021	1:250@A1	PD	BPHA.838.P04	D



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STREET ELEVATION 1 ~ Plots 1 to 12 (looking east)



STREET ELEVATION 2 ~ Plots 9 to 18 (looking north)



STREET ELEVATION 3 ~ Plots 19 to 24 (looking west)



STREET ELEVATION 4 ~ Plots 24 to 25 (looking north from open space)

Revisions		
Suffix	Date	Amendments
A	24-08-22	All updated to match changes to site layout

Status **PLANNING SUBMISSION**

**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Clarendon House,  
 10 Station Road,  
 Chatteris  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

Job Title  
 Proposed Housing Development  
 Land Off Farm Close Upwood  
 for BPHA

Drawing Title  
 PLANNING SUBMISSION  
 Street Elevations 1 - 4

Date	Scale	Dwn	Dwg No.	Rev.
June 2021	1:125@A1	PD	BPHA-838-P12	A