

# DEVELOPMENT MANAGEMENT COMMITTEE 19<sup>th</sup> June 2023

**Case No:** 22/02382/FUL

**Proposal:** Construction of 2no. 2 bedroom maisonettes.

**Location:** Land at 16 Sand Road, Great Gransden, Sandy

**Applicant:** Lucy Smith (Places for People)

**Grid Ref:** (E) 527313 (N) 255920

**Date of Registration:** 30<sup>th</sup> November 2022

**Parish:** Great Gransden

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## RECOMMENDATION - APPROVE

**This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to that of the Parish Council.**

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application has been submitted by Places for People a registered social housing provider. The application site is 16 Sand Road, Great Gransden. It currently forms part of the residential garden of number 16 Sand Road (lying north-east of the dwelling) which is under the ownership of the applicants. There are no constraints relevant to the site which lies within Flood Zone 1 with a low risk of surface water flooding as per the Environment Agency's most up to date Flood Risk Maps and Data.
- 1.2 This application seeks planning permission to erect a single building containing two, two bedroom maisonettes.
- 1.3 During the lifetime of the application revised plans have been received and re-consultations have been carried out accordingly with the Parish Council, neighbours and relevant consultees and Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.4 **It should be noted that during the lifetime of the application (submitted in November 2022) the Great Gransden Neighbourhood Plan has been adopted (March 2023).**

**Therefore, whilst full weight can be given to this now in the determination of the application, it should be noted that it was not an approved document (forming part of the development plan) at the time the application was submitted.**

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (20<sup>th</sup> 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 and the National Design Guide 2021 are also relevant and material considerations.

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

## **3. PLANNING POLICIES**

- 3.1 Great Gransden Neighbourhood Plan 2021 to 2036 (adopted March 2023)

Policies:

- G1 – A Built Up Area Boundary Strategy for Great Gransden
- G3 – Local Character and Design
- G4 – Development, Landscape Character and Valued Views
- G6 – Protecting and Enhancing Biodiversity in the Parish Including at Gransden Woods
- G8 – Development and Open Space Requirements
- G10 – A Walkable Village and Reducing Village Car Use
- G12 – Great Gransden Infrastructure Priorities

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

- LP2: Strategy for Development
- LP5: Flood Risk
- 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
- LP37: Ground Contamination and Groundwater Pollution

### 3.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

### 3.4 The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment

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

## 4. PLANNING HISTORY

### 4.1 None relevant

## 5. CONSULTATIONS

5.1 Great Gransden Parish Council objected to the original application on the grounds of:

- It would be contrary to Policy LP9 of the Local Plan due to the lack of sustainability in relation to services and connections with services.
- Unsympathetic to the surrounding residential environment and would cause harm to neighbour amenity and the surrounding area by developing a garden area used by a resident for over 30 years.
- Traffic and parking problems would be exacerbated. It is indicated that there were earlier concerns with the Dutton Gardens development to the north-east. There are several exits on to Sand Road and the provision of two maisonettes is overdevelopment having regard to the parking problems.
- Overlooking neighbouring gardens.
- General queries on the quality of the submission.

5.2 Following revised plans being submitted the Parish Council were consulted again and responded on the 3<sup>rd</sup> of May 2023 detailing the following concerns:

- All previous points made in the submission from Great Gransden Parish Council, on 10th January 2023, remain of great concern, except overlooking windows now removed. (The effect of turning the roof angle still causes the affected house in Dutton Gardens to lose some light).
- Great Gransden Parish Council would refer you to the excellent response from the neighbour at 2 Dutton Gardens with which GGPC unanimously agrees.
- Great concern is still expressed that this application has not been checked by Planning, as it still refers to other places – e.g., Spaldwick.

5.3 Ward Councillor West has also provided comments on the earlier and most recent submission (as below):

- Clarity that the site is garden land and not waste land.
- Great Gransden is a smaller settlement in a country area and this is overdevelopment of historic green space which adds to the character of the area.
- Fully in support of the comments made by the Parish Council.

It should be noted that Councillor West also made an additional representation pointing out that Great Gransden Parish Council did not appear to have been consulted on the first revision (even though Officers requested this). This was due to an administrative error and Officers are satisfied that they (and any interested party) have had sight of the most recent submission.

#### 5.4 Further consultations completed:

- HDC Operations (Waste) Team – No comments received at the time of determination.
- HDC Environmental Health – No representations received at the time of determination.
- HDC Trees and Landscapes – No Objection.
- HDC Housing Policy – Supports.
- Cambridgeshire County Council Highways – No Objection.

## 6. REPRESENTATIONS

6.1 8 objections have been received and these are available to view on HDC's Public Access Site. It should be noted that of these 8, 6 originate from the same 3 addresses and either provide additional context or respond to later consultations. Therefore, objections originate from occupants of 5 separate properties in total. These broadly relate to the following matters:

- Loss of a garden area maintained for 30 years by occupant – not wasteland.
- Not in keeping with the village and would be harmful to the character and appearance of the area.
- Parking provision and highway safety matters (including visibility splays).
- Lack of local amenity.
- Disturbance during development.
- Development not needed.
- Development would not accord with the NPPF (2021) due to the development of residential garden.
- Risk of precedent for poorly designed infill development (lack of quality materials).
- Impact on neighbour amenity (specific concerns regarding the addition of 'plant' equipment).
- Scale of property not in accordance with Technical Housing Standards.

## 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 As detailed in paragraph 1.3, the Great Gransden Neighbourhood Plan 2021 to 2036 was adopted on the 29<sup>th</sup> of March 2023. Therefore, the documents forming the wider development plan in this case are:

- Great Gransden Neighbourhood Plan 2021 to 2036 (March 2023)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)

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 are:

- The principle of development
- Design and visual amenity
- Residential amenity
- Highway safety and parking provision
- Flood risk and surface water
- Biodiversity
- Impact on trees

- Contamination
- Accessible and adaptable homes
- Water efficiency
- Developer contributions

## Principle of Development

- 7.6 The site is considered to be located within the built-up area of Great Gransden which is designated as a small settlement under Policy LP9 of Huntingdonshire's Local Plan to 2036. Policy LP9 states that development would be supported within the built-up areas of Small Settlements, where the amount and location of development is sustainable in relation to the level of services and infrastructure within the settlement, the opportunities for sustainable modes of travel, and the effect on the character and appearance of the locality and the settlement as a whole. Whilst Officers note that Spaldwick is referenced in the submitted Design, Access and Planning Statement it doesn't change the overall view that Great Gransden is also a small settlement and this amounts to no more than a typing error.
- 7.7 The Great Gransden Neighbourhood Plan 2023 to 2036 (March 2023 – Key Issue 1) states that (amongst other matters) “the need for further growth and development in the Parish is understood, however this must not undermine the essential character of what is a small, rural community”. And “new development should improve the affordability and diversity of housing stock to meet parish needs, as identified in the Housing Needs Survey and subsequent revisions.” It further states that “new development should be of minor scale with a focus on brownfield sites and infill.”
- 7.8 In this case, whilst it is acknowledged that the proposal seeks to develop residential garden land the wording of the NPPF (2021) is that plans should *consider* the case for setting out policies to resist inappropriate development of residential gardens (using an example as to where development would cause harm to the local area) there is no policy in place in either the Local Plan to 2036 or the Great Gransden Neighbourhood Plan (2023) to restrict this. Matters relating to the acceptability of the scheme as a whole are addressed in the proceeding sections of this report. Whilst the concerns raised by the Parish Council and objectors are noted, these appear to be contrary to the guidance of the Neighbourhood Plan (in terms of meeting housing need) as detailed above. As can be seen from the submitted plans, the development is ‘infill’ development and of minor scale (resulting in the introduction of only two units).
- 7.9 In terms of the sustainability of the location, the recently developed Neighbourhood Plan champions the facilities available to occupants of the village referencing the many clubs, societies

and organisations covering sport, music, the arts, education and general social activities for all age groups. It also references that there is a Public House, Reading Room (acting as the Village Hall), Café, Church and a Shop/Post Office. There is also a Primary School and Playgroup. It should be noted however that Officers understand (and as is indicated in one of the objections) that the Public House is not presently open. There are also options for recreational facilities due to the availability of open public space. Whilst it is accepted that the village naturally does not have the facilities available as would be the case in a larger settlement it is well-served given its size. Further, given its location on the edge of the district there is access to larger settlements both within and outside of the district (St Neots is approx. 8.5km north-west and Cambourne is approx. 4.6km to the north-east). The village is also served by a bus service (albeit limited) to Cambridge with various stops along the route.

- 7.10 It should also be recognised that the most recent Annual Monitoring report (2022) Part 1 (Housing Supply) states that “the availability of housing that is affordable is a major issue in the District with a growing gap between average earnings and housing costs.” During 2021/2022 255 affordable homes were completed and out of these only 37 were provided across the denoted small settlements (of which there are 73). Whilst, given the scale of the development it is not intended to secure this as affordable housing provision by means of a Section 106 agreement, the submitted documents details that these will be much needed affordable homes, and, given that the applicants are a registered Social Housing Provider, Officers have no reason to doubt that this will be the case.
- 7.11 Overall, taking the above factors into consideration the principle of development is therefore supported and would be in accordance with Policies LP2 and LP9 of Huntingdonshire’s Local Plan to 2036, and the Great Gransden Neighbourhood Plan 2023 to 2036 (March 2023) subject to compliance with the other relevant policies and considerations.

### **Design, Visual Amenity and Impact Upon the Character and Appearance of the Area**

- 7.12 The application site is to the south-east of Sand Road which hosts mainly residential development of varying age, scale, form and material finish. There is no uniformity in terms of the appearance of the dwellings. The site is part of the side garden area relating to number 16 Sand Road which is a two-storey semi-detached dwellinghouse (the left of a single semi-detached unit to the north-east of the junction with Mandene Gardens). The dwellings appear typical of mid-20<sup>th</sup> Century Local Authority housing with a tiled roof and render finish. To the north-east is the relatively recent ‘Dutton Gardens’ development approved



under application numbers 17/01375/OUT and 19/01467/REM which approved up to 40 dwellings, some of which are maisonettes.

7.13 Number 16 (as with number 14) benefits from a relatively generous garden as was typical of Local Authority development of that era. It extends to the south-east (abutting the common boundaries with dwellings on Mandene Gardens) and extends to the north-east providing an area of land which is mainly laid to lawn with trees/shrubs planted at various locations. There is a hedgerow located adjacent to a single storey projection to the side of number 16 which largely obscures the rear of the plot from view. Whilst Officers accept that the loss of the garden area may be difficult for the occupant of number 16 it remains that this is under the ownership of the applicants, and, whilst numbers 14 and 16 do benefit from these generous gardens, given the surrounding pattern of development there is a clear variance in garden sizes enjoyed by the occupants and so a plot of this scale is not a recurring characteristic of the area. In terms of the dwellings themselves, some design changes have been undertaken on the advice of Officers in comparison with the original submission. Thus:

- The building has been brought forward slightly so that it aligns with number 2 Dutton Gardens to the north-east.
- The fenestration has been amended.

7.14 To all intents and purposes, whilst this is a development of two maisonettes (the first floor accessed by an internal staircase) it has the appearance of a two-storey dwelling. It is set back approx. 12 metres from the highway, and, given its height (approx. 8.2 metres to ridge level), it will not appear as overly prominent in the streetscene. Levels detail will be secured by condition such to ensure its integration with the surrounding property and landscape (however, there does not appear to be an intense variance in levels from an early assessment). It is accepted that this will 'infill' what is presently an open space between two dwellings, however, there is a degree of separation of approx. 4.55 metres (at the closest point) to the side (south-west) elevation of number 2 Dutton Gardens and approx. 1.9 metres to the common boundary and single storey side projection of number 16 Sand Road. Therefore, there would be 'breaks' in the line of built development providing sky gaps and reducing the potential for the site appearing overdeveloped or create a 'terracing' impact. The plot is also considered to be large enough to accommodate the development without appearing overwhelmed.

7.15 In terms of materials, whilst the concerns raised in the objections are noted it is not considered that the materials proposed for the dwelling would be significantly harmful to the area or result in an

out of context development. At present, there is a clear variance between the material finish and design of number 2 Dutton Gardens and number 16 Sand Road. This varied materials palette is continued as to the south-east of Sand Road (as you travel in a south-westerly direction). Further, to the north-west of Sand Road the variance in materials is repeated with a dwelling constructed from similar materials to as proposed here located adjacent to a deep red brick property. However, notwithstanding this consideration, in order to secure a high quality design Officers consider it prudent to secure details of materials by condition. It should also be acknowledged that whilst this is a single building, Policy G3 of the Great Gransden Neighbourhood Plan to 2023 states that (amongst other matters) “schemes of more than two dwellings should have a variety of design style with individual features”. Therefore, this development will continue with the varied pattern of development on Sand Road as appears to be the aim of this Policy. Officers acknowledge that details of landscaping materials have been provided, however, notwithstanding the detail shown on the plan a condition shall be attached such to secure full details of hard and soft landscaping along with a timeframe for implementation such to secure a high quality development and to ensure that the on-plot parking to the front is softened.

- 7.16 Overall, taking the above matters into consideration and subject to conditions, the development is considered to accord with Policies LP11 and LP12 of the Local Plan to 2036, Policies G3 and G4 of the Great Gransden Neighbourhood Plan (2023) the NPPF (2021) and the National Design Guide (2021) in this regard.

### **Residential Amenity**

- 7.17 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. In this case, in terms of overshadowing, overbearing impacts and loss of light the impact is considered negligible. Given that the building is in line with the front elevation of number 2 Dutton Gardens and does not project beyond the two-storey section of this property it complies with the 45-degree test as detailed in the Huntingdonshire Design Guide Supplementary Planning Document (2017). The same applies to number 16 Sand Road given the separation to the dwelling itself (the single storey projection at the side does not appear to house habitable accommodation). Whilst there will be an element of the new building (approx. 3.6 metres) adjacent to the garden area of number 16 Sand Road (at two-storey level), approx. 11 metres of defensible space is retained to the common boundary with number 6 Mandene Gardens. There is no obvious built

development to either the south-east or south-west of the garden, therefore, whilst there may be some minor degree of reduced light to the rear garden of number 16 during the morning this will not be significant and is not a justifiable reason for refusal of the application. Officers note that there is a door and a small first-floor window in the side elevation of number 2 Dutton Gardens which, given its scale is unlikely to serve a habitable room. However, notwithstanding this matter, even if the window did serve a habitable room, given the degree of separation and height of the proposed building it would not compromise the 25-degree test from the centre point of this window. The land to the side of the property also appears to be a small section of garden land as opposed to the main garden serving the dwelling and so the impact of a two-storey element adjacent to this (though still 1.2 metres from the boundary at the closest point) will be negligible.

- 7.18 In terms of overlooking and loss of privacy, the windows to the front of the property look out on to the car parking, and, whilst these will afford some views towards the front garden areas of both numbers 16 Sand Road and 2 Dutton Gardens these do not offer any views which are not already available from a public viewpoint. There are no windows in the side elevation of the property and only one door (providing access to the first floor maisonette) to the side (north-east) elevation. The windows to the rear (at first-floor level) serve a bedroom and stairwell. There is a generous degree of separation to the boundaries of properties on Mandene Gardens and this does not offer a direct view to the dwellings themselves. There will be a view afforded to the lower section of garden serving number 16 Sand Road but no views directly towards the house itself or the area directly outside the rear door.
- 7.19 In summary there are no concerns with regard to overbearing impact, overshadowing, loss of light, loss of privacy or overlooking as a result of the development.
- 7.20 Officers have considered the comment regarding the Gross Internal Area (GIA) of the ground floor unit (and both have been assessed). Upon measuring the plans (from the internal faces of the walls) the ground floor appears to provide a GIA of approx. 60.64<sup>2</sup> of space, the first floor is approx. 67<sup>2</sup>. The standard details that for single storey dwellings with 2 bedroom for people that 61<sup>2</sup> should be provided. It should be noted that the guidance advises that this includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The bedroom sizes also correspond with the nationally described space standards. The issue here is that the stairs are not part of the ground floor unit. Officers recognise that this shows that it falls slightly below the standard, however, the variance is extremely minor and there is likely to be a level of 'tolerance'

within the plans such that the 61<sup>2</sup> can be achieved. A condition will be attached such to ensure that the standards are adhered to and so a refusal on this basis (given the minor variance) is not considered a sufficient reason to refuse the application. Careful consideration has also been given to the amenity impacts in terms of available outdoor space (both in terms of that available to the new units and the reduced garden space available to the occupants of number 16 Sand Road). In terms of the units themselves, there are relatively generous gardens (for the scale of the dwelling) allocated to them offering both private defensible space to the rear as well as space at the front for off road parking. Whilst number 16 will have a reduced garden size as a result of the development it will still benefit from a rear private garden of approx. 160<sup>2</sup>. Further, as detailed in the preceding sections of this report, there are options for outdoor recreation (in the form of public amenity space), within easy walking distance of the development site.

- 7.21 Officers have noted the 'space for plant' referenced on the plans which presumably relates to the proposed air source heat pumps (ASHP). Given their location relatively close to the boundaries, a condition shall be attached to the permission such that full details of the proposed units (to include noise emissions) shall be provided to the LPA prior to their first use.
- 7.22 Overall, taking all of the above matters into consideration the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of the Local Plan to 2036 and the NPPF (2021) in this regard.

### **Parking Provision and Highway Safety**

- 7.23 The proposed development includes tandem parking to the front with spaces provided for two vehicles for each unit. It should be noted that the LPA does not have any specific policies in place relating to the amount of parking which should be included as part of a development. However, this appears adequate for the type and scale of dwellings proposed and the scale of the spaces is considered to be acceptable. Whilst it is accepted that the Huntingdonshire Design Guide Supplementary Planning Document (2017) suggests that too much on plot parking too close to the front of a house can overwhelm a scheme this is intended for guidance and does not result in an 'embargo' for on plot parking. It also makes recommendations for soft landscaping to soften the scheme. As detailed above, this will be dealt with by condition and can be considered as part of this submission. Further, there are examples (in the immediate vicinity) of other dwellings with vehicular access from Sand Road who are using their site frontage for parking. Therefore, it is not out of character in the area.

- 7.24 Officers have considered the concerns raised with regard to parking demand in the area. However, there are no apparent parking restrictions on Sand Road and space available for on-street parking. On balance, given the level of parking provided with the units and limited scale of the development it is not considered that this would be significantly harmful or detrimental to highway safety. A common theme in the comments is the general impact on highway safety as a result of the development including visibility. At least one of the objections references that the plans do not take into account existing hedges/planting outside of the site boundary or parking on Sand Road. In this case, Cambridgeshire County Councils Highways Team have been consulted and raise no objections to the proposals. They state that “the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.” One of the conditions relates to visibility splays and requires that these are provided and maintained free from obstruction. All of the conditions suggested by CCC Highways shall be attached to any permission. Therefore, Officers are satisfied that given the favourable comments from CCC Highways as specialists in this field, that the development will not result in significant harm in terms of highway safety.
- 7.25 In terms of other matters, Policies LP16 and LP17 of the Local Plan seek to maximise sustainable travel methods and advise that a proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings. The Design Guide stipulates that this should be covered storage. Officers note that there is a shed proposed in each of the rear gardens which should provide storage for at least two cycles (one per bedroom).
- 7.26 In conclusion, the proposed development is (subject to conditions) considered to be acceptable with regard to its approach to parking provision and highway safety and therefore accords with Policies LP16 and LP17 of the Local Plan to 2036, G3 and G10 of the Great Gransden Neighbourhood Plan (2023) the NPPF (2021) and the National Design Guide (2021) in this regard.

## **Flood Risk**

- 7.27 The application site is within Flood Zone 1 and has a low risk of surface water flooding as per the most recent Environment Agency Flood Risk Maps and Data. The NPPF (2021) details that a Site Specific Flood Risk Assessment need only accompany applications which would introduce a more vulnerable use in specific circumstances (such as if the site is one hectare or more in scale or is identified as having critical

drainage problems). As advised, the site is at low risk of flooding and it is also lower than one hectare in size. Also, the introduction of two dwellings (in a single built unit) would be unlikely to place undue pressure on foul water disposal. Therefore, the development proposed is considered to be acceptable with its approach to flood risk and would not result in an increased risk of flooding in the locality.

7.28 In terms of surface water run-off, whilst the development would naturally reduce the amount of permeable area (the loss of the grassed residential garden), a large amount of grass is retained both to the front and rear. It is recommended that permeable paving be used for all hard surfaces (and this can be dealt with as part of the landscaping condition). Further, one of the conditions recommended by CCC Highways relates to highway drainage at the access point with Sand Road. Therefore, any impacts of surface water run-off would largely be mitigated by these measures.

7.29 Overall, it is concluded that the proposed development is acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 and LP15 of the Local Plan to 2036, NPPF (2021) in this regard.

## **Biodiversity**

7.30 Policy LP30 of Huntingdonshire's Local Plan to 2036 states that a development should ensure no net loss in biodiversity and achieve a net gain where possible.

7.31 A Preliminary Ecological Appraisal and Preliminary Roost Assessment prepared by Adonis Ecology Ltd accompanies the application. The report identifies that whilst the development site does fall within the Impact Risk Zones for designated sites there was no requirement for the LPA to consult Natural England on residential developments in this location. This is because Natural England consider that developments of the type proposed are unlikely to potentially affect Sites of Special Scientific Interests (SSSI's) or internationally designated sites. However, the report further specifies that there is a requirement for an assessment of recreational pressure on relevant SSSI's and measures to mitigate any adverse impacts (such as alternative open space provision). In this case only one designated site was identified within a 2km radius (namely Waresley Wood SSSI. The report goes on to state that following the required assessment, given the scale of the development and other factors (such as the location within the established village) it would be unlikely to add significant recreational pressure on the SSSI even when combined with other developments in the locality. A non-statutory designated site (the Crimpledean Paddock County Wildlife Site) (CWS) is located within 2km of the development site (approx.

1.4km west). It qualifies as a CWS because it supports a population of a nationally scarce vascular plant species. Overall, it was concluded (within the report) that for a number of reasons (including the distance between the two sites) that the development would be highly unlikely to affect the CWS in this instance.

7.32 In terms of the site itself, the report makes a number of recommendations for mitigation and enhancements and concludes that the site (largely a maintained residential garden) is of low value for wildlife with the native hedgerows and semi-mature trees (which are not protected) providing the majority of the value. It further states that, subject to the recommended avoidance and enhancement measures (which will be secured by condition), the risk of impacts to protected or Section 41 (principally important) species could be reduced to negligible and a net gain could be achieved. Therefore, subject to conditions, the development is considered to be acceptable with regard to its approach to biodiversity and therefore accords with Policy LP30 of the Local Plan to 2036, G6 of the Great Gransden Neighbourhood Plan (2023) the NPPF (2021) and the National Design Guide (2021) in this regard.

### **Impact on Trees**

7.33 There is some small scale semi-mature domestic planting within the application site. As the site is not within a Conservation Area and there are no Tree Preservation Orders in force these are not afforded formal protection. However, notwithstanding this consideration a Tree Survey, Tree Constraints Plan Report and Tree Protection Plan accompanies the application and HDC's Arboricultural Officer has been consulted. They raise no objection to the proposed development subject to a condition such to secure the tree protection measures detailed in the submitted documents by condition.

7.34 Therefore, subject to condition the proposal is considered to broadly accord with Policy LP31 of the Local Plan to 2036 and the NPPF (2021) in this regard.

### **Other Matters**

#### Contaminated land

7.35 Given the existing use of the site (as a maintained residential garden), it is not considered that there are any significant contamination risks associated with the development. A condition shall be attached to any permission such to deal with any unexpected instances of contamination. Therefore, (subject to

condition) the development is considered to be in accordance with Policy LP37 of the Local Plan in this regard.

### Accessible Homes

7.36 The development should accord with Policy LP25 of Huntingdonshire's Local Plan to 2036 which requires all new dwellings to comply with optional Building Regulation requirement M4(2) 'accessible and adaptable homes', unless it can be demonstrated that site specific factors make this impractical or unviable. In this case, Officers recognise that the first floor unit will be unable to achieve this standard by its nature as there is no room for a lift to be installed (and this wouldn't be regular practice for a development of this scale). As detailed, the Policy does caveat that this is applicable unless specific factors make it impractical or unviable. Therefore, whilst a condition shall be attached such to secure this for the ground floor unit, it shall be carefully worded such to cover matters relating to the first floor.

### Water Efficiency

7.37 The development should accord with the optional Building Regulation requirement for water efficiency in Approved Document G, as set out in criteria j. of Policy LP12 of Huntingdonshire's Local Plan to 2036. The compliance with this will be secured by condition.

### Developer Contributions

7.38 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. A completed Community Infrastructure Levy Form has been provided. The development therefore accords with Policy LP4 of the Local Plan to 2036 and G8 and G12 of the Great Gransden Neighbourhood Plan (2023) in this regard.

7.39 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking form for wheeled bin signed by the applicants and dated 22<sup>nd</sup> of May 2023 has been received. The development therefore accords with Policy LP4 of the Local Plan to 2036 in this regard.

### **Conclusion**

7.40 The proposed development is considered to be compliant with the relevant national and local policy as it is:



- Acceptable in principle

And it:

- Is of an appropriate scale and design;
- Is not significantly harmful to the character or appearance of the area;
- Would not have a significantly detrimental impact upon the amenity of neighbours;
- Is acceptable in terms of parking provision and would not be detrimental to highway safety in the locality;
- Is acceptable with regard to its approach to surface water and does not result in an increased risk of flooding in the locality;
- Is acceptable with regards to the impact on biodiversity;
- Is acceptable with regard to its impact on trees;
- Would not present any contamination issues;
- There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

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

- Time Limit
- Accordance with Approved Plans
- Hard and Soft Landscaping
- Materials
- Levels
- Obscure Glazing
- Details of Air Source Heat Pump (Plant)
- Biodiversity Enhancement
- Tree Protection Plan
- Contaminated Land
- Accessible and Adaptable Homes
- Water Efficiency
- Space Standards
- Highways Matters:
- No Gates (without PP)
- Details of Gates (where applicable)
- Access Construction
- Visibility Splays
- Surface Water Drainage
- Metalled Surface Provision

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs

**CONTACT OFFICER: Kevin Simpson:**  
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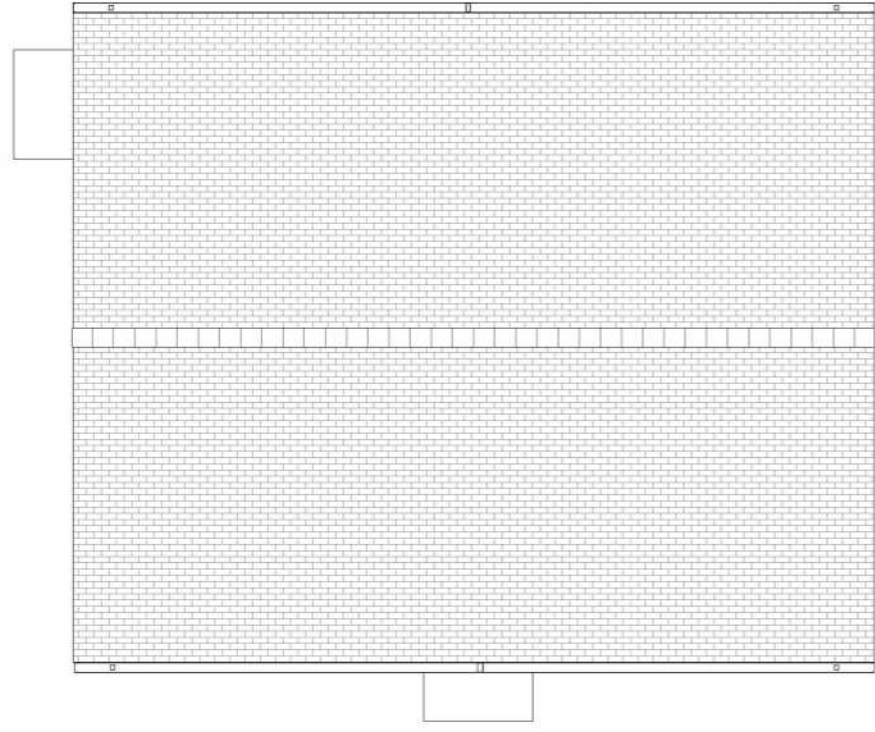








Rev:		Date:	Check:	Drawn:
A	Ecology survey information added	21/10/2022	LBU	WEW
B	Added ASHP	25/10/2022	LBU	WEW
C	Dimension added from DPC to eaves and ridge	18/11/2022	LBU	WEW
D	Amended orientation of the housetype and the roof to be eaves fronted.	23/01/2023	LBU	WEW



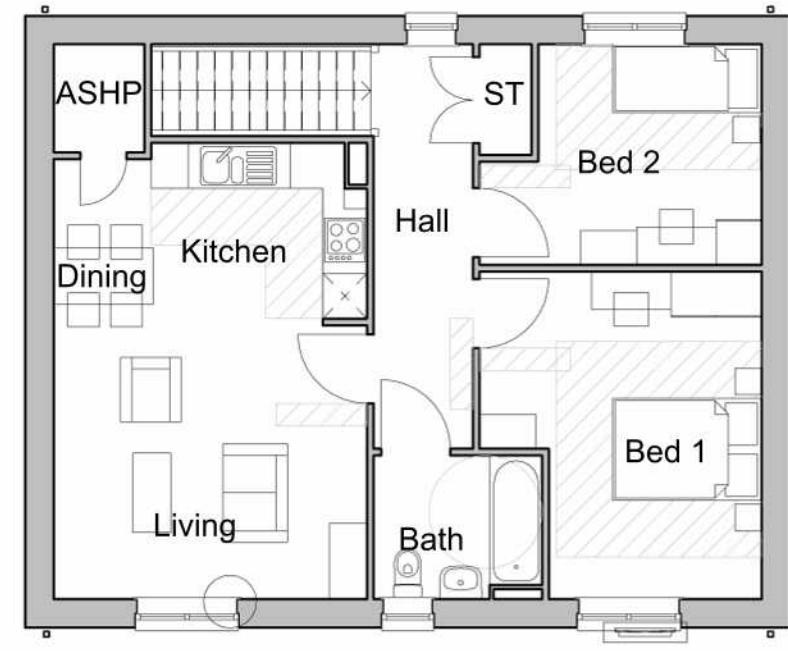
Roof Plan  
1 : 100



Front Elevation  
1 : 100



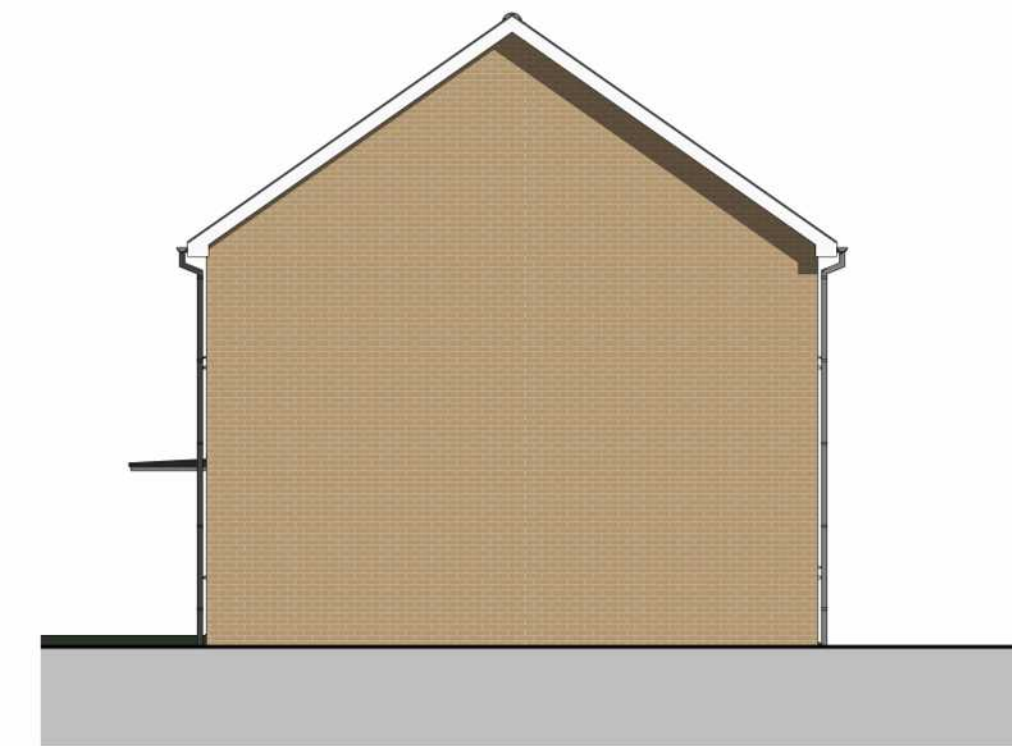
Side Elevation 1  
1 : 100



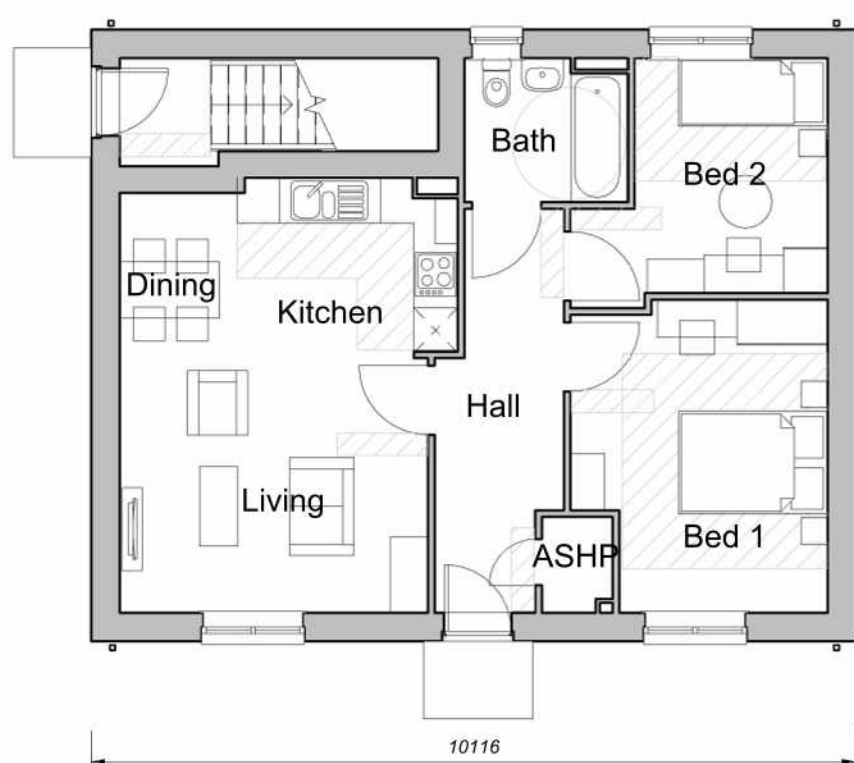
First Floor Plan  
1 : 100



Rear Elevation  
1 : 100



Side Elevation 2  
1 : 100



Ground Floor Plan  
1 : 100

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Project:	Sand Rd., Gt Gransden
Status:	Planning
Client:	Places for People
Sheet title:	BHT61/68 2B3P V2 House Type
Scale:	1 : 100 @A2
Date:	22/08/2022
Drawn:	KTB
Checked:	JBW/LBU
Ref:	101-798/ 0006 D

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