

DEVELOPMENT MANAGEMENT COMMITTEE 20th NOVEMBER 2023

Case No: 18/01918/OUT
Proposal: MIXED USE DEVELOPMENT COMPRISING: UP TO 1,000 DWELLINGS, PRIMARY SCHOOL INCLUDING EARLY YEARS PROVISION, UP TO 205SQM COMMUNITY FLOORSPACE, UP TO 1,000SQM RETAIL FLOORSPACE (CLASS A1), FOOD AND DRINK USES (CLASSES A3-A4), OPEN SPACE AND PLAY AREAS, LANDSCAPING, PEDESTRIAN AND CYCLE LINKS, ASSOCIATED DRAINAGE AND ENGINEERING WORKS AND, HIGHWAY CONNECTIONS INCLUDING PRIMARY AND SECONDARY VEHICLE ACCESS FROM ERMINE STREET AND THE A141 (OUTLINE PLANNING APPLICATION FOR PHASED DEVELOPMENT WITH ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS ONTO THE LOCAL HIGHWAY NETWORK).
Location: LAND NORTH WEST OF SPITTALS WAY AND ERMINE STREET, GREAT STUKELEY
Applicant: BLOOR HOMES/NARROWMINE PROPERTIES
Grid Ref: (E)522340 (N)273426
Date of Registration: 02/11/2018
Parish: HUNTINGDON AND THE STUKELEYS

RECOMMENDATION –

Delegated powers to APPROVE following confirmation of the Transport Contribution and subject to completion of a S106 agreement and conditions.

OR

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

This application is referred to the Development Management Committee (DMC) because the application seeks contributions in excess of £100,000 and the Officer recommendation is contrary to the objection of Huntingdon Town Council.

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The site comprises approximately 50 hectares of agricultural land predominantly falling within Grade 3, with an area of the northern corner

within Grade 2. Footpath 133/42, a public right of way (PROW) runs within the site from the eastern corner to the north west, with a further PROW (Footpath 133/44) running east-west across the northern corner. Footpath 133/46 runs east-west along the southern corner, crossing the former A14.

- 1.2 The site represents the southern part of the wider HU1 – Ermine Street, allocation, for approximately 1440 dwellings, a primary school and community facilities to meet the needs of the development, business floor space within use classes A1 and A3 to A5 and strategic green infrastructure. The allocation also makes provision for safeguarding of land to support a potential realignment route for the A141. The northern parcel of the allocation adjoins the southern part of the SEL1.1 – Former Alconbury Airfield and Grange Farm allocated site.
- 1.3 Contextually, the site is located to the northwest of Huntingdon, on the outside edge of the A141. To the east is Ermine Business Park, an established employment area, with employment and retail further east beyond the business park. To the south is a residential area, separated from the site by the A141, and with Hinchingsbrooke Business Park beyond that. To the west is agricultural land, and to the northwest, beyond the agricultural land, sits the village of Great Stukeley.
- 1.4 Physically, the site is bordered by the A141 to the southeast, the A1307 to the southwest and Ermine Street to the northeast, with footpath 133/42 running along the northern side of Ermine Street. The site slopes from the northeast to the southwest, with the low point sitting close to the A1307. There is a wealth of established vegetation along the boundaries, with the exception of the northeast boundary with Ermine Street, which is more sparsely vegetated and open to views across the entirety of the site. Along the northwest boundary, beyond the planting, in a drainage ditch, running concurrent with an access serving Brookfield Farm Cottages.
- 1.5 The application is in outline form with all matters reserved except for access, which is for consideration at this stage. It proposes:
 - Up to 1000 Dwellings
 - Primary School for up to 420 children, including an additional 56 Early Years placements
 - A Local Centre incorporating;
 - Up to 1000m² of retail floor space within Use Class A1
 - Food and Drink Uses within Use Classes A3 and A4
 - Up to 205m² of floor space for a community facility within Use Class D1.
 - Open Space and Green Infrastructure, including formal sport provision.
- 1.6 The application proposes two access points, with the main access from Ermine Street to the north in the form of a roundabout and a secondary access from the existing A141 in the form of a signalised junction.
- 1.7 The application has been accompanied by the following plans and documents that have been considered in the assessment of this application:
 - Access Plans including the following;
 - Access Strategy Overview
 - A141/Ermine St Roundabout Improvements

- North Access Proposal
- South Access Proposals
- Pedestrian Access Location
- Pedestrian Access Plan
- Parameter Plans including the following;
 - Access and Movement Plan
 - Land Use and Building Heights Plan
 - Green & Blue Infrastructure Plan
- Application Form
- Agricultural Land Classification & Soil Resource Report
- Design & Access Statement and Design Code
- Environmental Statement
- Green Infrastructure Strategy
- Flood Risk Assessment
- Planning Statement
- Preliminary Ecological Appraisal
- Statement of Community Involvement
- Sustainability Statement
- Transport Assessment
- Utility Statement
- Waste Management Strategy
- Indicative Masterplan
- Regulatory Plan
- Landscape Masterplan
- Rights of Way Strategy Plan
- Local Centre and Primary School Arrangement Plan
- Public Rights of Way Strategy Plan

2. NATIONAL GUIDANCE AND POLICY AND RELEVANT LEGISLATION

- 2.1 The National Planning Policy Framework 2023 (NPPF) sets out the three economic, social and environmental objectives of the planning system to contribute to the achievement of sustainable development. The NPPF confirms that 'So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development...' (para. 10). The NPPF sets out the Government's planning policies for, amongst other things:
- delivering a sufficient supply of homes;
 - achieving well-designed places;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.
- 2.2 The National Planning Practice Guidance (NPPG), the National Design Guide 2019 (NDG) and the Noise Policy Statement for England (NPSE) are also relevant and a material consideration.
- 2.3 For full details visit the government website [National Guidance](#).
- 2.4 Relevant Legislation;
- Planning and Compulsory Purchase Act 2004
 - Town and Country Planning Act 1990 (as amended)

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979

3. LOCAL 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
 - LP7 Spatial Planning Areas
 - LP11 Design Context
 - LP12 Design Implementation
 - LP13 Placemaking
 - LP14 Amenity
 - LP15 Surface Water
 - LP16 Sustainable Travel
 - LP17 Parking Provision and Vehicle Movement
 - LP21 Town Centre Vitality and Viability
 - LP22 Local Services and Community Facilities
 - LP24 Affordable Housing Provision
 - LP25 Housing Mix
 - LP29 Health Impact Assessment
 - LP30 Biodiversity and Geodiversity
 - LP31 Trees, Woodland, Hedges and Hedgerows
 - LP36 Air Quality
 - LP37 Ground Contamination and Groundwater Pollution
 - HU1 Ermine Street, Huntingdon
- 3.2 Huntingdon Neighbourhood Plan (Adopted 2019)
- Policy TC2 – Public Realm
 - Policy TC5 – Local Neighbourhood Shopping
 - Policy TL2 – Leisure and Community Facilities
 - Policy TL3 – Provision of Sports Facilities
 - Policy NE2 – Open Space and Green Infrastructure
 - Policy NE3 – Setting of Huntingdon
 - Policy BE1 – Design and Landscaping
 - Policy BE2 – Local Distinctiveness and Aesthetics
 - Policy BE3 – Heritage Assets
 - Policy TT1 – Sustainable Transport
- 3.3 Supplementary Planning Documents (SPD)
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
 - Huntingdonshire Design Guide – Adopted 2017
 - Cambridgeshire Flood and Water SPD – Adopted 2017
 - RECAP Waste Management Design Guide (CCC SPD) – Adopted 2012
 - Developer Contributions – Adopted 2011 (costs updated annually)
 - Annual Monitoring Report (AMR) 2023 – October 2023
- 3.4 For full details visit the Council's website [Local policies](#).

4. PLANNING HISTORY

- 4.1 17/70254/SCOP – Scoping Opinion for:
- Up to 1,100 dwellings, including an unreserved phase of up to 400 dwellings;
 - A Primary school;
 - Community Floorspace (D1);
 - Food and drink retail (Class A3-A4);
 - A potential hotel (C1 use);
 - Open space and play areas;
 - Landscaping;
 - Pedestrian and cycle links;
 - Associated drainage and engineering works;
 - Works to create internal roads and highway connections including primary and
 - secondary vehicle access from Ermine Street and the A141;
 - The realignment of the A141 junction at the Spittals roundabout
- Response Issued 18.01.2018 and is in the public domain.

Surrounding sites

- 4.2 Alconbury Weald – 1201158OUT - Up to 290,000 sqm of employment floor space, including data storage and a materials recovery demonstration centre and up to 5,000 dwellings, including sheltered/extra care accommodation; a mixed use hub and mixed use neighbourhood facilities, including retail, commercial, leisure, health, place of worship and community uses; non-residential institutions including primary schools, nurseries, a secondary school and land reserved for post 16 education provision; open spaces, woodlands and sports provision; retention of listed buildings; new vehicular access points from Ermine Street and the A141, with other new non-vehicular access points; associated infrastructure; reserve site for a railway station and ancillary uses; and associated demolition and groundworks. Approved 01/10/2014.
- 4.3 Alconbury Weald - 19/01320/S73 – Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2 - The Country Park (Hybrid Element). Pending Consideration.
- 4.4 Grange Farm - 19/01341/OUT – Outline planning permission (all matters reserved) for a mixed-use phased development to include - residential development of up to 1,500 dwellings (C2 and C3), local centre including retail and community facilities (A1-A5 and D1), primary school, open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure. Pending Consideration.
- 4.5 North Ermine Street - 20/00847/OUT – Outline planning application for the phased development of up to 648 dwellings with associated public open space, services and other ancillary infrastructure with all matters reserved except for the means of access. Pending Consideration.

5. CONSULTATIONS

- 5.1 Huntingdon Town Council (copy attached) – Concerns regarding traffic volumes and whether the proposed pedestrian crossing was suitable for the A141. Suggest a bridge may be safer. Concerns regarding road changes that are insufficient.
- 5.2 The Stukeleys Parish Council – adjacent Parish (copy attached) – Objection. Highways issues have not been clarified as the site will generate traffic beyond the capacity of existing roads. There will be disturbance of local communities and the loss of agricultural land.
- 5.3 Police Design Officer – No objections. This appears to be an appropriate indicative layout in relation to crime prevention and fear of crime. The proposed development should incorporate the principles of ‘Secured by Design’. Further comment will be withheld until reserved matters stage, but consideration should be given to ensure the security of buildings, homes and amenity space to provide a safe environment for residents and visitors. Comments are made regarding open space, lighting, cycle storage and window positions to inform subsequent reserved matters applications.
- 5.4 HDC Waste – No objection. The waste management strategy clearly outlines the provisions for waste collections for individual properties. Request refuse tracking plans to ensure the collection of waste is as efficient as possible.
- 5.5 HDC Sport Development Manager – Query regarding flooding issues within areas proposed for sport. Note the provision of changing facilities but that the tennis courts have not been provided within this proposal.
- 5.6 Sport England – Support. The proposals include new football facilities and a new cricket square that would help address established deficiencies.

The Rugby & Football Union encourage an offsite contribution towards the sport facility on Alconbury Weald, rather than on-site provision.

The England & Wales Cricket Board (ECB) advise that off-site contributions towards cricket would be the priority to help meet increased demand. The scheme should only include non-turf artificial cricket wickets to meet demand, and not grass squares.

Sport England support the application and recommend conditions requiring a detailed assessment of the ground is carried out to demonstrate playing fields can be delivered to an acceptable level, and that details of management and maintenance for the facility are submitted.

- 5.7 HDC Tree Officer – No comments. Given limited planting no survey needed at this stage.
- 5.8 Wildlife Trust – Satisfied with the approach to protected species set out within the ES. Concerns the proposed open space is not sufficient to deliver the uses required. A demonstration of a biodiversity net gain should be provided prior to determination. (*Officer Note: this is discussed further in later sections of this report.*)

- 5.9 HDC Housing – No objection subject to securing affordable housing within the Section 106 agreement.
- 5.10 Natural England – No objection subject to appropriate mitigation being secured to prevent adverse impacts to the Portholme Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).
- 5.11 CCC Definitive Maps Team – No objection in principle. It is noted that, until such time as detailed plans come forward, final comments on the PROW strategy cannot be provided. The proposed diversions, extinguishments and new designations of rights of way are noted and in principle considered acceptable. Detailed designs of these rights of way will be required, in accordance with the County Council's adopted guidance. The applicant will be required to follow a legal process to make amendments to rights of way, outside the planning process. It is noted that the legal alignment of the PROWS on site are currently obstructed, and this will need to be rectified by the developer, secured by condition. The designation of the new perimeter bridleway and connection to Bridleway no.26 are supported in principle. The applicant will need to ensure these fully meet surrounding bridleways in order to support network connections. Conditions are recommended requiring a Public Rights of Way scheme to be approved, details of any replacement routes, that all planting is offset by 2m from rights of way and right of way shall remain open and accessible. S106 contributions are sought on the basis of £66,000 towards the creation of Bridleways and associated physical works.
- 5.12 British Horse Society – Objection, no provision has been made for equestrians. Provision for bridleways and links to the existing network will be required to overcome the objection, together with a future plan for bridleways in the wider vicinity given developments coming forward in the area. It is noted the Green Infrastructure Strategy indicates connections to the surrounding network.
- 5.13 HDC Environmental Health Officer – The suggested mitigation in the ES would be appropriate in relation to noise, and it would be expected more specific details would be provided as part of subsequent reserved matters applications, required by condition. It is noted there is likely to be external plant to some proposed uses and the potential for other noise impacts such as deliveries, and further details would be required before this could be considered.
It is considered the proposal will not lead to a breach of national objectives in terms of air quality. However, it is important to minimise the impacts and consideration should be given to the use of positive design measures such as good pedestrian and cycle infrastructure, provision of electric vehicle charging points and provision of low NOx boilers. Further controls may be required in relation to the takeaway but this may be appropriate to consider at reserved matters stage.
The ES indicates a suitable approach to the proposed lighting and it would be expected details would be provided as part of subsequent reserved matters applications.
A Land Contamination investigation should be undertaken in accordance with section 13 of the ES, particularly the programme of gas monitoring of the former drainage channels.
Prior to any works, a construction environmental management plan would be required to be submitted and agreed.

Query whether the changes in transport modelling will affect noise or air quality arrangements.

- 5.14 CCC Lead Local Flood Authority (LLFA) – No objection following submission of additional information. Recommend conditions requiring a detail surface water drainage scheme is submitted.
- 5.15 NHS – There is currently insufficient capacity available within existing surgeries to accommodate the increased need generated by the development. A contribution of £1,025,486 is required in order to expand facilities within the area to ensure sufficient capacity is available to meet the additional need.
- 5.16 CCC Historic Environment Team – Significant remains were identified in 2004 of Bronze age, Iron Age and Roman date. The ES submitted identifies these assets and the approach to them is supported. Conditions are recommended requiring the submission of a written scheme of investigation to be implemented and post-fieldwork assessment provided.
- 5.17 Environment Agency – No objections. The submitted technical note recommends no buildings or SUDS features are proposed within Flood Zone 3 and no ground level is raised above the 1 in 100 year modelled flood extent. It is for the LPA to consider the application of the sequential test.
- 5.18 Cambs Fire & Rescue – No objection subject to securing the provision for fire hydrants across the site, either through condition or within the S106 agreement.
- 5.19 CCC Growth and Development – The proposal makes provision for 2.3ha of land to be provided for a primary school, but with the size of the neighbouring development to the north that would also need to be accommodated by this site 3ha of land would be required. Provision will need to be made to reduce the impact of noise from Ermine Street. A contribution of £1,202,166 will be required towards Special Education Needs at Alconbury Weald. A contribution of £94,770 will be required towards libraries and lifelong learning.

The Environmental Statement (ES) has not adequately considered the impacts of the development on population and human health and has not included a Health Impact Assessment (HIA) to demonstrate it has otherwise been considered as part of the proposal.

There is concern formal sport provision would not be made available until phase 4 of the development, which could be some years following commencement. There should be a commitment to its earlier delivery to support positive health within the development.

The application has failed to adequately address the need for dedicated, separated off-road leisure and utility roads.

Insufficient commitment has been made in respect of providing sufficient appropriate types and tenures to help meet changing needs over a lifetime.

The Waste Management Strategy meets the requirements of policy CS28.

- 5.20 CCC Education – A contribution of £14,267,291, together with associated land, is required to deliver the first phase of a 3FE primary school. There is adequate space currently available within existing schools to accommodate the early phases of the development, but this is temporary capacity and will not be available in the long term.
- 5.21 Highways England – No objections.
- 5.22 HDC Urban Design – No objections following amendments. The proposed Design Code and Parameter Plans demonstrate the proposed development can be accommodated in a manner sufficient to ensure a high-quality development. Adequate space has been provided to accommodate planting and screening along the school and road boundaries, and open space has been demonstrated to be capable to being integrated sufficiently within the site. It is recommended that the applicant discusses adoptable standards with the County Council in respect to any areas proposed for adoption, to ensure at an early stage they can be designed appropriately. The proposed character areas are supported and will support the creation of strong street scenes and key marker buildings. The amended Design Code and Green Infrastructure Strategy are considered to address all concerns and are supported in design terms.
- 5.23 CCC Local Highway Authority – No objection in principle following completion of the Stage 1 Safety Audit. Conditions are recommended requiring the construction of roads to binder course prior to use, the submission of detailed designs of roads, the submission of long term management and maintenance proposals, that roads are constructed to CCC specification where they adjoin the public highway, that parking and manoeuvring space is retained, that adequate provision is made on site for parking of construction vehicles, that details of construction traffic management are submitted and that the offsite highway improvement works are carried out prior to the first occupation of any dwelling.
- 5.24 HDC Open Spaces Officers – Based on standard calculations at 1000 dwellings of unknown size, approximately 46,428m² of public open space will be required. For a development of this scale 1 NEAP and 1 LEAP would be sought to meet the needs of the development. The number and size of the play areas around the development are considered appropriate, in the context of the large area of open space to the west. The pocket parks should be a minimum of 100m².
- 5.25 HDC Landscape – Recommend amendments to the submitted documents to ensure proposed landscaping can be accommodated and has sufficient space to ensure longevity. *(Officer note; these comments were received in 2021 prior to subsequent multiple sets of amendments that aimed to address them amongst other comments and no further updates have been received from consultees. The Urban Design Officer, as part of their response of no objection, has also had regard to these comments as part of assessing subsequent amendments.)*
- 5.26 Anglian Water – No objection subject to conditions. There is capacity available for foul flows within the Huntingdon Water Recycling Centre for both water treatment and used water. It is noted SUDS have been

indicated as the preferred means of disposing of surface water, in accordance with the drainage hierarchy. Conditions are recommended requiring accordance with approved details.

- 5.27 CCC Transport Team – The impacts of the development as set out within the submitted Transport Assessment are considered to be acceptable and reflect the implications of the development in terms of highway capacity. While it is considered that the introduction of a signalised junction to the Ermine St/A141 roundabout will impact on queues to the roundabout, it will be beneficial to pedestrians and cyclists to cross the roundabout into Huntingdon and appropriate controls can be installed to ensure there are no issues with blocking back through adjacent junctions. On that basis the signalised junction is considered acceptable as it would represent a secondary access point for vehicle traffic but a primary access for non-motorised users.

The schemes shown on the submitted plans have been subjected to the appropriate Road Safety Audit and they are considered suitable designs for the access arrangements and mitigation measures required to support the scheme. The transport mitigations will be required by the occupation of 350 dwellings, which will need to be secured by condition. The submitted Travel Plan should also be secured and implementation not later than 6months prior to first occupation of the development and maintained at least 5 years after final occupation.

The application has shown land needed to support the delivery of a realignment of the A141. The Transport Team are satisfied that the corridor appropriately safeguards adequate land to deliver that A141 to St Ives project.

A contribution of £100,000 is sought to improve and deliver safe walking routes from the development to schools in Huntingdon, to accommodate early phases of the development prior to the completion of the school within the site.

- 5.28 HSE – The proposed development is not within proximity to any relevant assets.
- 5.29 HDC Community – Comments regarding specific requirements for the community facility proposed in terms of its size and capacity, internal arrangements and specific requirements in accommodation.
- 5.30 Internal Drainage Board (IDB) – The confirmation that proposed discharge rates are less than greenfield is welcomed. It is noted that, in the absence of a drainage strategy, no development shall take place within 9m of the watercourse in the Boards District without IDB consent.

6. REPRESENTATIONS

- 6.1 13no. objections received raising the following summarised points material to this application;
- The current road infrastructure would not be able to cope with the additional increase in traffic.
 - There are already congestion issues in the surrounding area, particularly at rush hours, that will be made worse through the development.

- The additional traffic would decrease road safety, including for pedestrians and cyclists.
- Concerns regarding potential flood impacts due to increase of hardstanding within the site.
- Investment is required in the local infrastructure to ensure it is capable of accommodating the development before the development occurs.
- The existing separation between Huntingdon and surrounding villages will be significantly diminished through the proposed development.
- The development would have an impact on the rural environment.
- The proposal would result in the loss of primary agricultural land rather than making use of brownfield land.
- The development would result in the loss of habitat and vegetation.
- The A141 is not able to cope with the increased traffic and will require improvements.
- The development will cause significant noise to surrounding residents.
- There are a number of existing shopping centres and no need for any additional.
- The density of the development will erode the character of the surrounding areas and settlements.
- The hardstanding proposed within the development will adversely impacts areas that currently flood.
- The impact to roads has not been fully considered.
- The development has not taken into consideration developments coming forward in the surrounding area.
- The proposed landscaping will not offset the carbon emissions from the development.
- The proposed accesses will worsen the queues at the A141/Ermine Street roundabout.
- The submitted plan does not address the potential rerouting of the A141 and this application is therefore premature.
- The proposal will result in the loss of good arable land.

6.2 The following points have been raised that are not material considerations. Officer notes are *italicised* for explanation where necessary;

- The proposal would result in the loss of Green Belt land. *(This site is not designated Green Belt, but an assessment of the proposal on the countryside and landscape has been included below in the relevant sections.)*
- Approval would set a precedent for future applications. *(Although this site is part of an allocation applications are determined on their own merit, having regard to relevant national and local policy and material considerations.)*
- The development is not necessary when Alconbury Weald will meet housing need for the area. *(Housing need was established as part of the Local Plan, which concluded there was need for both this site and the Alconbury Weald development amongst a number of other allocations. The Local Plan was adopted in May 2019 and remains up to date and as such the housing need is considered established and not a matter for reconsideration within this application.)*

7. ASSESSMENT

- 7.1 The main issues to consider in the determination of this application are:
- Principle of Development
 - Design and Character
 - Housing Mix
 - Transport Impacts
 - Safeguarding of Land for the Realigned A141
 - Ecology and Biodiversity
 - Drainage and Flood Risk
 - Heritage Impacts
 - Contamination and Air Quality
 - Impacts to Neighbouring Amenity
 - Amenity and Health of Future Occupants
 - Section 106 Contributions and Community Infrastructure Levy (CIL)
- 7.2 The starting point for proposals, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 is that developments must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Environmental Statement

- 7.3 This application is “EIA Development” in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) and is accompanied by an Environmental Statement (ES). The ES was formally scoped by the LPA in January 2018 for a materially similar development. The full ES has been subject to formal consultation as part of the consultation on this application and as part of subsequent consultations on amendments.
- 7.4 The ES comprises 3 parts. Part 1 is the Environmental Statement itself. Part 2 is the associated appendices. Part 3 is a non-technical summary. The ES addresses a number of matters, including those under the following headings;
- Traffic and Transport
 - Noise and Vibration
 - Air Quality
 - Landscape And Visual
 - Cultural Heritage and Archaeology
 - Ecology
 - Water Resources, Flood Risk and Drainage
 - Ground Conditions and Contamination
 - Lighting
 - Socio-Economics
 - Cumulative Effects
- 7.5 The provisions of the ES have been assessed within the relevant sections in the report below. As part of the consultation, sections of the ES have been reviewed by relevant specialist consultees, considered to be sufficient to meet the requirement as of Regulation 4 of the EIA Regulations that require an LPA to have access as necessary to sufficient expertise to examine the ES.

- 7.6 It is for the LPA to ensure that through the development management process the mitigation recommended in the ES is implemented and managed.

Principle of Development

- 7.7 The application site is located within the countryside, where policy LP10 states development will only be supported in a limited number of opportunities as provided for in other policies within the plan, and within the Huntingdon Spatial Planning Area, one of the most sustainable settlements in the District. In this instance, the site forms part of a site allocated for development within the local plan, under policy HU1, and therefore is considered a specific opportunity for development and further assessment of impact on the countryside and SPA is not required.
- 7.8 The allocation of HU1 as a whole makes provision for;
- Approximately 1440 homes
 - A potential realignment route for the A141
 - Approximately 1000m² of shop floorspace
 - Food and Drink retail
 - A primary school and other social and community facilities to meet the needs of the development
 - Strategic Green Infrastructure.
- 7.9 The application site itself covers only part of the allocation, with the remainder of the allocation falling under a separate application (ref. 20/00847/OUT, for up to 648 dwellings). Para. D.8 within the Local Plan states that a 10% tolerance of the local plan figure is considered to be reasonable and notes that residential capacities are indicative numbers based on initial capacity assessments, rather than detailed assessment such as would be put forward as part of an application. It should also be noted that this application is put forward on an “up to” basis, by which there is a maximum number within the proposal, but a lower number may well come forward as the scheme progresses into the detailed design stage.
- 7.10 Officers note the range of uses proposed within this site, in accordance with those identified within the allocation, and the indicative site plan demonstrates these can be accommodated within the site. The Planning Statement calculates the level of density within the residential areas is approximately 40 dwellings per hectare, considered to be an appropriate density given the site represents development on the edge of a town.
- 7.11 The proposed local centre includes a small-scale range of shops and amenities falling within use classes A1 to A5 and an element of community facility falling within use class D1. It is considered the small-scale floorspace allowance that would accommodate these uses is appropriate and would support a development of this scale in line with the allocation and policy TC5 but would not undermine the primary shopping areas within the town centre. It is noted that, as this application was submitted prior to the change of the Use Classes Order 1987, and as such is subject to transitional arrangements that maintain the old use classes. Notwithstanding, any consideration has had regard to the impact of the actual use, as any use will transition into its new equivalent following its commencement.

- 7.12 As the site is an allocation within the Local Plan, and that has established the principle of this proposal in this location, it is considered the principle of development is acceptable in accordance with policies LP7, HU1 and TC5. The proposal therefore falls to detailed considerations within the following section.

Design and Character

- 7.13 The application site is currently located within designated countryside, on the edge of the town of Huntingdon, and within the Central Claylands Landscape Area, as identified in the Townscape and Landscape Assessment 2022. The site noticeably slopes down towards the southeast, bordered by the existing alignment of the A141. To the northwest, shared with the A1307, the site is largely open with a notable drop in ground levels. Currently, the A141 forms a distinct boundary to the edge of the town to the southeast, between the existing built-up area and the application site. Along the northwest boundary is a dense, established tree belt with a small number of gaps along its length that provide access to a right of way.
- 7.14 It is noted that this application is in outline form and that future applications will be required with regards to the matters reserved, namely appearance, landscape, layout and scale. At this stage, however, consideration is to be had to whether, in light of the design principles established in the design code, the parameter plan, and the indicative layout, that an acceptable standard of design can be achieved within the development.
- 7.15 The Urban Design Officer has raised no objections to the proposal, following amendments. They consider the submitted details have adequately demonstrated the development can be accommodated in a satisfactory manner, and the Design Code and Green Infrastructure Strategy will provide a high-quality built environment.
- 7.16 It is noted that the latest comments received from the Landscape Officer requested further amendments. However, these are substantially dated, having been received prior to multiple sets of amendments. They comments are clear on the specific areas that need to be addressed, referencing specific paragraphs within the documents, and officers consider the amendments have satisfactorily addressed these comments.
- 7.17 The application has been accompanied by a Design Code to inform its detailed design at reserved matters stage. Design Codes are a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the brief should be proportionate and build upon a design vision, such as a masterplan or other design and development framework for a site or area. Their content should also be informed by the 10 characteristics of good places set out in the National Design Guide (PPG para. 001 Reference ID: 26-001-20191001).
- 7.18 The aim of a Design Code is to provide clarity over what constitutes acceptable design quality for a particular site or area; Design Codes should however not hinder deliverability of the development and must also be flexible enough to ensure that they remain appropriate throughout the construction period of the development, and beyond.

They function to prevent a piecemeal design approach that leads to clear clashes in character in the event of multiple housebuilders.

- 7.19 The Design Code includes all elements of the built environment including:
- Spatial components that take up land, including Green Infrastructure (open spaces and landscaping), Movement and Access (roads, paths and cycle routes), Commercial and Residential Built Form (the buildings) and Community Uses Built Form.
 - Non spatial components including elements such as architectural detailing, building materials, surfacing materials, street furniture, boundary treatment, public art and tree planting, and technical guidance on matters including parking provision, bin and cycle storage, water management and ecological enhancement.
- 7.20 In terms of design principles, the proposal indicates an average density of 40 dwellings per hectare(dph) across its residential areas, and it is noted that local residents have objected on the basis of density. Officers note that the proposed density is in line with standard densities common in Market Town developments, and that no supporting reasoning for a lower density has been put forward to indicate it would not be appropriate in this instance. In considering the best use of land, the status of Huntingdon as one of the largest settlements in the district and the various uses and land requirements the development will need to accommodate, it is considered the proposal reflects an appropriate density that would adequately enable variation across the site and reflects the location on the edge of the settlement while having regard to its wider character.
- 7.21 While the layout will fall to reserved matters stage, the submitted Design Code generally seeks to demonstrate three areas within the site that would accommodate residential uses, generally indicating parcels. Seven character areas are spread across these that would provide for appropriate densities and architectural approaches at appropriate points in the development, with a central green space.
- 7.22 The use of these character areas reflects the position within the site as a whole, to ensure the approach to built form is reflective of the position within the development, rather than any individual aspiration of a developer. The character areas established here are considered appropriate responses to the hierarchy of streets within the development. They balance the need for denser, more formalised frontages along primary streets with a looser grain towards the edge of the development, supporting the transition into the countryside.
- 7.23 The local centre to the northern edge is prominently located along Ermine Street, and close to the access of the development. Officers note that the centre will also serve the adjacent area of the allocation to the north of Ermine Street. While it is therefore somewhat on the periphery of this application, it is considered to be well located in the context of the allocation as a whole, being more centrally located in that context.
- 7.24 Similarly, the position of the primary school adjacent this local centre is considered appropriate in being able to serve the allocation as a whole. The movement corridors in the Design Code require appropriate pedestrian routes that will support a range of options for access to this

area such that the peripheral location is considered appropriate in the context of the development. It is anticipated this school will come forward as a separate full application by the County Council, as is the approach on other developments. The details in the design code are therefore minimal on this aspect, to give them the ability to consider the best design response to the needs of the school at the time it comes forward.

- 7.25 In terms of the architectural design within the residential character areas proposed, these predominantly look to reflect the transition between a more formal central and southern areas and the landscaped edges of the development. This is reflected in the changes in scale and density of the areas, utilising more prominent and formal architectural detailing and changing predominant materials. Officers consider the details provided in the character areas will create appropriate parameters to support high quality design, while enabling sufficient differentiation across the area to reflect the appropriate character for that part of the development and respond to the surroundings.
- 7.26 Officers note the formal open space to the western corner, and the potential that this will become disconnected by virtue of the realigned A141, though this remains a point that the Highway Authorities will need to consider as part of the A141 scheme. However, having regard to the principles of good design, officers consider there is still a reasonable likelihood that a satisfactory access arrangement can be accommodated and maintained in that event, that would not result in the formal open space becoming physically inaccessible to potential users.
- 7.27 The design code also sets out the approach to parking and movement corridors. Parking typologies reflect the general character areas but aim to limit the dominance of parking within street scenes that would be to the detriment of amenity and safety, and set standard parking space calculations depending on the size of dwellings. The code also includes high level design details of roads, in terms of widths and materials, and suggestions for traffic calming measures appropriate to each type of road. The code also includes design arrangements for non-motorised users, setting out the widths and approach to different rights of way or pedestrianised areas. It is considered the Design Code arrangements in terms of movement and access have made appropriate provision to ensure well designed movement corridors that accommodate a range of users and are not adversely impacted by dominant parking arrangements.
- 7.28 With respect to landscape, the submitted Green Infrastructure Strategy (GIS) also utilises landscape character areas, changing from more formalised to more natural planting as appropriate to the level of formality of the built form. The GIS also provides a planting palette, though the detailed planting proposals will form part of future reserved matters proposals. This generally seeks to promote biodiversity, preferring native species, but noting that the detailed planting will be informed by local suitability to maximise the benefit or as appropriate in the context of the character area. Planting along the peripheries will aim to support wildlife corridors and bridleways.
- 7.29 In order to ensure the development retains the principles established within the Design Code and Green Infrastructure Strategy, and reflects the characters established in those documents across the development, a condition is necessary to require each reserved matters application to

include a statement demonstrating how it has accorded with these documents and to justify any variances from it.

- 7.30 On the whole, having regard to the comments of consultees, and subject to the condition set out above, officers consider the proposal has made suitable provision to ensure a high quality public realm can be achieved, in accordance with policies LP11, LP12, TC2, TL2, NE2, NE3, BE1 and BE2.

Housing Mix

- 7.31 The Cambridgeshire and West Suffolk "Housing Needs of Specific Groups (2021) provides guidance on the mix of housing required to meet the needs of Huntingdonshire. This gives broad ranges reflecting the variety of properties within each bedroom category. This indicates a requirement for the following ranges needed; 0-10% 1 bedroom, 20-30% 2 bedroom, 40-50% 3 bedroom, 20-30% 4+ bedroom dwellings.
- 7.32 The applicant has requested that the mix applied to the development is that which formed part of the Strategic Housing Market Assessment mix at the time of the original local plan allocation, namely 4% 1bed, 16% 2bed, 50% 3bed and 30% 4+bed, on the basis that the viability position (set out elsewhere in this report) is predicated on that mix. It is noted that the only element that would not accord with the latest identified mix is the provision of 2bed dwellings, at 4% lower than the minimum threshold, equating to 40 dwellings of the total permitted, though this is offset by the provision of 1bed units that is 4% higher than the lowest threshold. The 3+bed units are maximised, and this is the primary element that will support the viability position on the site.
- 7.33 Policy LP25 provides some circumstances where exceptions may be made to the identified mix, but none of these are relevant in this instance. That said, this site was allocated on the basis of a different mix which included a higher proportion of larger units, and the underlying viability assessments that supported the local plan and that allocation would have considered the development on that basis. The difference between the requested and the latest identified mix is not considered to be particularly significant in the scale of the development as a whole. As the other sizes meet the identified requirements, and as the 1bed units are otherwise above the lowest threshold, officers do not consider that the lower amount of 2bed dwellings is materially departing from the Local Plan provision, and on the whole the proposal would still make a positive contribution in terms of its mix, enabling a range of occupants. The mix would ultimately be controlled through condition, which will ensure that the agreed mix remains throughout the course of the development.
- 7.34 The requirements within policy LP25 of Huntingdonshire's Local Plan to 2036 relating to accessible and adaptable homes are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people, those with some disabilities, and also families with young children. Homes meeting M4(3)(a) 'wheelchair user adaptable dwellings' include further design features so that homes are capable of simple adaptation to meet the

needs of wheelchairs users, or M4(3)(b) which are built to fully 'wheelchair accessible' standards where affordable housing for a known user is to be constructed. Policy LP 25 seeks a further uplift above the M4(2) 'accessible and adaptable' standard for a proportion of new dwellings unless site specific factors demonstrate achieving this is impractical or unviable. The starting point for negotiations for provision of M4(3)(a) 'wheelchair adaptable dwellings' is set at 9% for market dwellings and 30% for affordable dwellings. As this application is in outline, with only access details submitted for approval, a condition would be necessary to ensure that the submission of reserved matters applications comply with this policy.

- 7.35 Subject to the conditions set out above, officers consider the proposed development would accord with policy LP25.

Transport Impacts

- 7.36 This section is concerned with the impacts of the proposal itself, in terms of the level of vehicle movement associated with its development, appropriate mitigation and related aspects. Matters in respect to the potential future realignment of the A141, and safeguarding of land for that purpose, are discussed in a separate section below.
- 7.37 The application proposes a roundabout access onto Ermine Street to the west, and a signalised junction to the existing A141 to the south including dedicated turning lanes. The application also includes network interventions, including controlled pedestrian crossings across the A141, provision of footway/cycleways to Ermine Street and Stukeley Meadows, and wider junction improvements as follows;
- Extension to the two lane approach on Ermine St to the Ermine St/Stukeley Road roundabout.
 - Extend left turn lane on the A141/A14 junction and adjust cycle time to eastern controller.
 - Increase controlled cycle time at St Peter's Rd/Stukeley Rd/Ermine St.
 - Alterations to carriageway and entry width geometry of the Ermine St/A1(M)/B1043 roundabout.
 - Optimisation of signals at Edison Bell Way/Huntingdon rail access junction.
- 7.38 The County Council as Local Highway Authority (LHA), and the Transport Assessment Team (TAT) have raised no objection to these access arrangements and consider there has been adequate demonstration the accesses can be provided safely. They have recommended a number of conditions, and officers note that further agreements under the Highways Act 1980 will be required in terms of the detailed design of accesses to the highway. Following further details, no objections have been received from technical consultees in respect to the network improvements necessary to ensure there is capacity for the development.
- 7.39 With respect to the proposed accesses, these have been subject to a road safety audit with the County Council that has considered the design in principle. That process has confirmed the arrangements are suitably safe, and while further detailed design work will follow as part of separate legislative processes it is considered sufficient at this stage to confirm the proposed access arrangements would meet appropriate standards.

- 7.40 Officers note objections have been raised by local residents to the development on the grounds that the proposed access arrangements are not safe, and that there will be an impact to traffic through the additional traffic arising from the proposal. Huntingdon Town Council and Stukeleys Parish Council have also made objections on the basis of highways impacts and adverse impacts from traffic generation.
- 7.41 The Ermine Street access, together with associated works along Ermine St to the roundabout, would be completed as part of the first phase, prior to occupation. This is considered an appropriate trigger as it would provide initial mitigation at the outset of the developments operational impact and allow the first phase to commence. The secondary access is proposed to come forward prior to any phase beyond the first, at 350 dwellings, and will be a signalised junction on the A141 with dedicated turning lanes.
- 7.42 With response to network capacity, the application has been accompanied by a Transport Assessment (TA) that, following further modelling and an addendum transport note, has been supported by the County Council as a technical consultee. The assessment indicates that sufficient capacity can be created within the network through intervention to support the development. The TAT have noted that, while they have supported the application, there is likely to be an increase in queues along the A141, but that this is offset by the significant increase in accessibility for pedestrians being able to cross the road, and on balance the impact to queues would not be considered severe such as to support a refusal reason.
- 7.43 Officers note the worst-case increase in queues would be approximately 40m beyond the background scenario, to the eastbound approach of the A141/Ermine St Roundabout. This is the greatest increase, with others being closer to 20m average increase beyond background to other junctions and all time periods. On the basis of a 6m front bumper to front bumper car length, a 40m distance would equate to approximately 7 cars, with all other increases being notably less. Noting that the worst-case increase is to a single arm of the roundabout, and all others are much lower, officers agree with the findings of the Country Transport Team that the increase is not considered severe in the context of NPPF para. 111, and there would be a significant material improvement in non-motorised user connectivity.
- 7.44 The proposed network interventions would need to be secured and would therefore require conditions for each element, to require the works to be completed by appropriate trigger points. Noting these junctions fall outside of the application site, but under the control of the Highway Authority who have commented on this application, it is considered reasonable that these can be secured by condition to require delivery. A condition is also recommended that a travel plan is approved prior to occupation, to promote alternative, sustainable modes of transport to the private car.
- 7.45 It is noted that there is some overlap in the network interventions needed to support this development and those secured under the Alconbury Weald Development (ref. 1201158OUT). Notwithstanding, that development also has a significant number of other interventions, given its scale. It is necessary to secure delivery as part of this application, but

officers consider this will be subject to an appropriate wording to ensure the delivery of the improvement is the requirement, as opposed to limiting it to this application itself.

- 7.46 Officers note the recommended conditions by the Local Highway Authority and consider these are required to ensure the development is safe for its lifetime in highway terms. Conditions are also required in relation to the offsite works and the access proposals in order to ensure they are carried out at appropriate points in the development, and noting these are to County Council roads it is considered these can be achieved by condition.
- 7.47 The objection from the British Horse Society is noted, however the County Rights of Way Team have raised no objection subject to upgrade works and the provision of rights of way within and adjacent to the site. There is a need to realign an existing Public Right of Way (PROW), within the site, in order to accommodate a high quality design within the scheme. This realigned PROW will run along green links, in order to maintain the general alignment, and an additional perimeter bridleway will be provided to maintain an improved connection to wider green space. In addition, offsite improvements to footpaths 230/19 and 230/5 will be required, to rationalise and improve these connections that run concurrently. A new Bridleway connection will be created from the western corner of the site to adjoin Bridleway 230/26 that connects to the wider network, and this in particular is considered to give a significant improvement to countryside connectivity for future residents.
- 7.48 A condition will be required to deliver Right of Way improvements within the site, and a contribution (considered in more detail below) will be needed to designate and improve the offsite Rights of Way. Officers consider these are necessary to make the development acceptable.
- 7.49 On the whole, therefore, and subject to the conditions and contributions identified, it is considered the proposal would accord with policies LP4, LP16, LP17, TL2 and TT1.

Safeguarding of Land for the Realigned A141

- 7.50 This section is concerned with the provision and safeguarding of land for a future realignment of the A141, including any associated points of context. Matters relating to the highway impacts of the development, in terms of highway safety, transport network capacity and vehicle movement, are covered in the previous section.
- 7.51 Policy HU1 is explicit that the development of this land is acceptable on the provision that sufficient land is safeguarded to facilitate a realigned A141, amongst other requirements. It should be noted that this requirement does not specify the land is solely for the roadway itself but should be taken to include land that may be required in association, for example any land required to allow sufficient drainage, landscaping or non-motorised user (NMU) route.
- 7.52 It should also be noted the consideration of the A141 realignment itself, including the detailed design of the road, is not part of this application and will fall to a separate determination under the relevant legislation should a proposal be further developed. Consideration is solely limited

to the sufficiency of the identified land to reserve a future route should there be commitment to fund the delivery of such a road.

- 7.53 TAT, as the technical specialists who will be responsible for the delivery of the realigned A141, have provided plans of a corridor that has been assessed as sufficient to accommodate a road. This has been assessed on a worst-case scenario of a 'dual carriageway' with segregated active travel routes, landscaping, and potential noise mitigation measures.
- 7.54 It is noted that the road corridor where it lies within this site is at a more detailed stage than some of the other proposals, and the applicant has had opportunity to feed into the design, including landscaping, drainage and active travel links. While there is some overlap in the corridor and other elements of the development shown on the submitted parameter and indicative layout plans, officers note that these are not preclusive of either element of the development meeting their requirements. These are considered indicative in that they show potentially how the development might respond to no road coming forward, noting that it is not a fully committed project at this stage.
- 7.55 In terms of protecting the corridor in the long term, officers consider that this would require provision within the S106, to ensure that it is available for at least the medium term, and with appropriate release mechanisms in the event that the road does not come forward. It is not considered that a condition is appropriate in this instance as it relates to a wider project. However, subject to appropriate provisions, officers consider there is adequate demonstration that land has been safeguarded for a potential A141 realignment, in accordance with policy HU1.

Ecology and Biodiversity

- 7.56 The Wildlife Trust and Natural England have reviewed the application documents and raise no objections subject to conditions securing the appropriate mitigation. Natural England also notes that, without mitigation, they consider it likely the proposal would result in harm to designated sites without mitigation, in the form of the onsite open space. It is noted that the Wildlife Trust has not commented in respect of the latest net gain calculations provided, which reinforce and confirm those originally submitted remain valid and fit for purposes. .
- 7.57 The application site comprises currently undeveloped agricultural land, bounded on three sides by existing roads. There are no ecological designations on the site itself, but officers note a number in the surroundings, including the Stukeleys Railway Cutting Site of Special Scientific Interest (SSSI) to the north, Brampton Racecourse SSSI to the southwest, Hinchingsbrooke Gravel Pits County Wildlife Site (CWS) to the south, and the Portholme SSSI and Special Area of Conservation (SAC) to the southeast.
- 7.58 The submitted ES has made an assessment of the potential impacts on these designations. It considers that the impacts from the development are likely to be insignificant as these sites are either not accessible to the general public or have existing management plans in place to limit the impacts of the proposal. Together with the onsite open space that would be secured, as per the comments of Natural England, officers consider the development includes sufficient mitigation in its own right

to limit potential recreational pressures on these designated sites in the context of the existing management arrangements in place.

- 7.59 There are a number of protected species in and surrounding the site that have been identified within the submitted ecological assessments and ES, and the application has been accompanied by an updated biodiversity net gain calculation and confirmation these assessments remain fit for purpose, noting the age of the original submission.
- 7.60 It is noted that the presence of badgers has been identified in relation to this development. In accordance with NPPG guidance, and under the Protection of Badgers Act 1992, information on the location of badgers is kept confidential, to prevent harm to the species. As such, officers have considered protected species as a whole, and have not split these out for the purpose of this report in order to provide a comprehensive assessment without disclosing locations of badgers.
- 7.61 The submitted ES notes a number of protected species and habitats in and surrounding the site that may be adversely affected either directly or indirectly as a result of the development unless appropriately mitigated. The proposed mitigation measures generally seek to avoid, mitigate, and compensate for impacts, in that order, and during both construction and operational phases of the development. On-site habitat and areas specifically identified as serving protected species will be largely retained, and the ES recommends buffer zones around habitat and habitat corridors where possible.
- 7.62 It is noted that there is likely to be a displacement in respect of some habitat, but the ES notes the low levels of use are such that this loss is considered to be a minor negative impact. The application proposes substantial mitigation planting, as considered below in relation to net gain, and while there is some loss, officers consider this has been mitigated for through that compensation in relation to the relevant protected species.
- 7.63 There is a high potential for uncontrolled lighting to result in impacts to the protected species and their habitat, as noted in the ES. A range of mitigation measures are indicated as ways of addressing these impacts, though detailed lighting proposals will follow at an appropriate time. Officers do not consider there is any reason that an acceptable lighting arrangement could not be achieved as this would be in the control of the developer. However, it is considered appropriate to condition the details to come forward as part of each reserved matters parcel, to ensure it does not undermine the ES.
- 7.64 It is acknowledged that the Wildlife Trust requested information on Biodiversity Net Gain to be submitted prior to determination; the application is accompanied by net gain calculations, indicating a net gain of 18.61% in habitat units and 261.44% in linear units. This predominantly includes diversifying planted species, which in turn supports a wider range of fauna.
- 7.65 Policy LP30 notes that development should not lead to a net loss in biodiversity, and where it is possible should provide a demonstrable net gain. Officers note a baseline of 10% is generally considered appropriate for development, having regard to emerging national guidance and legislation. This proposal, having demonstrated significantly in excess of

that, is considered to represent a significant improvement in biodiversity within the site, and can be secured by condition, to require each reserved matters application to provide an audit of net gain to meet the overall requirement. While the Wildlife Trust have not commented on calculations originally provided, or the latest information submitted, the documentation follows a standard approach that has been carried out on sites elsewhere within the District. Noting that no objections have been raised in principle to the development of the site, it is considered this approach is acceptable in this instance.

- 7.66 Subject to the conditions set out above, it is therefore considered the proposal would accord with policy LP30 in respect to ecology and biodiversity.

Drainage and Flood Risk

- 7.67 The application site predominantly falls within Flood Zone 1 and is at a low risk of flooding from surface water sources. An area of the site to southwestern corner, close to the A1307, falls within Floods zones 2 and 3. Two bands run through the site generally north to south identified as being at risk of flooding from surface water from a 1 in 1000-year event.
- 7.68 The application is accompanied by a Flood Risk Assessment, which includes consideration of surface water sources, and a Utilities Assessment, that includes assessment of foul sources. The ES also includes a section on Water Resources, Flood Risk and Drainage though those elements related to potential water pollution have been assessed elsewhere in this report. The LLFA, IDB, Environment Agency and Anglian Water have raised no objections, subject to conditions requiring detailed designs of drainage proposals to be submitted. It is noted that local objections have been received on the basis that the proposal will lead to increased risk of flooding elsewhere.
- 7.69 With respect to flood risk from fluvial sources, an area of the site to the western corner, generally running concurrently with the A1307, is located within Flood Zones 2 and 3. The application proposes to retain open space within this area, and not any built form or further attenuation features. As the application site is allocated in the Local Plan and has been subject to in principle assessment as part of that process, it is not considered necessary to apply the sequential and exception tests set out in the NPPF and NPPG. The main consideration is whether the proposed development can be made safe from the impacts of flooding and would not result in an increase in flood risk elsewhere.
- 7.70 The application generally seeks to locate development outside the flood zones, with a section of the allotments and sports pitches potentially located within those areas. As these would generally be retained as open space, it is unlikely there would be any significant level of hardstanding or built development, though there may be some element to support the allotments. This is capable of being controlled through condition, to require any development to be accompanied by appropriate drainage details to ensure it would not result in flood risk, but the use of this part of the site as amenity open space is considered to be Water Compatible development in accordance with Annex 3 of the NPPF such that it is not at adverse risk of flooding. For those same reasons, its use for that purpose is not considered likely to result in an increased risk of flooding elsewhere in or around the site.

- 7.71 In terms of surface water, the application proposes to manage surface water drainage through SUDS in accordance with the hierarchy in the adopted Flood and Water SPD. Predominantly, this would be through attenuation features and restriction of discharge rates into the water network where it is not possible to discharge through ground infiltration. In principle, the LLFA and IDB have raised no objection to this, subject to conditions requiring the detailed designs to come forward.
- 7.72 The proposal would create three catchment areas within the site and has demonstrated the storage capacity needed to accommodate the surface water from that part of the site before discharge into surrounding water features, namely Barracks Brook to the southwest corner of the site and a perimeter drain to the southeast, adjacent the existing A141. These are owned and maintained by IDB and CCC respectively, and noting their role as consultees, it is considered these discharge points are achievable.
- 7.73 Officers note the proposed development is likely to come in phases and over a reasonably substantial length of time. It is therefore considered that the LLFA's recommended condition, while in principle is necessary, should be modified to require details at reserved matters stage, in accordance with a site wide strategy that is agreed first. Subject to that, however, officers consider the application has sufficiently demonstrated surface water can be readily accommodated within the development without harm to surrounding areas or future occupants, and without resulting in increased flood risk.
- 7.74 The application proposes to connect foul flows to the sewerage network and has submitted a technical note demonstrating there is existing capacity, and Anglian Water have raised no objections in principle, though note the developer will need to serve notice under the Water Industry Act 1990. That process is separate to planning legislation and is therefore not material to this application. Officers note the connection to the existing foul network and consider that route of discharge is sufficient to ensure the operational aspect of the development would not give rise to adverse impacts to the environment through improperly discharged waste.
- 7.75 Officers note there is potential to increase risk of flooding during the construction phase, namely through temporary hardstanding necessary for construction compounds. Officers note the need for a construction management plan to be submitted as referenced elsewhere in this report and consider that document is the appropriate place to require a planned approach to manage water impacts, both in respect of drainage and the potential impacts of protect water sources from contamination during construction.
- 7.76 On the whole, and subject to the conditions noted above, officers consider the proposal would accord with policies LP5, LP6 and LP15.

Heritage Impacts

- 7.77 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is had to the desirability of preserving particular features of Listed Buildings and Conservations Areas and great weight should be afforded to the assets conservation.

The Ancient Monuments and Archaeological Areas Act 1979 protects the archaeological heritage of Great Britain by making provision for the investigation, preservation and recording of matters of archaeological or historical interest.

- 7.78 The submitted ES includes a section on Cultural Heritage and Archaeology which has considered the impacts on heritage assets. In terms of designated assets, this has noted the Grade II Dwellings at 32-36 Ermine St, the Grade II Country House at Camelot, the Grade II Cottage at Home Lea, the Grade II* St Bartholomew's Church and Huntingdon Conservation Area.
- 7.79 With regards to archaeological deposits, it is noted that the site lies within an area of high archaeological potential, with the ES identifying significant remains of Bronze Age, Iron Age and Roman date, as noted by the County Historic Environment Team (CHET).
- 7.80 No objections have been received from either the Conservation Officer or Historic England. CHET has raised no objection in principle, subject to securing a programme of archaeological works and post excavation assessment through conditions.
- 7.81 NPPF Paras. 194 to 202 require that applications provide descriptions of the significance of heritage assets, including their settings, and provide a clear and convincing case for any harm to such assets. Special regard is to be had to the preservation of such assets, and where the development leads to any harm, that harm must be weighed against the public benefit of the proposal.
- 7.82 With regards to designated heritage assets, it is noted that the ES has limited its assessment to those where the significance may be affected through development in their setting. Officers note that there are listed buildings in close proximity, for example the Grade II listed milestone to the north of the site, but these are surrounded by intervening development, or by virtue of landforms have limited interrelationship with the site. As such, it is considered the ES has suitably considered those assets that are likely to be impacted.
- 7.83 The development is some distance from these assets, with most sitting beyond 900m, albeit the Conservation Area sits closer with substantial intervening development in the form of the Stukeley Meadows estate. That distance is considered to be sufficient to serve as mitigation that would protect the significance of these heritage assets through development in their setting. Officers therefore consider the proposed development would not give rise to any material harm, or that at worst it would be to the lower end of the 'less than substantial' spectrum in accordance with NPPF para. 202 and outweighed by the public benefits of bringing forward the allocated site and delivering housing within the locality.
- 7.84 With regards to archaeological deposits, officers note the ES recommends a programme of investigation and assessment, which is supported by CHET. Such works would include uncovering those remains and recording them, either in situ or deposited as appropriate.

- 7.85 Officers consider this can be secured by standard conditions, and subject to such the proposal is considered to accord with policies LP34 and BE3.

Contamination and Air Quality

- 7.86 The application site comprises agricultural land, and historic maps and planning history indicate there has been no notable intervening uses other than for agriculture. There are a number of notable uses in the surrounding area, including a petrol filling station approximately 130m to the east, an industrial estate to the north-east, a residential estate to the south and a pair of dwellings to the north. There is an open sided barn on the site in the western corner that appears to be part of the agricultural use on site. The submitted ES notes that there is an expectation of some contaminants being present due to unknown infilled land, made ground and the disused barn.
- 7.87 In terms of air quality, there are no notable uses on the site that are likely to give rise to impacts, but the site adjoins the A1307 on its western edge and the current alignment of the A141 on the southern edge. A designated Air Quality Management Area sits approximately 50m to the south of the southern corner of the site.
- 7.88 The Environmental Health Officer has raised no objections in principle to the development in terms of air quality, subject to securing the mitigation suggested within the ES. They note that further detail may be required at later stages as elements of the development come forward.
- 7.89 With respect to contamination, the submitted ES has set out the potential risks of contamination during construction and operation. It includes recommendations to assess and remediate for potential contaminants, having regard to those expected within the site. The ES proposes to mitigate contaminants through detailed site investigation and then remediation proposals based on its findings. This would include the potential for on-site remediation in accordance with a Materials Management Plan that would form part of any wider remediation proposals. Subsequent verification would be required to ensure the remediation has been effective and removed the risk to human health during construction and occupation stages. Such verification testing will also mitigate the potential for contamination of the water environment.
- 7.90 The ES recommends a Construction Environmental Management Plan (CEMP) in order to mitigate potential contamination during construction. These are supported by the Environmental Health Officer and are standard approaches to mitigation in respect of ground and water contamination. Officers consider these conditions are reasonable and necessary to ensure the development is fit for purpose and would not result in a risk to human health.
- 7.91 With respect to air quality, the submitted ES notes there are no on-site uses that would give rise to poor air quality, but the site is in close proximity to the Huntingdon Air Quality Management Area (AQMA), designated due to exceedance of Nitrogen Dioxide (NO₂) levels. It is anticipated, following the completion of the A14 realignment scheme, which takes vehicles away from the now A1307 adjacent the site, that this will reduce the impacts of emissions. The predominant generator of

particulate matter and emissions that may affect quality in the surrounding area of the site is traffic.

- 7.92 Officers note that the latest AQMA Annual Status Report published by HDC indicates receptors in the Huntingdon AQMA are recording below the exceedance levels of NO₂, and this is expected to continue now the A14 has relocated and there has been a change in travel behaviour since the Covid pandemic.
- 7.93 Notwithstanding, the application itself does not propose any uses that are likely to give rise to emissions in such quantities or due to the nature of the use that are considered likely to result in harm to air quality. The uses proposed are reflective of typical residential areas, and the nature of traffic generation is likely to be spaced out over the course of rush hours. While it is noted that TAT have indicated a likely increase in queue times at the Ermine St/A141 roundabout, this is not considered to be at such a level that it will result in an adverse impact to air quality beyond existing baselines.
- 7.94 It is considered likely that there will be some level of air quality impact during construction, predominantly through dust, with some emissions arising predominantly from vehicle movement and use of equipment. The ES makes a number of recommendations to mitigate for these construction impacts. Officers note that a CEMP condition has been recommended, as set out above, and this would also include the measures recommended in the ES.
- 7.95 In light of the comments of the Environmental Health Officer, having regard to the measures within the ES and subject to the conditions set out above, officers consider the proposal would not be at an unacceptable risk of impacts through contamination, and would not give rise to harmful levels of air quality. The proposal would therefore accord with policies LP36 and LP37.

Impacts to Neighbouring Amenity

- 7.96 This application site is separated from the nearest neighbouring residential properties by existing roads, most particularly the A141 to the southeast that bounds the Stukeley Meadows estate. There is a pair of residential dwellings to the northwest of the site, nos. 1 and 2 Brookfield Farm Cottages, separated by the existing, established tree belt, which measure approximately 30m in depth and would be retained as part of the development.
- 7.97 The application is in outline form, and as such the detailed design will fall to future reserved matters applications. It is therefore not possible to be conclusive in relation to matters of overlooking, overbearing, or overshadowing impacts. The correct test at this stage with an outline planning application is whether it is reasonably likely the development could be accommodated without adverse impacts to neighbouring residential amenity.
- 7.98 Officers consider that, given the scale of the development and the separation from neighbouring property there is no reasonable basis to conclude an acceptable relationship cannot be accommodated with neighbouring offsite property in terms of overlooking, overshadowing or overbearing impacts. The development proposes uses that are largely

reflective of typical residential locations, and as such there is not considered to be any basis to expect the development would give rise to noise or emissions that would otherwise impact surrounding amenity.

- 7.99 With regards to construction impacts on surrounding amenity, officer note the submitted ES indicates a major effect on surrounding residential properties in the short to medium term without mitigation. It notes the submission of a CEMP through condition, which would be required as noted elsewhere in report. It is noted that the most impactful element of the construction phase will be at the outset, during the foundation phase where there is the heaviest machinery on site. That said, this is likely to be spread across the course of the development as the buildout works through phases. The ES indicates potential mitigation measures that would be included in the CEMP, including noise limits, compliance with industry standards and inclusion of appropriate review mechanisms. Any CEMP will also include an appropriate point of contact for local residents who may be experiencing issues, together with proposals to ensure resolution. It is considered that this is a reasonable approach to mitigate the construction impacts of the development on surrounding amenity.
- 7.100 Subject to the conditions set out above, it is considered the proposal is therefore considered to accord with policy LP14 in respect to offsite neighbour amenity.

Amenity and Health of Future Occupants

- 7.101 The application is in outline form, and as such any matters of detailed design cannot be determined at this stage. Consideration should therefore fall to whether it is likely, having regard to the details available, that satisfactory arrangements can be made for future occupants with regards to amenity and health.
- 7.102 In respect to amenity, given the scale of the application site, officers consider that there is a reasonable likelihood that residential units can be accommodated that provide sufficient amenity space and are not adversely impacted through overlooking or loss of light. It is noted that, in any event, occupants would be aware of the layout and relationship of the site and would be able to make an informed decision on how that relationship would relate to their personal needs.
- 7.103 The application lies in close proximity to the existing A141 and the A1307. While the latter has a significantly reduced level of noise compared to its historic use as the A14, these two roads are capable of accommodating a substantial level of vehicle movements. The application has considered baseline noise levels, and noise levels to 2036, in line with the time period of the adopted local plan, including the potential impact from a realigned A141. The Environmental Health Officer has raised no objections to the proposal on noise grounds, subject to a condition requiring a detailed noise mitigation scheme to be submitted at detailed design stage.
- 7.104 Officers note the realigned A141, if utilising the safeguarded land through this development, would run in close proximity to a number of the residential parcels. As that project is subject to separate consideration it will be required to mitigate for its own impacts. TAT have confirmed that they have considered a worst-case scenario in determining the corridor, and that the onus of any mitigation in terms of

noise or air quality will fall to them to assess the impacts. As such, it is not for this application to consider the impacts of the road itself, only, as set out above, whether the development has made sufficient provision for a realigned A141 to come forward without being prejudiced by the development.

- 7.105 The noise contours indicate the development would enable the majority of the development to achieve below 55db in its private outdoor amenity space, with a 55-60db range along the very edge of the development, fronting the road. It is noted that the latter is in excess of the upper range of standard guidance, though any calculations are noted as being subject to variance.
- 7.106 Internally, noise levels are more capable of being readily mitigated. The ES makes recommendations on how might be achieved, including directing habitable rooms towards quieter areas and adjustments to the building fabric to result in higher noise reductions. In the context of the scale of this development it is considered that this is a reasonable approach that can be accommodated.
- 7.107 In terms of noise, while it is noted that there are areas likely to come forward that are in excess of recommended noise thresholds, these are limited, and internal areas are considered capable of being made acceptable. Future occupants would be aware of the noise environment, and, with respect to the realigned A141, there is a reasonable expectation that this would mitigate its own impacts, including noise, so as to create a suitable noise environment. Noting the comments of the Environmental Health Officer, who has raised no objections, officers consider the proposal would create a satisfactory noise environment for future occupants.
- 7.108 The application at this time has not been accompanied by a Health Impact Assessment (HIA), and the County Council Development Management Team have raised objections on that basis. Officers note that policy LP29 provides support for proposals that are accompanied by a HIA but does not state such application will be refused for their lack of HIA. The supporting text notes the underlying purpose is to inform design and layout. Officers note the application is accompanied by a design code, and the submitted ES has considered human health in a number of its sections, though not explicitly in the format of a standardised HIA. As the absence of a HIA is not unacceptable in the context policy LP29, and the proposal is considered to have otherwise demonstrated a satisfactory approach to human health, having regard to the subject matter a HIA would contain, it is not considered the lack of a HIA in this instance would form a sustainable reason for refusal and the proposal has otherwise accorded with the underlying reasons for requiring an HIA in informing the design principles established for of the site, and which will carry through into future reserved matters applications.
- 7.109 On the whole, and subject to conditions, officers consider the proposal has made adequate demonstration that a suitable amenity environment can be achieved for future occupants, and therefore accords with policy LP14.

Section 106 Contributions and Community Infrastructure Levy (CIL)

- 7.110 Section 106 Obligations may be sought where they meet the tests of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). Such obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 7.111 The development will be CIL liable in accordance with the Regulations (and exemptions contained within) and the Council's adopted charging schedule. In addition, as the proposal is for in excess of 200 dwellings, contributions beyond CIL may be sought through S106 obligations towards infrastructure in respect of health, education, footpaths, community facilities, libraries and lifelong learning, open space and sport facilities as necessary in relation to the proposal.
- 7.112 In order to calculate the required obligations, the Developer Contributions SPD requires that dwelling numbers are translated into population. At this time average household numbers are calculated at 2.19 persons per household. This development, at 1000 dwellings, would therefore equate to a population of 2190 people. Contributions have been assessed on this basis having regard to overall figures but, where appropriate, the Section 106 agreement will utilise a calculation-based approach in order to reflect the actual need and impact of the development.
- 7.113 A number of comments have been received from consultees identifying where contributions are required towards infrastructure to accommodate the needs arising from this development. Local residents have raised concerns that contributions will be required towards infrastructure, though it is noted that no specific instances have been identified.
- 7.114 In summary, the following contributions have been identified as being required by the adopted Developer Contributions SPD, or requested by consultees;
- That 40% (up to 400 units) of the dwellings provided affordable, as defined within the NPPF (with an expected provision of 70% to be provided as social or affordable rented properties and 30% shared ownership properties).
 - A contribution of £66,000 towards the creation and alteration of Public Rights of Way and associated physical works.
 - £1,025,486 towards the expansion of existing GP surgeries.
 - Approx. £100,000 towards network improvements to support sustainable transport to Stukeley Meadows School.
 - The contribution of 3ha of land and £14,267,291 towards primary school provision.
 - A contribution of £1,202,166 towards Special Education Needs, namely to Alconbury Weald SEND.
 - A contribution of £175 per dwelling towards the provision of bins, or £669 per communal bin.
 - A contribution of £94,700 towards Libraries and Lifelong Learning.
 - At least 4.6ha of informal open space provision.
 - At least 3.5ha of formal open space provision.

Affordable Housing:

- 7.115 As set out in adopted policy LP24, proposals of this scale are required to contribute towards affordable housing, providing 40% of the dwellings as affordable units. Of the proposed 1000 dwellings this would represent a total of 400 affordable units. The supporting text at paragraph 7.9 of the Local Plan clarifies that the expectation is that this is a mix of 70% social or affordable rented, and 30% shared ownership units, though the former is specifically identified in the policy itself. This is the expected starting position unless there are other considerations that may indicate a lower level of affordable housing is appropriate, and in this instance the applicant has submitted a viability assessment that seeks to demonstrate the provision of 40% affordable housing would render the scheme unviable and a lower provision should be sought, in accordance with NPPF para. 58.
- 7.116 A viability exercise was undertaken in 2021 with the Council advised by VOA as an independent consultant which was funded by the Developer in line with the Developer Contributions SPD. That review resulted in an outcome of which agreed a 35% affordable housing provision at a 50/50 split between social or affordable rent and shared ownership products and concluded that a 40% affordable housing provision was not viable in the context of this development. Given its age, this is now considered to be out of date, but it was an agreed point, in terms of build costs, inputs and the model used to determine viability and the overall provision of the affordable housing.
- 7.117 Notwithstanding its age, the applicant has maintained the offer of 35% provision at a 50/50 split in line with the VOA review. Officers are aware that, during the intervening period between now and that review being carried out, there has been a significant increase in build costs, both nationally and in relation to this development and, associated to that, an increase in S106 contributions requested as well as increase in CIL charges. This has been borne out of discussions on viability in other sites across the district to a sufficient degree that officers are satisfied that is highly unlikely that there would be any improvement in the viability position, and that any further assessment is likely to indicate a reduced level of provision would be required to make the scheme viable. Officers also note this in the context that there is likely to be an increase in CIL charges arising in January, which is likely to further reduce the level of viability.
- 7.118 While officers consider it likely that there will be some improvement in stability of costs over time that is likely to improve the viability position, there is limited evidence available on the likely level that would result in, and so no guarantee any review during the build out of the scheme would likely result in a provision greater than 35%. In any event, any review mechanism in terms of viability that did give rise to a higher proportion would only be applied to following phases of the development. Additionally, in the context of the 5% shortfall from the 40% starting point, it is considered unlikely that there would be any significant benefit in requiring a review for this development.
- 7.119 In light of the above, officers consider that the proposed 35% offer at a 50/50 split between affordable or social rent and shared ownership without requiring a review mechanism is an acceptable level of affordable housing. This would be secured through the Section 106

agreement and is considered to accord with policy LP24 and section A of the Developer Contributions SPD.

Rights of Way:

- 7.120 A contribution of £66,000 has been sought towards the provision and improvement of public Rights of Way crossing and adjoining the site. These would be towards improvements of footpaths 230/5 and 230/19 to the northwest of the site, which would be upgraded and combined in a single right of way as they currently run parallel, the creation of new Bridleways within the site and a new Bridleway connecting the site to existing Bridleway 230/26 to the western corner, which crosses the A1307 and connects to the wider network.
- 7.121 The adopted Developer Contributions SPD notes that PROWs are an important resource for recreation, healthy living and sustainable transport. The current site has limited connections, with only footpaths linking it to surrounding networks, and therefore excluding some non-motorised users from legal access. Given the scale of the development, officers consider there will be a significant increase in demand for access to the countryside and the rights of way network. The improvements which in part would be delivered by the County Council, are necessary to support accessibility to recreational areas and promote health and sustainable transport for future occupants of the development. It is therefore considered this contribution would meet the CIL tests and would accord with policy LP4.

Health:

- 7.122 The Clinical Commissioning Group (CCG) in connection with NHS England has identified a contribution of £1,025,486 would be required towards health provision, calculated on the average person yield from the number of dwellings provided. The CCG have confirmed that this would be towards the expansion of surgeries within the Hicks Group, which contains a small number of surgeries within Huntingdon. Officers note that, while no specific surgery has been identified, in the context of the scale of the development, the focus to a group of surgeries is considered sufficient to meet the needs of the development. Officers consider this amount to be the requirement to mitigate the impacts of the development in terms of health provision and would be required in accordance with policy LP4 and section D of the Developer Contributions SPD.

Education:

- 7.123 A contribution of approximately £100,000 has been requested by the County Council Transport Assessment Team towards the provision of highway network improvements to facilitate access from the site into schools within Huntingdon. The County Council, as Education Authority, have indicated there is some capacity within existing schools to accommodate early phases of the development, though this is expected to be exhausted by 2030 on the basis of background growth alone, and does not otherwise override the need for a primary school within the site, discussed further below. However, in the context of the trigger points for the primary school, pushed back to support the viability of the development, the network improvements are necessary to ensure

existing schools are capable of being accessed by residents. It is noted that this figure is approximate at this stage, and further discussions will be had with the County Council to ensure a more detailed figure is secured, alongside detail of the works that it will facilitate, and which will factor into the S106. However, at this stage, officers consider there is sufficient detail provided, in the context of the legal requirements on the County Council as both Local Highway Authority and Education Authority, for officers to conclude this is a reasonable and appropriate request. This contribution is therefore considered to be required to ensure the development accords with policy LP4 and sections C and G of the Developer Contributions SPD.

- 7.124 A financial and land contribution towards primary school places of up to 3ha and £14,267,291 has been requested, based on the estimated need generated by this development and in context of the allocation as a whole, with further contributions sought from the northern part of the allocation (application ref. 20/00847/OUT). In particular, this development is to deliver a 2FE primary school with 3FE core on approximately 2.3ha of land, together with associated Early Years provision and an element of special education needs as part of the standard provision. A further area of land will be reserved to come forward at a later stage as needed to allow for the school to be expanded and meet the needs of the other part of the allocation.
- 7.125 Officers note that this contribution is based on a likely population yield, and a more detailed calculation would be used within a S106 agreement to ensure this meets the impact of the actual size of dwellings delivered on site in detail. The contributions would be necessary to mitigate the increased demand for school places generated by the development that cannot be accommodated within existing schools within the surroundings, in accordance with policy LP4 and section G of the Developer Contributions SPD.
- 7.126 A contribution of £1,202,166 towards the Special Education Needs (SEND) school on Alconbury Weald has been requested to meet the needs arising from this development. It is noted that the school was partly forward funded on the basis that contributions on this allocation was not yet secured, but the request remains as a requirement to meet its needs. While there is an element of SEND provision within the primary school, that is not targeted, and is generally part of the needs of the school, as opposed to this request which is focused on a specific provision. This contribution is therefore considered necessary to meet specialised needs of children, in accordance with policy LP4 and section G of the Developer Contributions SPD.
- 7.127 It is noted that there were historic requests for contributions towards Secondary Education. However, these have fallen away and are no longer sought by the County Council. In accordance with para. 3.15 of the Developer Contributions SPD any need that arises from this development is to be met utilising CIL funding. This formed a consideration of the viability of the allocation at its outset and the adoption of CIL by the Council, and officers consider this remains applicable here such that no contribution is appropriate to Secondary Education.

Libraries and Lifelong Learning:

- 7.128 A contribution of £94,700 towards Libraries and Lifelong Learning provision has been requested by the County Council. This was calculated on the likely population yield from the development at 1000 dwellings and the County Council have identified a project that this will be put towards, namely the enhancement and expansion of Huntingdon Library, including a breakdown of how the funds are intended to be spent. The contribution would be necessary to ensure the library has adequate provision to support future residents learning aspirations, in accordance with policy LP4 and section F of the Developer Contributions SPD.

Wheeled Bins:

- 7.129 A contribution towards waste would be required, specifically the provision of wheeled bins to serve residential units within the development. The amount required would be based on a per dwelling calculation, of £175 per dwelling, up to a maximum of £175,000 at 1000 dwellings. Any shared bins, such as those serving flats, would require a contribution on the basis of £669 per bin. This would be reflected as a calculation within any S106, to capture the final outcome of the number and form of dwellings. It is considered necessary to ensure the development has adequate waste infrastructure, in accordance with policy LP4 and section H of the Developer Contributions SPD.

Green Space:

- 7.130 The Council's Open Space Team has advised the required provisions for on-site open space to be delivered based on the quantum of development proposed is a minimum of 46,428m² of open green space, based on a calculation of 21.2m² per person. No objections have been raised by the Open Spaces Team, who are supportive of the general location of equipped play spaces and the arrangement of open space towards the centre of the development, as set out in the parameter plans. This is considered sufficient space to accommodate the needs of the development and would be phased throughout the application to ensure there is ongoing provision to meet need as it arises at appropriate trigger points.
- 7.131 Officers note that the strict application of play space thresholds would require the development to provide 5no. Neighbourhood Equipped Areas of Plan (NEAP) and 1no. Local Equipped Area of Play (LEAP). This is considered excessive to meet the needs of the development, as noted by the Council's Green Spaces Officer, and only 1no. NEAP and 1no. LEAP are sought to ensure there is adequate play space for this development, noting the large areas of open space and formal sport provision. In addition, contributions would be required towards maintenance depending on the party that adopts the green space on site, to be calculated in accordance with the updated costs in Appendix 2 of the SPD.
- 7.132 As the proposal is in excess of 450 dwellings, the Developer Contributions SPD requires contributions towards formal sport provision, primarily in the form of onsite contributions. Based on a calculation of 16m² per person the total amount of land required at 1000 dwellings is

35040m². The application includes an area of formal sports in its western corner, indicatively in the form of sports pitches and an associated community building but has indicated a shortfall of 0.85ha within this area. However, there is a significant overprovision of natural and semi-natural green space (7.56ha). The space requirements of formal sport, namely as a large block of space, is considered to be difficult to accommodate in the context of the constraints of the site, particularly the area of flood zone and the land to be protected for a potential A141 realignment, though other forms of open space are able to be accommodated across the site.

- 7.133 Officers have had regard to HDCs Playing Pitch Strategy (2022) and the surrounding developments that are also coming forward, particularly Alconbury Weald that includes formal sport provision. It is noted that, across both this allocation and Alconbury Weald there is likely to be provision towards sports that currently experience a shortfall in space provision. In particular there is need for further grass pitches and cricket wickets that can be provided at this site, reflected in the indicative sports pitch layout submitted, and which will not otherwise be met through other developments. In addition, officers have not been able to identify any location where a contribution in lieu of the shortfall would be appropriate, both in meeting the impacts of the development and that would be able to support a project. On the whole, and particularly in light of the significant overprovision of natural green space and the viability position, it is considered that this shortfall is acceptable in this instance, and the development would still adequately provide for the sport needs of future occupants in a manner that supports identified needs within the Playing Pitch Strategy. This contribution is therefore considered accord with policies LP4 and TL3 and section B of the Developer Contributions SPD.

S106 Summary:

- 7.134 Overall, of the obligations that have been identified and requested, the following are considered to meet the tests in 122 of the CIL Regulations and would accord with policy LP4. They are recommended to be sought through a S106 legal agreement in the event of a resolution to approve;
- That 35% of the dwellings to be erected are affordable (with an expected provision of 50% to be provided as affordable rented properties and 50% shared ownership properties.)
 - A contribution of £66,000 towards the creation and alteration of Public Rights of Way and associated physical works.
 - £1,025,486 towards the expansion of existing GP surgeries.
 - Subject to final clarification, approximately £100,000 towards network improvements to support sustainable transport to Stukeley Meadows School.
 - The contribution of up to 3ha of land and £14,267,291 towards primary school provision.
 - A contribution of £1,202,166 towards Special Education Needs, namely to Alconbury Weald SEND.
 - A contribution of £175 per dwelling towards the provision of bins, or £669 per communal bin.
 - A contribution of up to £94,700 towards Libraries and Lifelong Learning.
 - At least 5.4ha of informal open space provision.
 - At least 2.7ha of formal sport provision.

Other Matters

- 7.135 The Country Fire & Rescue service has recommended a condition or S106 contribution towards the provision of fire hydrants to serve the development. This is considered to be necessary to ensure the development has adequate service provisions to respond to emergency events and can be secured by condition as is standard practice.

8. Planning Balance and Conclusions

- 8.1 The application must be considered in accordance with the statutory tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004, namely, determined in accordance with the Development Plan unless material considerations indicate otherwise. As the now adopted Local Plan came into force in May 2019 it is considered to be 'recently adopted' in accordance with footnote 38 of the NPPF. It has been demonstrated through the AMR that there is a five-year supply of housing land, and in accordance with paragraph 74, this is sufficient to confirm that position. The policies which are the most important for determining the application are considered to be up-to-date and are afforded full weight.
- 8.2 While it is noted that there is a minor element of non-compliance with policy LP25 in terms of the latest adopted mix this is not considered to be materially harmful, and in principle the mix indicated is still considered to meet identified need within the district, having regard to the origins of the discrepancy in creating more 1-bed than 2-bed properties.
- 8.3 Officers note that an independent review of the latest viability position has not taken place. However, as set out above, officers consider there is every possibility that such a review would only indicate a lower level of provision than has been offered by the applicant. Given the uncertainty around the likely market influence over the years of construction there is no evidence that can be relied on that the viability position would improve to the level offered. Noting the proposed level is comparable to the previously agreed position of 35%, it is considered this is an acceptable provision to secure in relation to this development. As the AH offer is justified through viability considerations, the proposed quantum of affordable housing is considered compliant with the Development Plan.
- 8.4 In all other respects the application is considered to accord with adopted local and national policy, and appropriate conditions and planning obligations are capable of being imposed that will control the development and ensure infrastructure delivery comes forward at appropriate times to mitigate for the impacts for the development.

9. RECOMMENDATION - Delegated powers to APPROVE following confirmation of the Transport Contribution and subject to completion of a S106 agreement and conditions in relation to the following:

1. Commencement within 2 years of each reserved matters application.
2. Reserved matters applications to be submitted prior to any commencement of works and within a specified time period.

3. Accordance with approved plans.
4. Submission of a phasing plan.
5. Reserved matters application to be accompanied by statement demonstrating compliance with design code.
6. Number of dwellings not to exceed 1000
7. Housing mix to accord with approved mix
8. A proportion of dwellings to be M4(2) and M4(3)
9. Public Rights of Way Scheme to be submitted and approved.
10. Detailed land contamination investigation and remediation to be carried out.
11. Works to cease in the event of unexpected contamination.
12. Ground survey to accompany formal reserved matters applications.
13. Noise mitigation proposals to accompany reserved matters applications.
14. Detailed surface water drainage scheme to be submitted.
15. Archaeological investigation to be carried out in accordance with details submitted to and approved by LPA.
16. Fire hydrants to be submitted prior to occupation of each reserved matters area.
17. Roads to be constructed to binder course prior to first use.
18. Detailed design of roads to be submitted.
19. Long-term construction, management and maintenance arrangements of all roads to be submitted.
20. Roads to be constructed to CCC specification where adjoining existing highway.
21. Parking and manoeuvring space details to be submitted as part of each reserved matters application and thereafter retained.
22. Construction traffic management plan and construction traffic parking arrangements details to be submitted.
23. Access highway works to be carried out prior to occupation of first dwelling.
24. Offsite highway improvement works to be carried out in accordance with approved details.
25. Travel plan to be submitted and approved.
26. Details of biodiversity net gain to accompany reserved matters applications.
27. Lighting details to be submitted with each REM.
28. Construction Environmental Management Plan to be submitted.
29. Construction Ecological Management Plan to be submitted.
30. Habitat mitigation proposals to be submitted.
31. Waste management and minimisation plan to be submitted.
32. All dwellings to accord with water efficiency standard in Part G of building regulations.
33. Details of bin collection points to be submitted as part of each reserved matters application.
34. Tree protection measures to be submitted and implemented.

OR

REFUSE in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the

grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

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 **Aaron Sands, Senior Development Management Officer**

aaron.sands@huntingdonshire.gov.uk

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 4th November 2021

18/01918/OUT

Mixed use development comprising: Up to 1000 dwellings, Primary School including early years provision, Up to 205sqm community floorspace, Up to 1000sqm retail floorspace (class A1), food and drink uses (classes A3-A4), Open space and play areas, Landscaping, Pedestrian and cycle links, Associated drainage and engineering works and , highway connections including primary and secondary vehicle access from Ermine Street and the A141 (Outline Planning Application for phased development with all matters reserved except means of access onto the local highway network). Land North West of Spittals Way and Ermine Street, Great Stukeley.

Amended plans and documents received 16th September 2021

Members commented that the new layout of the village green was better than the previous layout.

A member commented that the community facility's floorspace looked very small.

Members felt that the proposed changing rooms for six sports pitches and a MUGA were too small and the development needed to have bigger facilities with an ECO building and parking spaces which would be big enough to accommodate the amount of people using 6 sports pitches.

Members commented that there was a missed opportunity for ECO building on the development and there needed to be more renewable energy used.

Members were concerned that a road would split the residential area from the Community Centre, sports pitches and allotments. It was felt that a safe crossing option was needed.

A member noted that there was no information about how many form entries there would be at the primary school. It was felt that there would need to be more than a one form entry.

A member commented about the type of heating that would be installed in the houses on this development. Air source heat pumps would have been too loud on a development like this.

Aaron Sands


From: Clerk - TSPCN6 <clerk@thestukeleys-pc.gov.uk>
Sent: 04 December 2018 07:09
To: DMAdmin; Control, Development (Planning)
Subject: The Stukeleys PC recommendations: Planning Permission Consultation - Land North West Of Spittals Way And Ermine Street Great Stukeley (ref 18/01918/OUT)

Dear planners,

PC recommend refusal on the basis that highway issues have not been clarified as the site will generate traffic beyond the safe capacity of local roads, disturbance resulting in unacceptable to local communities and building homes on prime farmland is unacceptable use giving currently undetermined status of RAF Wyton.

Sincerely,
Ramune


Clerk to The Stukeleys Parish Council


clerk@thestukeleys-pc.gov.uk
<https://www.thestukeleys-pc.gov.uk/>

Please note I work part time and so there may be a delay in my responding to both email and telephone calls.

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 13 November 2018 09:45
To: clerk@thestukeleys-pc.gov.uk
Subject: RE: Planning Permission Consultation - Land North West Of Spittals Way And Ermine Street Great Stukeley (ref 18/01918/OUT)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Mixed use development comprising: Up to 1,000 dwellings, Primary School including early years provision, Up to 205sqm community floorspace, Up to 1,000sqm retail floorspace (Class A1), Food and drink uses (Classes A3-A4), Open space and play areas, Landscaping, Pedestrian and cycle links, Associated drainage and engineering works and, highway connections including primary and secondary vehicle access from Ermine Street and the A141 (Outline Planning Application for phased development with all matters reserved except means of access onto the local highway network).

Site Address: Land North West Of Spittals Way And Ermine Street Great Stukeley

Reference: 18/01918/OUT

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Keeping safe on the internet

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We will only contact you via email when you have already contacted us in relation to this specific application (or one directly related to it) and provided your email address as a contact - we will not transfer your contact details between unrelated applications.

If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management
Huntingdonshire District Council

T: 01480 388388

E: mail@huntingdonshire.gov.uk

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Development Management Committee



Scale = 1:7,500

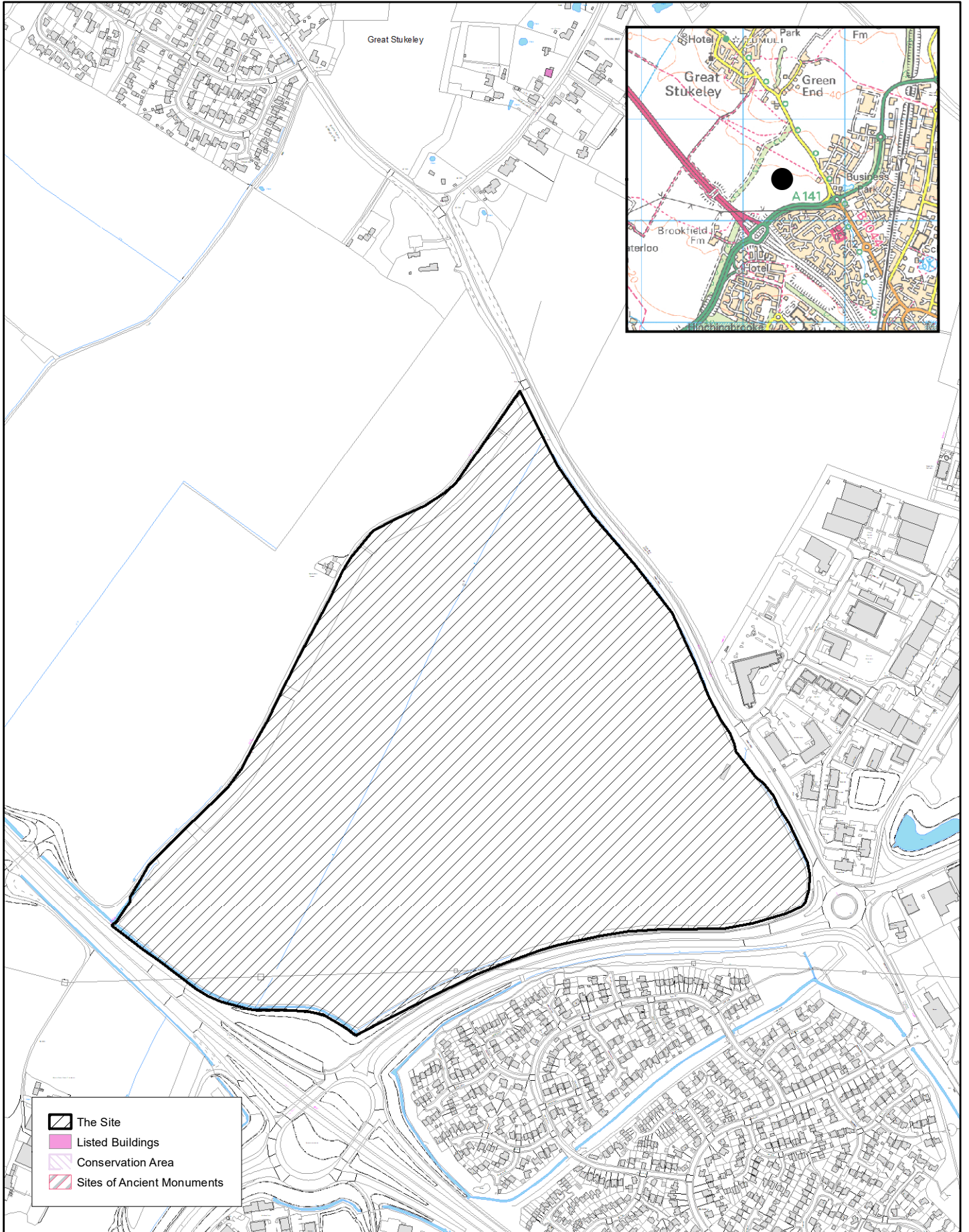
Date Created: 31/10/2023

Application Ref: 18/01918/OUT

Location: Huntingdon



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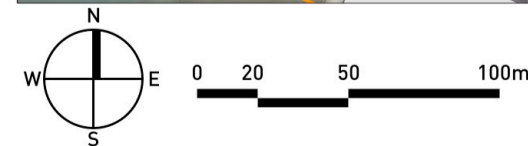


- The Site
- Listed Buildings
- Conservation Area
- Sites of Ancient Monuments



- KEY**
- LAND USE**
- Site boundary
 - Primary school (2.3Ha) including on site drainage/attenuation/drop off area
 - Potential primary school expansion land (0.7 Ha)
 - Mixed use facilities (1.0 Ha)
 - Outdoor sports pitches (2.68 Ha)
 - Potential allotments (0.70 Ha)
 - Central green/community park (minimum 1.14 Ha)
 - Public open space
 - Attenuation basins
- PLACEMAKING**
- Landmark and key corners (in addition to dual fronted corner addressing units)
 - Childs play area (NEAP/LEAP)
 - Pocket parks (minimum 300sqm)
- CHARACTER**
REFER TO DESIGN APPROACH TABLES FOR DETAILS
- CA1 Central Avenue
 - CA2 Central Green
 - CA3 Western Green Edge
 - CA4 Western Neighbourhood Core
 - CA5 Ermine Street
 - CA6 Green Edge
 - CA7 Eastern Neighbourhood Core
- MOVEMENT**
- Proposed access point (subject to detailed design)
 - Key routes between parks (links between pocket parks and central green)
 - Emergency vehicular, pedestrian and cycle only link
 - Access to sports pitches/allotments
 - Existing PRoW: Footpath retained
 - Existing PRoW: Bridleway retained
 - Proposed bridleway
 - Proposed ped only route
 - Proposed shared use foot/cycleway
 - Proposed footway
 - Proposed ped/cycle shared use route (provided by others)
 - Proposed offsite bridleway connection
 - Proposed signalled pedestrian crossing point
 - Protected road corridor

NOTE: Reference should be made to the PRoW Strategy Plan

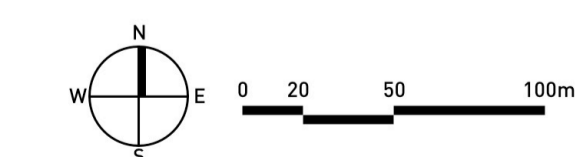


ERMINE STREET, HUNTINGDON - REGULATING PLAN



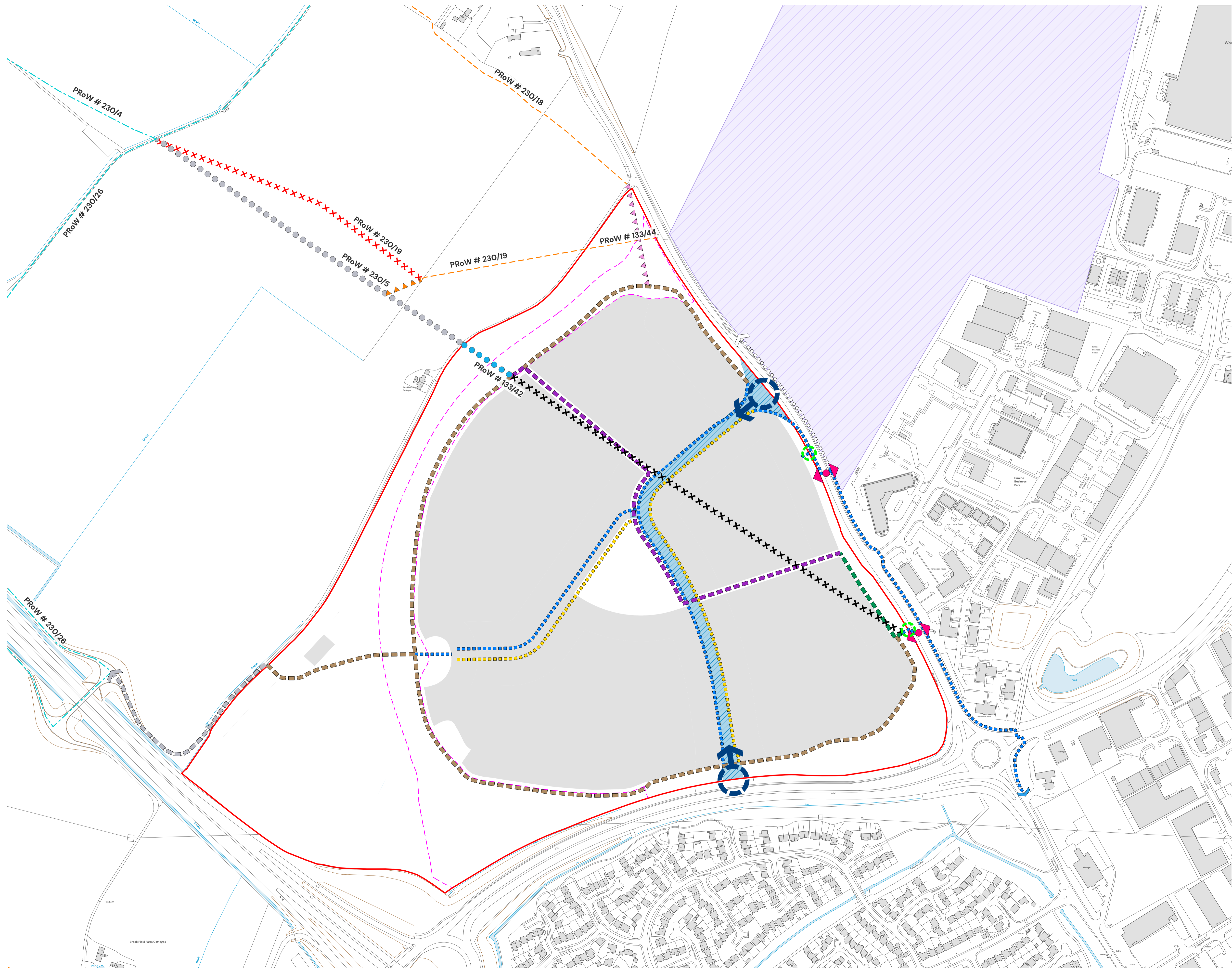


- KEY**
- Site location (50.21 Ha)
 - HUI allocation boundary
 - Indicative residential parcels
 - Mixed use local centre facilities (1.0 Ha). Including retail, up to 1,000sqm, no bigger than 600sqm. Use classes A3-A5, D1 and C3 residential.
 - Primary school and indicative buildings (2.3 Ha) Including on site drainage/attenuation/drop off area
 - Potential primary school expansion area (0.7 Ha) (if not required then revert to residential C3 use)
 - Principal avenue corridor
 - Proposed vehicular access points (subject to detailed design)
 - Protected road corridor
 - Focal spaces, including pocket parks
 - Indicative tree planting
 - Existing vegetation
 - Public open space
 - Natural play space - Central Green (incorporating informal and equipped play)
 - Informal amenity green space within residential parcels
 - Potential allotments (0.72 Ha)
 - Outdoor sports pitches (2.75 Ha) Including sports pavilion
 - Existing PRoW: Footpath retained
 - Existing PRoW: Bridleway retained
 - Proposed bridleway
 - Proposed ped only route
 - Proposed shared use foot/cycleway
 - Proposed footway
 - Proposed ped/cycle shared use route (provided by others)
 - Proposed offsite bridleway connection
- NOTE: Reference should be made to the PRoW Strategy Plan



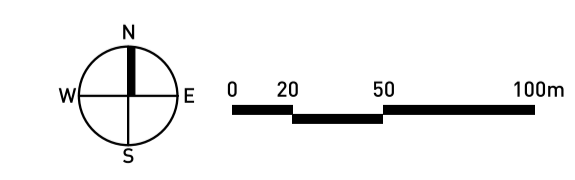
ERMINE STREET, HUNTINGDON - INDICATIVE MASTERPLAN





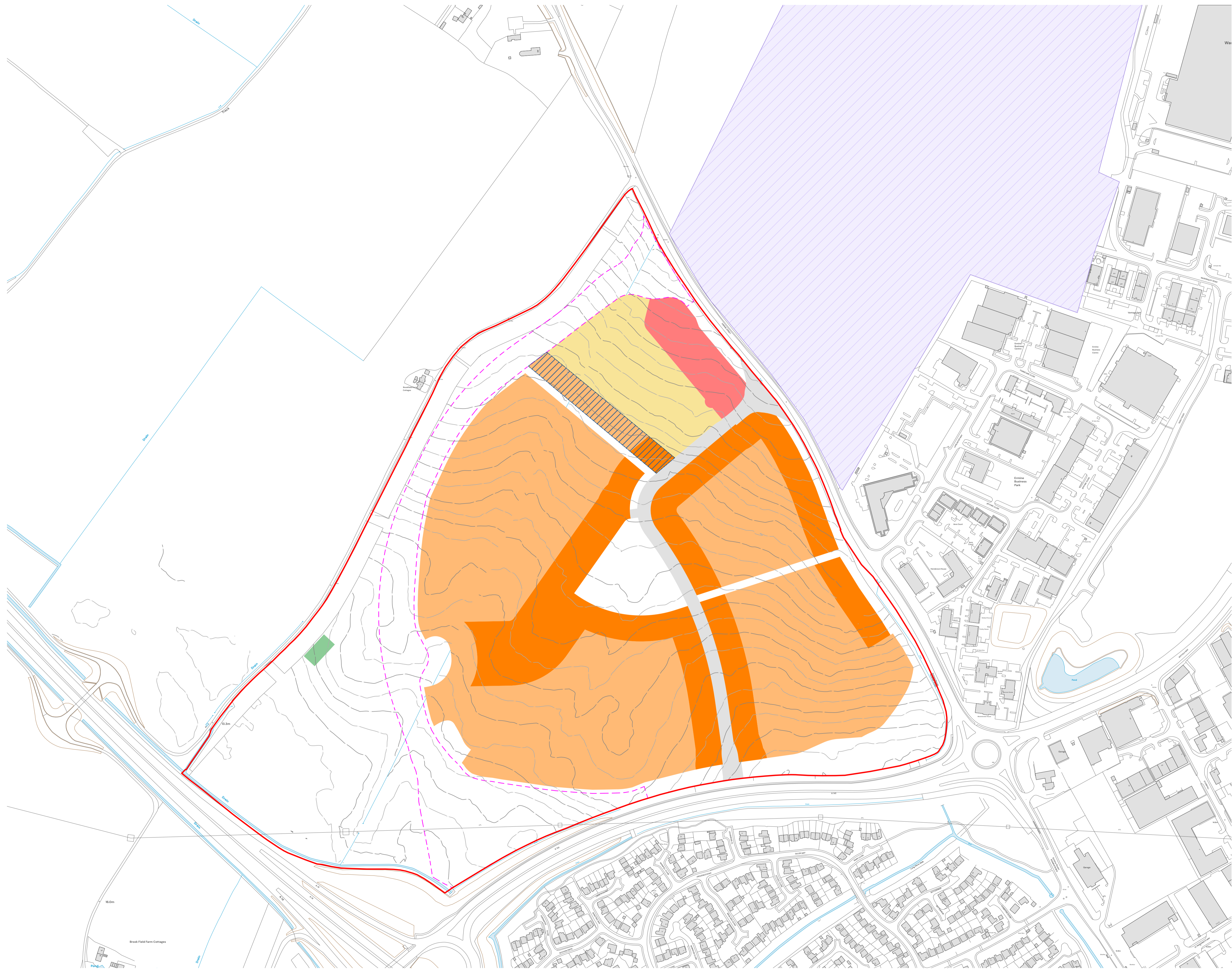
- KEY**
- Site boundary (50.21 Ha)
 - Development parcels
Residential/school/local centre/incidental open space
 - Protected road corridor
 - Principal avenue corridor
 - Vehicular access points
 - Proposed new pedestrian and cycle only access point
 - Proposed new pedestrian crossing and access to eastern side of Ermine Street
 - Existing PRoW: Footpath retained
 - Existing PRoW: Bridleway retained
 - Existing PRoW 230/5 (footpath) to be upgraded to bridleway offsite
 - Existing PRoW 133/42 (footpath) to be upgraded to bridleway onsite
 - Existing PRoW 133/42 (footpath) to be diverted
 - Proposed PRoW 133/42 (footpath) diversion route. To be upgraded to bridleway (6m active surface, within 10m green corridor)
 - Proposed PRoW 133/42 (footpath) diversion route. To be upgraded to bridleway (6m active surface). Minimum 22m between eastern edge of bridleway active surface and western edge of Ermine Street carriageway)
 - Existing PRoW 230/19 (footpath) to be extinguished
 - Proposed PRoW 230/19 (footpath) diversion route
 - Proposed bridleway (6m active surface)
 - Proposed offsite bridleway (3m width) to connect to PRoW 230/26 bridleway
 - Proposed ped only route (2m width)
 - Proposed shared use foot/cycleway (minimum 3m width)
 - Proposed footway (minimum 2m width)
 - Proposed pedestrian/cycle shared use route (to be provided by others)
 - Proposed residential scheme on adjacent land

NOTE:
 The precise alignment of the proposed PRoW 133/42 diversion route is to be considered in due course when the diversion application is made to HDC/CCC.
 Surfacing and offsets to new planting to be determined subject to future management arrangements.



ERMINE STREET, HUNTINGDON - ACCESS & MOVEMENT PARAMETER PLAN



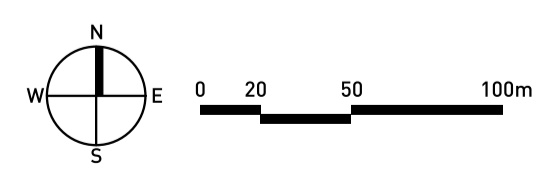


KEY

- Site boundary (50.21 Ha)
- Residential development
8m to 10m high. A mixture of 2 and 2.5 storey properties, with increased heights focused around key buildings and nodal points
- Residential development
8m to 13m high. A mixture of 2 and 2.5 storey properties, with potential for 3 storey properties. Increased heights focused around key buildings and nodal points
- Total residential development area 24.7 Ha**
- Primary school (2.3Ha)
Up to 11m high
- Potential area for primary school expansion (0.7Ha)
School building up to 11m high.(If required and subject to further discussions with Council, otherwise revert to residential development)
- Mixed-use local centre (1.0 Ha)
Up to 11m high. Up to a maximum of 3 storeys above future ground level
- Sports pavilion/changing room block
Up to 6m high. 1 storey above future ground level
- Infrastructure
- Protected road corridor
- Existing contours
At 0.5m intervals
- Proposed residential scheme on adjacent land

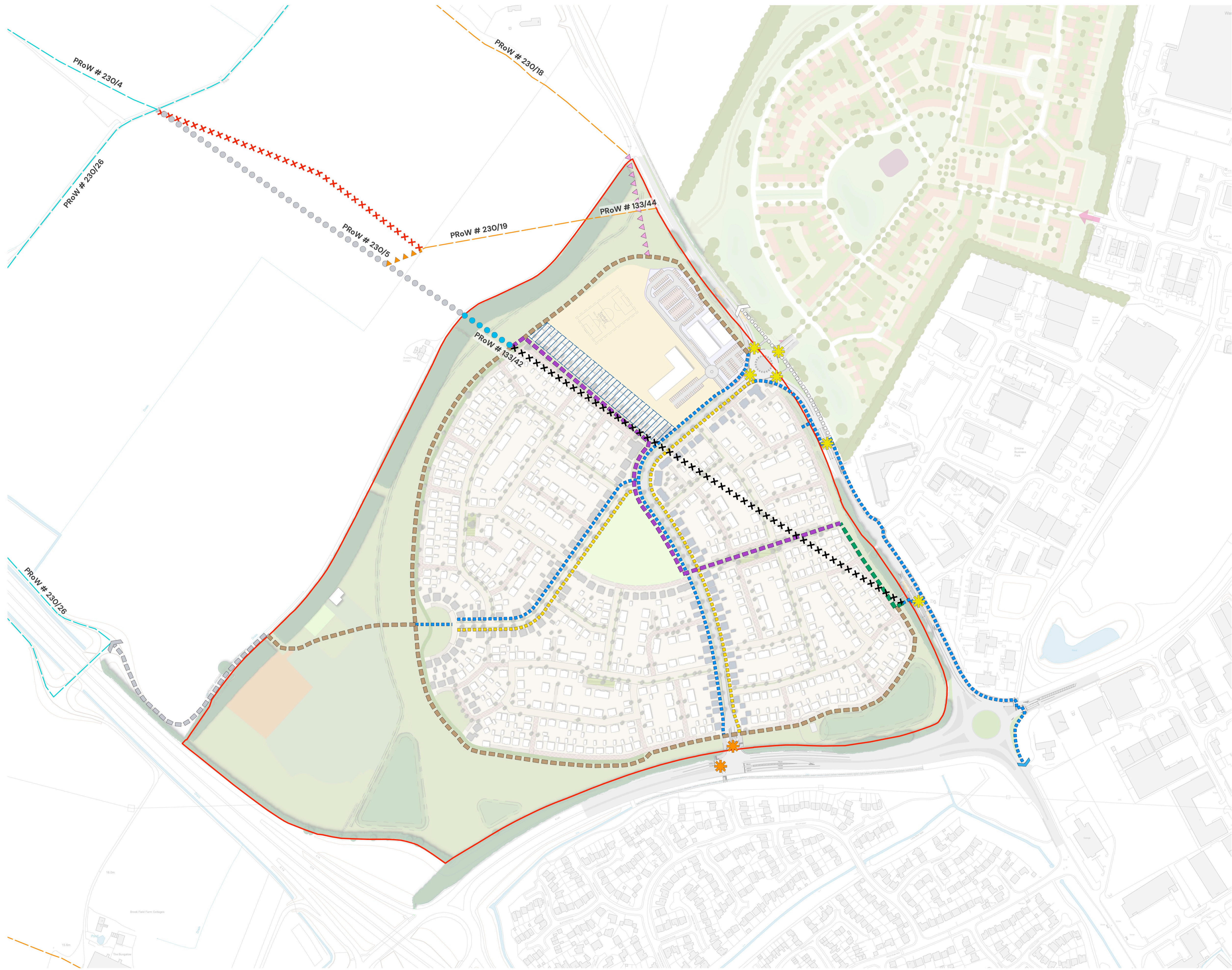
NOTE:
 Future ground levels allow for a maximum of 1.5m above the existing ground level (this establishes appropriate drainage, balancing of cut and fill, and alignment of street buildings to consistent levels)

Dwellings with half storeys to have accommodation provided within the pitched roof space



ERMINE STREET, HUNTINGDON - LAND USE & BUILDING HEIGHTS PARAMETER PLAN

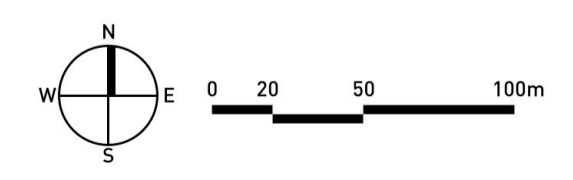




- KEY**
- Site boundary
 - Potential primary school expansion area (if not required then revert to residential C3 use)
 - Existing PRoW: Footpath retained
 - Existing PRoW: Bridleway retained
 - Existing PRoW 230/5 (footpath) to be upgraded to bridleway offsite (3m width) to incorporate existing PRoW width (3 feet)
 - Existing PRoW 133/42 (footpath) to be upgraded to bridleway onsite (6m active surface) to incorporate existing PRoW width (3 feet)
 - Existing PRoW 133/42 (footpath) to be diverted
 - Proposed PRoW 133/42 (footpath) diversion route. To be upgraded to bridleway (6m active surface, within 10m green corridor)
 - Proposed PRoW 133/42 (footpath) diversion route. To be upgraded to bridleway (6m active surface). Minimum 22m between eastern edge of bridleway active surface and western edge of Ermine Street carriageway
 - Existing PRoW 230/19 (footpath) to be extinguished
 - Proposed PRoW 230/19 (footpath) diversion route
 - Proposed bridleway (6m active surface)
 - Proposed offsite bridleway (3m width) to connect to PRoW 230/26 bridleway
 - Proposed ped only route (2m width)
 - Proposed controlled pedestrian crossing point
 - Proposed traffic light controlled junction (including pedestrian and cycle crossing point)
 - Proposed shared use foot/cycleway (minimum 3m width)
 - Proposed footway (minimum 2m width)
 - Proposed ped/cycle shared use route (to be provided by others)

NOTE:
The precise alignment of the proposed PRoW 133/42 diversion route is to be considered in due course when the diversion application is made to HDC/CCC.

Surfacing and offsets to new planting to be determined subject to future management arrangements.



ERMINE STREET, HUNTINGDON - PRoW STRATEGY PLAN



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- KEY - LANDSCAPE**
- Site boundary
 - Protected road corridor boundary
 - Illustrative locations of existing vegetation to be retained to BS5837
 - Indicative proposed avenue tree planting
 - Indicative proposed tree planting along primary streets
 - Indicative proposed tree planting to private gardens
 - Proposed POS feature tree planting
 - Proposed POS tree planting
 - Native buffer planting
 - Native structure planting
 - Native hedgerow planting
 - Ornamental hedgerow planting
 - Ornamental shrub planting
 - Bulb planting
 - Areas of proposed wildflower meadow
 - Areas of proposed species rich long grass
 - Areas of proposed wildflower meadow suitable for seasonally wet soils
 - Amenity grass
 - Attenuation basin/swales, to be seeded with wildflower meadow mix suitable for seasonally wet soils (usable as amenity greenspace)
 - Areas of marginal planting
 - Gravel footpath routes
 - * NEAP/LEAP
 - * Informal play
 - * Earth mounding
 - * Picnic benches
 - * Seating/benches
 - * Sports pavilion and parking
 - Indicative parking for allotments
 - Indicative community building

- KEY - PRow**
- Existing PRow: Footpath (retained off site)
 - Existing ped/cycle route
 - Existing PRow 230/19 to be upgraded to bridleway (see 230/19 and 132/44 below)
 - Existing PRow 133/42 to be diverted
 - Existing PRow 230/19 and 132/44 to be extinguished
 - Proposed PRow 133/42 diversion NMU route 4m total width (2m footpath + 2m grassed route)
 - Proposed PRow 133/42 diversion route: To be upgraded to bridleway, 6m active surface within 10m green corridor
 - Proposed PRow 133/42 diversion route: 2m footpath alongside spine road
 - Proposed NMU route, 4m total width (2m footpath + 2m grassed route)
 - Proposed ped/cycle shared use route
 - Proposed ped only route
 - Proposed bridleway connection to 230/26

Revisions:
 First Issue: 13/08/2018 LCH
 A - 14/02/2019 ASH Revised Site Boundary
 B - 02/09/2021 H/W Revised site layout, spine road alignment added
 C - 14/09/2021 H/W Spine road shown dashed only
 D - 04/02/2022 H/W Spine road alignment amended and landscape proposals amended to suit, green buffer added
 E - 07/03/2022 JNI Revised site layout
 F - 02/08/2022 H/W Pitch/MUGA/Pavilion rearranged
 G - 05/08/2022 H/W Pitch/MUGA/Pavilion further rearranged following client comment
 H - 10/11/2022 H/W Street trees amended, spine road indicative alignment removed, PRow routes updated to revised proposals
 J - 01/03/2023 H/W PRow Green Corridors added through site; Pocket Parks amended; POS amended to suit revised parcels; access routes amended in line with amended PRow specifications
 K - 09/03/2023 H/W MUGA/Pavilion moved away from retained vegetation
 L - 07/08/2023 JBD Southernmost basin removed, SE green moved, additional tree planting to sports pitch area

Concept Landscape Masterplan

Ermine Street, Huntingdon

Client: Bloor Homes
 DRWG No: **B.0375_40** REV: L
 Drawn by: JN/IBD Approved by: IBD
 Date: 07/08/2023
 Scale: 1:2000 @ A1

