

# DEVELOPMENT MANAGEMENT COMMITTEE 22 APRIL 2024

**Case No:** 19/01320/S73  
19/01341/OUT

**Proposal:** 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)

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.

**Location:** Alconbury Weald, Ermine Street, Little Stukeley

**Applicant:** Urban&Civic (Alconbury) Ltd (Mr Joe Dawson)

**Grid Ref:** (E) 519923 (N) 276954

**Date of Registration:** 04/07/2019

**Parish:** The Stukeleys

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## RECOMMENDATION –

In respect of both applications, delegated powers to **APPROVE** subject to conditions and completion of a S106 agreement, and minor revisions to the Key Phase A Design Code forming part of Application ref. 19/01341/OUT.

**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 contributions required within a S106 agreement exceed £100,000, and the officer recommendation of approval is contrary to the Parish Council objections.

### 1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 Application 19/01341/OUT seeks permission for up to 1500 dwellings, a local centre comprising up to 2000m<sup>2</sup> retail and community floor space,

land and contributions towards education provisions, and associated infrastructure, including roads and open spaces. The application is in outline form with all matters reserved, though notes the access into the site would be from a route approved as part of the wider Alconbury Weald development that runs to the east of the application site and adjoins the A141. Alongside the overall principle, the application also seeks to set the parameters of Key Phase A (KPA), and the following details have been submitted that specifically relate to that phase;

- Design Code and Regulatory Plan
- Key Phase Transport Assessment
- Key Phase Travel Plan

- 1.2 Application 19/01320/S73 seeks to revise the wider Alconbury Weald Consent (ref. 1201158OUT; the “2012 permission”; copy of Decision Notice at Appendix A) in order to ‘white land’ an area of the 2012 permission which reflects the land associated with application 19/01341/OUT. The ‘white land’ results in removal of this area from the Alconbury Weald permission with the parameter plan(s) updated accordingly. The purpose of this S73 application is to preclude an issue of overlapping consents in the event application ref. 19/01341/OUT is granted permission. In addition, it proposes associated revisions to the conditions, set out in Appendix B to this report, as necessary to accommodate the outline application and to reflect the current position of the development where conditions have been discharged.
- 1.3 Grange Farm, which application 19/01341/OUT relates to, comprises approximately 77 hectares of land located outside the exiting built up area. The existing site is largely agricultural, with a small complex of employment uses and a dwelling located somewhat centrally. The site comprised part of the area of land indicated to provide open space and further education and sport facilities, as shown on the parameter plan under the 2012 permission. To the east is a train line, with agricultural fields beyond, and to the west is an area of agricultural land and the village of Great Stukeley, including the hamlet of Green End.
- 1.4 Grange Farm is located entirely within Flood Zone 1, at the lowest risk of flooding from river sources, but with an area at risk of surface water flooding located centrally along the existing drain and surrounding the Spinneys, three woodland blocks protected by Tree Preservation Orders (TPO). To the north of Grange Farm is Prestley Wood, a Scheduled Monument (SM) also covered by a TPO, and to the east is the Stukeley Railway Cutting Site of Special Scientific Interest (SSSI).
- 1.5 The site is generally flat, with some minor variation in ground levels within the centre and eastern edge along the railway. It is largely open agricultural land, with limited vegetation outside the Spinneys woodland blocks. Public Rights of Way (PROW) 230/10 and 230/11 run east-west across the site.
- 1.6 The wider Alconbury Weald site also lies within Flood Zone 1, with areas at higher risk of flooding from surface water located sporadically across its extent, but predominantly around areas of historic hardstanding or around existing watercourses. There are 4 no. listed buildings, including the Grade II Watch Office, the Grade II\* Avionics Building and pair of Grade II\* Hangars. To the north of the site are the hill Wood and Long Coppice County Wildlife Sites, and the Little Less Wood County Wildlife Site (CWS).

- 1.7 The site forms the eastern part of the strategic expansion location Former Alconbury Airfield and Grange Farm, allocated under policy SEL 1.1 for, amongst other things;
- 5000 dwellings (including support housing and specialist accommodation)
  - 290,000m<sup>2</sup> business floor space
  - 7000m<sup>2</sup> retail floor space
  - Education and community facilities
  - Indoor and Outdoor sports facilities
  - Strategic Green Infrastructure
  - Transport Infrastructure Improvements
- 1.8 For context, the 2012 permission works on the basis of three tiers of proposal. The overarching 2012 permission itself, together with a number of documents that form strategies to control the development on a site wide basis comprise tier 1. Tier 2 incorporates each Key Phase proposals, which includes, among other elements, the quantum of development of that Phase, the Design Code, transport mitigation proposals and details of the any triggers that will be met within that Key Phase. Application 19/01341/OUT is proposed to follow the same arrangement and includes the Tier 1 documents and Tier 2 documents for Key Phase A (KPA) of that application.

## **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
- LP10 The Countryside
- LP11 Design Context
- LP12 Design Implementation
- LP13 Placemaking
- LP14 Amenity
- LP15 Surface Water
- LP16 Sustainable Travel
- LP17 Parking Provision and Vehicle Movement
- LP19 Rural Economy
- LP22 Local Services and Community Facilities
- LP23 Tourism and Recreation
- LP24 Affordable Housing Provision
- LP25 Housing Mix
- LP29 Health Impact Assessment
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodland, Hedges and Hedgerows
- LP32 Protection of Open Space
- LP34 Heritage Assets and their Settings
- LP36 Air Quality
- LP37 Ground Contamination and Groundwater Pollution
- SEL1.1 Former Alconbury Airfield and Grange Farm

- 3.2 The Stukeleys Neighbourhood Plan
- Policy 1 – Definition of ‘Built-Up Area’ (Settlement Boundary)
  - Policy 3 – Strategic Development Delivery
  - Policy 4 – Community Engagement
  - Policy 5 – Community Facilities
  - Policy 6 – Local Green Space
  - Policy 7 - Green Infrastructure Network in Alconbury Weald

- 3.3 Supplementary Planning Documents (SPD)
- 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 (Updated 2019)
  - Huntingdonshire Landscape and Townscape Assessment – Adopted 2022

- 3.4 For full details visit the Council’s website [Local policies](#).

## 4. PLANNING HISTORY

- 4.1 Officers note there is a significant planning history within the wider Alconbury Weald development. The following are considered to be the most relevant elements of planning history to these proposals.

- 4.2 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 1408820COND – Key Phase 1 Definition – Alconbury Weald – Condition information for 1201158OUT – C7, C8, C9, C17, C21, C27 and C28. Approved. 08/12/2014.
- 4.4 17/80028/COND – Condition information for 1201158OUT – Submission of Updated Key Phase 1 Definition and Key Phase 1 Framework Pursuant to the Requirements of Outline Conditions 9 And 10. Approved. 20/04/2017.
- 4.5 19/80094/COND – Conditional Information for 1201158OUT: Condition 9: Amended Key Phase 1 definition. Condition 10: Amended Key Phase Framework a) Design Code b) Indicative Sequencing Plan c) Archaeological Investigation d) School Site Plan e) Key Phase Transport Assessment f) Key Phase Travel Plan & Mitigation Strategy g) Delivery Plan h) Site Wide Strategy Supplements (Water, Ecology & Code of Construction Practice) and i) Sustainability Statement. Approved. 17/11/2020.
- 4.6 22/00754/NMA – Application for Non-Material Amendment to 1201158OUT - Revise Parameter Plan and Development Specification to (i) Relocate 'The Hub' within the site, (ii) Expand open space adjacent the secondary school and relocate employment floorspace to other parts of the Enterprise Zone and (iii) Adjust indicative locations of second and third primary schools, together with associated amendments to Conditions 4, 14, 24 and 26 to update the drawing reference of the Parameter Plan. Approved. 01/06/2022
- 4.7 22/80374/COND – Discharge of condition 10 (Key Phase 3 Framework) for 1201158OUT. Pending Consideration.
- 4.8 23/80349/COND – Discharge of condition 10 (Key Phase 2 Framework) for 1201158OUT. Pending Consideration.
- 4.9 18/01577/REM – Submission of reserved matters (appearance, access, landscaping, layout and scale) in respect of the construction of a new access junction from the A141 including drainage and associated works. Approved. 08/04/2021.
- 4.10 18/02275/REM – Reserved matters (appearance, access, landscaping, layout and scale) in respect of the construction of a new highway to form part of a link from the A141 to key phase 1 and all associated works (route part A). Approved. 22/12/2021.

## 5. CONSULTATIONS

- 5.1 For the avoidance of doubt, the comments below have been summarised in respect of both applications, as these have generally aligned across the two submissions.
- 5.2 The Stukeleys Parish Council (copy attached) – Objection. The Parish Council would wish to engage with the developer and HDC to explore other options that will protect the separation of Alconbury Weald from Huntingdon and enable a meaningful country park. While the principle of development south of Grange Farm is acceptable, the extent and format are reliant on clarification on the A141 alignment and the parameters of the Country Park.
- 5.3 Huntingdon Town Council – Recommend approval.
- 5.4 St Ives Parish Council – Recommend approval. The Framework Travel Plan indicates a bus service between St Ives and the Development site. This should be in addition to, and no impact upon, the existing bus service to Huntingdon.
- 5.5 Alconbury Parish Council – No comments.
- 5.6 Peterborough City Council – No comments.
- 5.7 Fenland District Council – No comments.
- 5.8 Central Bedfordshire Council – No objection.
- 5.9 HDC Waste – It is positive to see waste storage, collection and access is being considered throughout in line with HDC's requirements.
- 5.10 Internal Drainage Board – No comment. The site lies outside the Boards district.
- 5.11 Cambridgeshire Fire & Rescue – No objection subject to securing a scheme for the provision of hydrants through S106 agreement or planning condition.
- 5.12 CCC Local Highway Authority (LHA) – Comments regarding the specification required to meet adoptable road standard. The submitted documents contain several principles and details that would be unacceptable within adoptable streets. The future maintenance of the public realm needs to be considered and the LHA cannot accept additional maintenance burdens beyond those associated with a traditional road system. The LHA is not in a position to adopt SUDS infrastructure, areas that serve no highway function or materials with a higher maintenance cost. Incorporation of details within the Design Code will not be seen as binding on the LHA for adoption purposes, and where any proposed design does not meet adoptable standards, it will prevent the LHA adopting the highway.
- 5.13 CCC Transport Assessment Team – No objections. The submitted models are agreed. Several mitigation measures have been identified which are required to accommodate the development in terms of the capacity of the transport network. It is anticipated these will be delivered at set trigger points expressed as Development Unit Equivalent (DUEs),

a methodology that takes into consideration trips from each use class proposed, and which reflects the approved methodology agreed on Alconbury Weald. Given Key Phase 1 of Alconbury Weald and Grange Farm could be built in tandem, the mitigation should be considered together. It is recommended the mitigation is secured within a Section 106 Agreement.

Corridors are shown that would safeguard land for the A141 and which have been agreed with the A141 and St Ives project teams. The corridors represent the land required to deliver a scheme formed of a dual carriageway and segregated active travel route and has considered landscaping and noise protection. The Transport Assessment Team are satisfied the corridor appropriately safeguards land which could be required to deliver the A141 to St Ives project.

- 5.14 National Highways – No objection. The proposed variations do not have a material impact to the current or future occupation of the Strategic Road Network.
- 5.15 Cambridgeshire Constabulary – At present this is a location with a low vulnerability to crime. At this early stage there is no specific Security or Crime Prevention section in the submitted statements. They should be considered and discussed at an early stage in the design process to gain the most benefit.
- 5.16 CCC Lead Local Flood Authority (LLFA) – No objection. The submitted documents demonstrate that surface water from the proposed development can be managed through the use of cascading attenuation features. The surface water scheme has been designed in line with Alconbury Weald. While this is a strategic outline application, attenuating the relevant impermeable areas for designated parcels it is expected that individual parcels coming forward will include additional source control features. Conditions are recommended requiring details of a strategic surface water drainage strategy, and that all reserved matters applications include a detailed surface water drainage strategy, that surface water infrastructure works are completed in accordance with the site wide strategy, that details of any temporary surface water storage is submitted and approved and that an independent review of any completed surface water drainage scheme is carried out to ensure it is fully functional. No objections to the variation to the wording of condition 5 on the extant outline.
- 5.17 CCC Definitive Maps Team – No objection subject to conditions. Public Bridleway no. 10 crossing the access will need to be diverted prior to substantial completion of the development. Public Footpath no. 11 will require diversion where it intersects with Grange Farm and it is requested this is upgraded to a Public Bridleway. Greater detail on plans will be required including alignment, legal status, surfacing, widths, gradients, landscaping and detail of any structures required. A condition is recommended that these details are required prior to the commencement of development.
- 5.18 HDC Tree and Landscape Officer – The applications are supported in principle. It is recommended that additional hedge planting is added to edge planting type 4B, and that reference to best practice is made within the Design Code regarding soil volume and structure for trees located in challenging locations.

- 5.19 HDC Conservation Officer – No objection. The development is close to the Scheduled Ancient Monument of Prestley Wood to the north, the Grade II Listed Torkington House to the west and a field of Ridge and Furrow earthworks to the southwest. The development may have an impact on the setting of the Scheduled Ancient Monument, which will be assessed by Historic England, but would not adversely impact the listed building or earthworks. It appears the main impact would be to archaeological deposits.
- 5.20 Wildlife Trust – No objection. Support the principles outlined in the ecological mitigation, habitat creation, management and monitoring. It is noted the proposed development significantly reduces the overall ability of Alconbury Weald to create habitat and provide green infrastructure. As the latest Biodiversity Net Gain calculation has not been provided and it is not possible to confirm whether there are any concerns. It is considered likely a small net gain can be achieved.
- 5.21 Sport England – It is noted the proposed development includes community sport provision on the edge of the proposed country park which will help meet demand for formal sport facilities generated by the development. These pitches should be served by ancillary changing facilities. A condition is recommended requiring the full specification of sports facilities is agreed to ensure they are sufficient to meet the identified need.
- 5.22 Historic England – The development is within the setting of Prestley Wood Scheduled Monument and proposes a country park to soften the impact to the heritage asset and the implementation of a management plan to integrate it into the public open space. The proposed development will result in a material erosion of the setting of the heritage asset but would result in an improved management of the site, protecting its fabric, enhancing its legibility and giving informed public access. It is considered the proposal would result in a moderate degree of harm to the setting of the heritage asset, but this should be weighed against the positive public benefits of the proposal, including the heritage benefits from the future maintenance of the scheduled monument.
- 5.23 Environment Agency (EA) – No objection. EA are satisfied the development could be allowed in principle, but further information will be required to demonstrate the development does not pose an unacceptable flood risk too users. Conditions are recommended requiring submission of a foul water strategy and phasing plan, that reserved matters submission include a detailed foul water drainage scheme, and that the proposal complies with the optional water efficiency standard under within building regulations part G.2. It is recommended the conditions recommended by the LLFA are incorporated into the mitigation measures within the flood risk assessment. Conditions will be required to demonstrate the proposal will not result in an increased risk of flooding to the East Coast Mainline or to the watercourses it discharges into.
- 5.24 Natural England – No objection subject to the ecological mitigation and management proposals being secured through appropriate mechanisms. Referred to standing advice in respect of conditions 6, 8 and 24 on the extant outline.



- 5.25 HDC Urban Design Officer – No objections in principle. It is noted there is an error in reference to the primary schools. It is recommended that the Grange Farm Design Code is amended to add a new illustration to support the design aspirations of Street type B at figure 4g and references revised to reflect design aspirations of parking typologies. Relevant references to parking typologies serving flat types F1 and F2 should be added.
- 5.26 NHS – The proposal would result in a requirement of an additional 309m<sup>2</sup> of floorspace to meet the needs arising from the development, to be incorporated into the secured provision within Alconbury Weald. A contribution of £1,875,012 is required to deliver the additional space, together with land to expand the secured provision.
- 5.27 MHCLG Planning Casework Unit – No comments.
- 5.28 CPRE – Objection. Alconbury Weald should remain as a freestanding settlement, and the proposed development would result in a coalescence that would undermine that separation as well as the separation from Great Stukeley. The development will result in long term damage to the character of north Huntingdon and the nearby villages. CPRE is concerned about the impact of traffic generation on local communities. Consideration of the development should be deferred until the outcome of the East-West Rail infrastructure project is understood and it has been demonstrated there is adequate capacity to accommodate the development.
- 5.29 Anglian Water – No objection. Support the proposed strategy within the submitted documents to manage foul water flows and subject to a condition seeking a detailed scheme for on-site foul water drainage works prior to the development of 1000 dwellings.
- 5.30 CCC Archaeology – No objection subject to securing the proposed investigation and assessment through condition.
- 5.31 HDC Housing Officer – No objection in principle. It is noted the application mentions viability testing, and it is hoped this would result in higher levels of Affordable Housing than has been delivered thus far.
- 5.32 HDC Environmental Health – It is considered the development would not lead to a breach of national objectives or an unacceptable risk of air pollution. However, the impacts of air quality should be minimised and consideration should be given to good design and good practice measures to reduce air quality. No reference has been made to the impacts of the rail line. As the application is in outline no detailed design proposals are available to assess in respect of plant at this stage. Properties will be required to accord with HDC standards for internal and external noise. While the application indicates it will be possible to achieve these standards there is information required within the submitted ES to confirm this. A lighting scheme would be required with any reserved matters, including specifications of any floodlighting. It is noted there is security lighting on buildings at Grange Farm that will need to be taken into account in future designs. Recommend conditions requiring further contaminated land investigation, compliance with noise levels, requiring detailed lighting schemes, a construction environmental management plan and setting out construction hours. Further

information is required in respect of sound level contours and the impact of the rail line.

5.33 Network Rail – Note condition 31 applied to the outline consent in respect of Network Rail requirements and assume that remains in effect in respect of the development. No further comments.

5.34 CCC Education – The proposal will result in additional need for education places beyond the secured provision within the 2012 permission. Contributions to accommodate the increase residential development will be needed on the following basis;

Education type	Contributions	Land
Primary School	£11,685,000	None
Secondary School	£12,232,878	+1.87ha on Alconbury Weald
+16	£2,201,904	None
Special School	£1,202,166	None
Total contributions	£27,321,948	

5.35 Cadent Gas Protection – A high or intermediate pressure pipeline and associate equipment has been identified within the site. It is recommended further comment is awaited from the Pipelines Team. Recommended notes to applicant regarding their responsibilities.

## 6. REPRESENTATIONS

6.1 12no. representations received to application 19/01341/OUT (11no. objections, 1no. neutral representations), raising the following summarised material points;

- The proposal will result in the loss of open space within the future country park.
- There is insufficient infrastructure in Huntingdon to support the needs of this development and others in the area.
- There is a significant increase in housing within the Green Corridor that was part of the original application to ensure settlements continued to remain separate.
- The country park is an important feature to retain the independence and integrity of existing communities.
- The proposed development will result in additional pressure to the existing amenities in the area.
- There are insufficient employment opportunities available for future occupants of the proposed development.
- The proposed development will result in a significant increase in traffic above the capacity of the existing road network.
- The proposal does not sufficiently provide for renewable energy sources.
- Concerns there will be an increase in crime and anti-social behaviour.
- The proposal reduces the green connectivity around and through the site.
- There is no certainty the proposal will be able to ensure protection of habitat and protected species.
- There are alternative brownfield sites that should be prioritised for development first.

- The proposed sport facilities are unnecessary as there are already adequate sport facilities in the area.
- The development will result in the loss of attractive landscape.
- The proposal will result in an increase of noise pollution from traffic and activity.
- The rural roads within the area are not suitable for the amount of additional traffic that would be generated.
- There is a lack of affordable housing for first time buyers.
- The increased vehicle movement will result in reduced safety for other road users in the area.
- The proposal will result in the loss of the bridleways and footpaths through the site.
- The loss of the country park will result in adverse impacts to the health of local residents through lack of attractive space to exercise.
- The proposal will lead to increased emissions that adversely affect air quality, and further mitigation is required to alleviate the effects.
- There is insufficient road access to the site which makes Ermine St the major thoroughfare causing significant traffic impact that will be made worse by this development to the detriment of highway safety and causing congestion.
- Local infrastructure will not be able to cope with the additional increase as services are already at full capacity.
- There will be a significant impact on local wildlife through reduction in natural habitat.
- There will be an increase in noise and air pollution.
- There will be an unacceptable impact on the Schedule Monument of Prestley Wood through development in its setting.

6.2 2no. representations received to application 19/01320/S73 (2no. objections), raising the following summarised material points;

- Concerns regarding the level of traffic generated and the impact to surrounding roads.
- The proposal would result in the loss of Bridleways through the site.

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

- Potential future proposals.
- Civil matters between relevant parties.
- Matters covered by other legislation.
- Potential damage to neighbouring property.
- Queries regarding the site address. (*Officer note: the site address is a broad description of location and is not to be taken as a definitive description of the site location.*)
- Comments regarding the reason for or timing of the submission of the application.
- There will be a loss of Green Belt (*Officer note: for the avoidance of doubt, there is no designated Green Belt within the District. The consideration to landscape character has been set out below.*)
- There has been insufficient public consultation on the application. (*Officer note: the application has been subject to consultation in accordance with the Council's Statement of Community Involvement and relevant statutory requirements.*)

## 7. ASSESSMENT

- 7.1 The main issues to consider in the determination of this application are:
- Principle of Development
  - Landscape Character
  - Design and Character of Built Form
  - Housing Mix
  - Transport and Highway Impacts
  - Safeguarding of Land for the Realigned A141
  - Ecology and Biodiversity
  - Drainage and Flood Risk
  - Heritage Impacts
  - Impacts to Neighbouring Amenity
  - Contamination and Air Quality
  - Amenity and Health of Future Occupants
  - Other Matters
  - Contributions
- 7.2 The starting point for proposals, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 is that developments shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.3 While the sections below generally approach the applications together, it must be noted that application 19/01320/S73, as an application under Section 73 of the Town and Country Planning Act 1990, can only consider the proposed changes to the conditions, and cannot apply further requirements not relevant to the original determination. It is not open to the Council to apply further conditions where there have been changes in policy circumstances that would require additional details or compliance with certain standards if those policy requirements were not in place at the time of the original decision. Where this is relevant to the matters for consideration, this is set out in the relevant section.
- 7.4 For the avoidance of doubt, as this application was submitted prior to the 1<sup>st</sup> September 2020, it is covered by the transitional arrangements under regulation 4 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020. The application must therefore be assessed and determined based on the Use Classes as they were on 31<sup>st</sup> August 2020.

### **Environmental Statement**

- 7.5 These applications are “EIA Development” in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) and are 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.
- 7.6 The ES comprises 3 parts. Part 1 is the Environmental Statement itself. Part 2 is the associated figures and appendices. Part 3 is a non-technical summary. The ES addresses a number of matters, including those under the following headings;
- Socio-Economic Effects

- Landscaping and Visual Effects
- Ecology and Nature Conservation
- Agriculture and Soils
- Trees and Woodland
- Archaeology and Cultural Heritage
- Transport
- Air Quality
- Noise and Vibration
- Hydrology, Flood Risk and Drainage
- Lighting
- Ground Conditions

7.7 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.

7.8 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**

7.9 The two applications fall within the defined boundaries of allocation SEL1.1, where the principle of development is considered to be generally established as part of the strategy to meet the housing needs of the district. On that basis, it is considered the location of the development is acceptable in principle.

7.10 In respect of the principal matter of amount of development, in relation to the total number of dwellings proposed within the allocation, it is noted that the proposed additional 1500 dwellings would be far in excess of the allocation, which reflects the 2012 permission at 5000 dwellings. Para. D.8 of Huntingdonshire's Local Plan to 2036 states that a 10% tolerance either side of the approximate figures stated within allocations is considered generally acceptable. However, para. 9.11 in the supporting text to allocation SEL1.1 specifically notes that the allocation has regard to the original planning application but continues that the overall capacity of Alconbury Weald is considered to be greater with potential of up to 6500 dwellings, subject to detailed capacity studies. The total proposed number of dwellings would accord with this point.

7.11 In the main, officers consider the primary consideration in respect of the principle of the development is that the site itself falls within the allocation, as the number proposed is generally indicative. The allocation stage does not include a full site-specific capacity test, and so numbers are based on broad, high-level capacity testing than would be required as part of any planning application. Noting that it was expected additional capacity would be available and that a specific comment to that effect was including in the supporting text for this allocation alone, officers consider the total 6500 dwellings across the allocation is considered acceptable in principle.

- 7.12 In respect of the principle of the use, officers note that, while the site is currently in agricultural use, the 2012 consent indicated the area comprising Grange Farm would include a large area of open space, with the southern area being developed as part of post-16 education provision and sports facilities. The education and sport facilities have been relocated elsewhere in the wider Alconbury Weald site, in order to be more centrally located to the overall site and consolidated with other sport and education uses, as such these uses have not been lost.
- 7.13 The application also includes up to 2000m<sup>2</sup> of floor space within the local centre, including Use Classes A1-A5 and D2. Policy LP22 supports new local centres where they are of an appropriate scale to serve local needs and comprises up to a maximum of 600m<sup>2</sup> of main town centre uses. While the total amount of space comprising the local centre is in excess of the 600m<sup>2</sup> cap it comprises a number of uses that fall outside the defined main town centre uses, and the policy does indicate that any such facility should be appropriately scaled to the community it serves. The supporting text to that policy notes that this may form part of larger mixed-use schemes.
- 7.14 In the context of the scale of this development and noting the equivalent scale of the local centre within wider Alconbury Weald, officers consider the amount of floor space proposed would be appropriate to support the local community created within this development, and while it would be likely that the A1-A5 Class Uses will exceed 600m<sup>2</sup>, this is not considered such a significant scale of use that it would otherwise undermine or conflict with wider retail units in town centres in the surroundings, specifically Huntingdon Town Centre. In addition, noting these applications would represent an uplift in the total development within the site in terms of residential development, and the allocation includes an element of retail use as part of the wider local centre, officers consider that there is support within the allocation to promote appropriately scaled uses within this site in order to support future residents. All that said, it is acknowledged that a largescale retail unit that incorporated the entirety of the 2000m<sup>2</sup> has a potential to undermine Huntingdon Town Centre as the primary retail destination however, and it is therefore considered appropriate to limit any one retail unit to be no larger than 1500m<sup>2</sup> in floor space, to reflect the requirements expressed within policy SEL1.1. Subject to such a condition, it is considered the principle of the local centre uses would accord with policies LP22 and SEL1.1.
- 7.15 Development proposals are required to mitigate for their own impacts and cannot be required to go beyond that. In the context of the reduction in area of parkland shown under the 2012 permission this would have resulted in a significant overprovision of open space. The S106 in place as part of that application, and which would be carried across to these applications, would still secure at least policy compliant levels of open space. Officers have considered the plans across both applications together with the existing and future expected open space provisions and consider there is still plenty of space to ensure both applications meet their need with regards to open space. As such, it is considered the use of the site, having regard to the existing and proposed uses, are acceptable.
- 7.16 Application 19/01341/OUT is accompanied by a Development Specification that sets out the maximum quantum of development

across the proposed uses, and which would be subject to a condition to ensure the amount of development does not exceed the maximum parameters assessed. On the whole therefore, and subject to conditions, the principle of development is considered acceptable and in accordance with policies LP1, LP2, LP7, LP22 and SEL1.1.

### **Landscape Character**

- 7.17 The application site is located in the Central Claylands Character Area defined in the adopted Huntingdonshire Landscape and Townscape SPD (LTSPD), and National Character Area 88: Bedfordshire and Cambridgeshire Claylands (NC88). These areas are generally characterised by gently undulating arable land with largescale field patterns. The LTSPD specifically notes there are developments of significant scale located in the area, including Alconbury Weald, and the major transport corridors. The area of the site covered by application 19/01341/OUT is largely in arable use with limited vegetation across its extent, though with the notable exception of the central woodland blocks, the Spinneys.
- 7.18 The LTSPD indicates the area does, and will continue, to face development pressure, and that proposals should seek to protect and enhance areas of ancient woodland and existing hedgerows and retain the characteristic built form of distinctive nucleated villages. It is explicitly noted that proposals should sensitively redevelop redundant airfields reflecting their prominence in local and long-distance views.
- 7.19 Application 19/01341/OUT as been accompanied by a Landscape and Visual Impact Assessment as part of the submitted ES, which has assessed the overall existing landscape quality as low. This is due to the limited vegetation on site and as the only notable features within the boundary are the three woodland blocks, which are covered by a Tree Preservation Order, and there are limited other factors that contribute to the value of the landscape, noting the distance of surrounding heritage assets, the limited and fragmented Public Rights of Way in the site, and the lack of any notable landscape features that are either rare or distinctive to the area.
- 7.20 The Landscape Officer has supported the findings of the LVIA, and officers note no other comments have been received in respect of the site's landscape character value, or the impact of the development on that. It is, however, noted that comments have been received relating to the separation of the development from the Stukeleys, having regard to the 2012 permission which incorporated Grange Farm within the country park, and these are considered later in this section. Comments have also been received regarding the historic value of the landscape in terms of its contribution to surrounding heritage assets, which is assessed elsewhere in this report as part of the consideration of impacts to heritage assets.
- 7.21 In terms of the landscape value of the site, officers consider the ES has accurately identified the landscape value of the site as low. The sites relatively flat topography and vegetation, significant arable character and low overall level of accessibility are considered to be limiting factors, particularly having regard to the surrounding development that has, and will continue, to isolate this site from the surrounding landscape, including the railway and the wider Alconbury Weald site.

- 7.22 In respect of the impacts likely to arise from this development, the ES has identified these as arising during the construction phase and the operational phase. Officers agree with the findings of the ES that the construction impacts on the landscape are likely to be low as these would be short term, focused works that would be localised within the development site to the area under construction at the time.
- 7.23 Operationally, the ES considers there to be a negligible-minor adverse impact at year 0. Officers note that the development is likely to result in a significant magnitude of change but agree with the ES that the actual impacts to the elements of the landscape that contribute to its value are not significantly harmful as these are largely retained as part of the proposals. The primary impact is considered to be the visual change from more sensitive receptors, mainly to the PROWS that cross the site. The ES proposes that such impacts can be mitigated through design responses, which are incorporated into the Design Code and its associated Regulatory Plan and which officers consider can be appropriately controlled through condition.
- 7.24 The submitted Regulatory Plan sets out the approach to land uses across the site. In respect to the PROWs, it directs these through open space, notably in close proximity to the existing tree clusters for footpath 230/11. This would retain much of the visual relationship to Countryside for these sensitive receptors and would support the accessibility to open space. While these would become more formalised within that open space, officers consider that is neutral impact in the context of the fallback within the 2012 permission that would have given rise to a similar impact.
- 7.25 The Design code and its associated Regulatory Plan sets out further parameters and design approaches across the various elements that make up the site, including breaking down landscape character areas and identifying the approach to landscaping that supports their position and function within the site. The Design Code is considered further elsewhere in this report, but officers consider the approach adopted here is appropriate in responding to the measures identified in the ES to mitigate the impacts of the development during its operational stage.
- 7.26 Officers note comments raising concerns regarding the coalescence of the development with surrounding settlements, namely the Stukeleys, though officers note close proximity to Huntingdon along the southern-most edge. It is noted that the closest point to the Stukeleys, at both Owl End and Green End, is approximately 230m across the area that forms part of the Key Phase 2 Country Park under application ref. 23/80349/COND, and which falls outside the Grange Farm submission. The areas of built form closest to the Grange Farm site are residential properties that form part of loose grained ribbons away from the main concentration of the settlement, and that are not served by through road accesses such that they are not as readily experienced as part of the overall village except by the occupants of these locations.
- 7.27 The stretch of land secured as part of the Country Park, and also secured as part of the open space requirements under the 2012 permission, is considered a substantial area of land. While the precise arrangement and design of that space as a buffer will be subject to further applications, the boundaries of that site closest to neighbouring



property are deep belts of woodland. Officers consider these elements, which would be secured under the Regulatory Plan and were designed having regard to Grange Farm as a proposal, would represent a suitable visual and spatial separation that would limit coalescence between the Stukeleys and the proposed development.

- 7.28 It is noted that, to the southern edge, the development is closer to Huntingdon. However, the site adjoins the current outer alignment of the A141, with a landscape buffer beyond that around the Stukeley Meadows Industrial Estate, and with the southernmost point of the application site forming a consented road access under application ref. 18/01577/REM. As the southern half of the application site is reserved for the potential realignment of the A141 and would require a further design code at an appropriate stage, officers consider there is substantial space available to ensure an appropriate design that would not result in any materially harmful level of coalescence with Huntingdon.
- 7.29 On the whole, therefore, and subject to condition requiring accordance with the Design Code and Regulatory Plan, officers consider the proposed development would not result in a material level of harm to the landscape as a resource. It would therefore accord with policies LP11 and LP12 of the Huntingdonshire's Local Plan to 2036 and Policy 3 of the Stukeleys Neighbourhood Plan 2023.

### **Design and Character of Built Form**

- 7.30 This application is in outline form and 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.
- 7.31 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).
- 7.32 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.
- 7.33 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, sustainability measures and ecological enhancement.

7.34 The Urban Design and Landscape Officers have reviewed the submitted Design Code and Regulatory Plan and are supportive of the arrangements established within them to control built form. They recommend a condition is imposed to require applications to demonstrate accordance with the Design Code, which would be necessary to ensure the development retains the high-quality design aspirations within the site, or ensure that any variations from the Code are fully justified. Officers note the applicant adopts a master developer model, in which they would deliver the primary infrastructure and individual residential parcels would be sold to housebuilders to build out, and a Design Code is therefore vital to ensure design across the site is cohesive and responsive to the vision of the development as a whole.

7.35 In terms of the design approach taken, the application identifies the vision for the site is to create a thriving community set within expansive green space, and with excellent connectivity to the surrounding services while promoting the transition between the nearby denser developments and the wider countryside. The Design Code provides three main chapters in particular to support delivery of this vision, including chapters on Green Infrastructure, Movement and Access and Residential Built Form. Further chapters also provide detail and support for a Local Centre and provide the technical requirements that proposals will need to meet as well as greater detailed requirements for built form.

7.36 In respect of Green Infrastructure, the Design Code has set out a number of components that make up open space across the site, in order to respond to different needs and constraints. These are summarised as follows;

- Village Approach: Set piece landscaping that marks the arrival into the site.
- Community Park: Large multi-functional space that link into the adjacent KP2 Country Park to the west.
- Pocket Parks: Smaller scale open spaces distributed within development parcels.
- Local Centre Setting: An area of open space that supports the setting of the Local Centre and links to the allotments.
- The Spinneys: The three woodland blocks within the centre of the site, to be incorporated into larger open space.
- Greenways: Multi-functional green corridors that connect through the site to surrounding open spaces and provide access to open space for residents, including areas of attenuation.
- Allotments: An area of allotments in close proximity to the local centre and linking into the KP2 Country Park.
- Community Gardens: Small productive landscapes distributed across the development to provide a growing resource for the local community.

- 7.37 The Green Infrastructure across the site generally provides a significant level of east-west connectivity, dividing and surrounding residential parcels as part of the approach to the achieving the overarching design vision. Officers consider the detailed design arrangements that support each of these areas provide a suitable basis for their design and that they will be capable of supporting the development and reinforcing high quality of green infrastructure across the site.
- 7.38 The Movement and Access chapter sets the approach to transport corridors across the site, creating a hierarchy of streets appropriate to the nature of traffic they are intended to carry, with larger, more formal movement routes being the primary corridors through the site and lower tier corridors being more informal, low speed shared spaces. The Design Code incorporates specific measurements appropriate to the nature of the carriageway, including the widths of roads, traffic calming measures, Non-motorised User (NMU) provisions and street furniture. These have been reviewed by the CCC as Local Highway Authority who have raised no objections to the indicated arrangements, having regard to adoptable requirements to ensure that, where appropriate, these could be publicly maintained.
- 7.39 The Movement and Access chapter also incorporates specific elements for NMU routes, such as pedestrian and cycle routes, and the design aspects to promote shared surfaces. These include those that link to the PROWs and run through the open spaces, identifying the general routes and their connection into the wider active travel network, as well as overarching arrangements in respect of materials and widths to accommodate different users. The County Definitive Maps Team have raised no objection to these routes, subject to conditions to ensure delivery.
- 7.40 The Design Code seeks to promote and control shared spaces to ensure they are useable in the lowest order tertiary streets and provide opportunity for them to be used as multifunctional spaces and not just as access to parking spaces. While officers note this may not be appropriate in all roads this will ultimately fall to consideration as part of reserved matters applications, and the Code is considered to provide a suitable approach that will promote positive design across these spaces while enabling assessment of the appropriateness as part of detailed design proposals.
- 7.41 In respect of Residential Built Form, the Design Code adopts a hierarchy in terms of promoting a high quality of design, providing site wide requirements that set out the principles in approaches to density, layout, and legibility. The Code then further provides details of character areas across the site to ensure these respect the positions of dwellings within the site as a whole, reinforce the design aspirations, and reflect the transition of characters across the site. These character areas are separated into six characters, becoming increasingly formal in appearance depending on their relation to other elements of the site, and summarised as follows;
- Country Park: Looser grained, informally arranged properties set within landscaping of varying depth and height to relate to the KP2 Country Park.
  - Green Corridors: Semi-formal arrangements of dwellings fronting towards the Green Corridors, maintaining an informal approach but with greater densities to support the transition across the site.

- Village Approach: Large-scale dwellings in a semi-formal arrangement that act as a focal point on one of the most prominent entries to the site and which form a key grouping.
  - Neighbourhood Street North: Consistent, generally formal arrangement of dwellings, with strong, regular frontages facing onto the central north-south spine road.
  - Northern Park Edge: A key grouping that acts as a more formal transition between dwellings fronting the park to the north and the KP2 Country Park to the west.
  - Link Road North: A formal, dense character that creates a strong frontage towards the primary movement corridor through Alconbury Weald.
- 7.42 These residential characters are supported by further detailed requirements, including in relation to building lines and orientations, planting, typologies, parking arrangements, boundary treatments and materials. Officers consider these details are suitable to support the high-quality design aspirations and maintain a level of cohesion across the site while providing flexibility of architectural approach.
- 7.43 While officers note there are limited overall details in terms of arrangement of built form within the local centre, the nature of this space is such that it will need to be able to respond to the needs of businesses and uses that come forward. The general indicated arrangements note the important views and links to and through the site and notes the key design principles that will be adopted in developing proposals. This is considered a suitable response to support that element of the site coming forward in a manner that responds to the wider design fixes and aspirations.
- 7.44 The Design Code also sets specific technical requirements for built form, including external amenity space requirements, play space provision, and the approach to utilities. While these are relatively minor details in the context of the development, they can result in a significant detriment to design quality without control, and it is considered the provisions within the Design Code are sufficient to ensure that these are sensitively designed into schemes.
- 7.45 It is noted that minor amendments have been recommended by the Urban Design and Landscape Officers. Discussion with the applicant has also indicated that there is need to consider amendments to accommodate renewable energy, in light of the changes to Building Regulations that will require these. Noting these are minor changes, or to bring the development in line with statutory requirements, it is recommended power to agree these changes is delegated to officers.
- 7.46 The Design Code also includes a checklist as an addendum. This would be required as part of each application, and would identify compliance with the Design Code, and the justification where there are any departures. This reflects the established approach on the wider Alconbury Weald site and is considered an appropriate approach to the development going forward. On the whole and subject to a condition requiring applications to demonstrate compliance with the Design Code, it is considered the proposal would result in an acceptable design arrangement that would accord with policies LP11, LP12 and LP13.

## **Housing Mix**

- 7.47 This section relates only to application 19/01341OUT in considering the housing mix and accessibility requirements to come forward as part of that application. These requirements were not in place at the time of determining the 2012 permission and so are not matters that can be considered or otherwise imposed on application 19/01320/S73.
- 7.48 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.
- 7.49 While the final mix of housing on this site as detailed in policy LP25 of Huntingdonshire’s Local Plan to 2036 would be determined at reserved matters stage a condition would need to be attached should permission be granted to require the application to demonstrate how it accords with the identified market housing mix in meeting the needs of the district.
- 7.50 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 wheelchair 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.

### **Transport and Highway Impacts**

- 7.51 This section is concerned with the transport capacity within the wider network, matters of highway safety and associated impacts. Matters regarding the safeguarding land for a realignment of the A141 is considered separately elsewhere in this report.
- 7.52 This section relates primarily to application 19/01341/OUT as application 19/01320/S73 does not propose to generally alter the level of vehicle movement and development that arises from that proposal, with the exception of the increase in movement associated with the primary school. In any event, that increased provision has been considered as part of the submitted transport assessments and is not considered to require further works beyond those already secured as part of the 2012 permission, and as it was originally considered as part of 19/01341/OUT,

the works proposed to mitigate that additional development have also accounted for the increased school provision.

- 7.53 The 2012 permission adopts a 'monitor and manage' approach to the mitigation of highway impacts and the promotion of sustainable transport modes, and which is proposed to be adopted and amended as part of this application to ensure the appropriate mitigation to accommodate the additional development. In practice, this means that vehicle movement and the use of different modes of transport that arise from the development are monitored and appropriate trigger points agreed for different types of intervention. This approach enables response to any changes that might arise that affect transport movements, such as policy, market, or technology changes, or to accommodate the potential wider network changes such as the realignment of the A141 or delivery of the railway station within Alconbury Weald.
- 7.54 The 'monitor and manage' approach to mitigation would be secured through the S106 agreement in this instance in order to ensure that the mitigation measures secured as part of the 2012 consent will continue to be carried out as part of the development process of these applications. Monitoring will be required across both applications going forward, in order to ensure mitigation comes forward at the appropriate time, taking account of occupations across the development as a whole.
- 7.55 As part of each phase submission, both in relation to the 2012 permission and when Key Phase B would come forward in the event application 19/01341/OUT is consented, further detailed transport work is submitted. This would remain a requirement of each Key Phase submission and would include the details of any further network mitigation measures necessary to accommodate that phase. This is considered to remain the appropriate method to managing transport impacts from the development and will enable it to be carried out concurrently with the approach already secured in the 2012 permission, such that the appropriate trigger points can be secured across both applications.
- 7.56 The application has been accompanied by a Transport Assessment that has set out a number of mitigation measures and interventions needed to accommodate the development. This would include the following;
- Provision of non-motorised access networks through the development of an appropriate design to accommodate a range of users.
  - Diversion of bus services through Alconbury Weald into Grange Farm to provide 6no. bus stops with service frequencies of no less than 60mins, phased to frequencies of 30mins when wider link roads are opened or on occupation of Key Phase B.
  - The implementation of travel plans seeking at least a 7.4% reduction in car driver trips generated in each phase.
  - Offsite highway improvements to the A141/Ermine St/B1044 roundabout.
  - Offsite highway improvements to the A141/Washingley Road roundabout.
- 7.57 The application has been accompanied by extensive survey and modelling information that has considered the impacts of the development, including against the baseline established in the 2012 permission and having regard to development within the surroundings.

These have been reviewed by the County Council's Transport Assessment Team, who have supported the development and consider the submitted details have adequately demonstrated there is sufficient capacity existing in the network, already secured through other permissions, or that can be created as part of this application, to ensure the development would not result in a severe harm to the highway network.

- 7.58 Officers note some comments received have raised objections on the basis of increases in traffic and vehicle movements, these have not identified any specific reasons that would indicate this is likely to be the case having regard to the proposed mitigation. It is also noted that these highlight existing network arrangements, rather than those proposed as part of the secured mitigations measures under the 2012 permission, or those proposed as part of this increased development. As such, while the objections are noted, they are not considered to provide a sufficient justification that would indicate this application would not be able to mitigate for its own impacts, or any technical evidence that would demonstrate the proposal would likely lead to a severe impact on the network.
- 7.59 In respect to the internal arrangements of roads, movement corridors and parking, these will generally fall to reserved matters applications. These matters would be assessed against the requirements of the Design Code, that has been subject to consultation with the Local Highway Authority who have raised no objections in the design approach, including consideration of whether the roads can be designed to adoptable standards as a preference in their maintenance. Officers consider these details are sufficient at this stage, noting the detailed design will be assessed as part of later submission, and would be secured through the requirement to accord with the Design Code.
- 7.60 On the whole, and subject to securing the mitigation through the S106 and appropriate conditions, officers consider it has been adequately demonstrated that sufficient capacity can be provided in the network to ensure the development would not materially impact the network and would accord with policies LP16 and LP17.

#### **Safeguarding of Land for the Realigned A141**

- 7.61 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.
- 7.62 Policy SEL1.1(g) 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.
- 7.63 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.

- 7.64 County Transport Assessment Team, as the technical specialists who will be responsible for the detailed design 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.
- 7.65 The road corridor runs through the southern part of this site where it adjoins allocation HU1 to the south, but there is no indication at present as to the specific route that it might take, or where it would cross the railway to the east. On that basis, the applicant has proposed the southern half of the Grange Farm application site is reserved for a later phase, and which would not come forward until such time as the road alignment is confirmed or has otherwise not come forward within a reasonable timescale. As such, the significant extent of land available for safeguarding within Grange Farm is considered more than sufficient to enable a realignment of the A141.
- 7.66 With respect to the S73 application, the development within this area that might be within the path of a realigned A141 has been previously considered as part of relevant reserved matters consent or approvals for details required by condition. In particular, the southern access road has consent, and Key Phase 2 (known as the Country Park) has phased the area that might be affected until later in order to protect appropriate land for the realignment. As such the S73 application does not change the state of compliance of the 2012 permission to ensure there is adequate land safeguarded for the realignment.
- 7.67 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 to secure the land in this instance as it relates to a wider project, though conditions will be required as to the phasing arrangements to ensure they do not come forward in a manner that would prejudice the realignment. 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 SEL1.1.

### **Ecology and Biodiversity**

- 7.68 Application ref. 19/01341/OUT has been accompanied by a chapter within the ES that covers Ecology & Nature Conservation, together with an Ecological Management Plan and Biodiversity Net Gain Calculations that indicate a net gain of 25% in Habitat Units and 355% in Hedgerow units can be achieved.
- 7.69 Application 19/01321/S73 has also been accompanied by similar information. It is noted that, due to the age of the 2012 outline, this predated net gain requirements, and this application is therefore to be assessed on the basis of no net loss in biodiversity as was appropriate at the time of its original determination. Notwithstanding, the net gain



calculations submitted have indicated a net gain is being, and will continue to be, achieved. Noting the original state of Alconbury Weald as an active airfield comprising significant areas of hardstanding and minimal, largely monoculture planting, officers consider there is a high probability of being able to achieve a significant level of net gain.

- 7.70 The S73 application has also been accompanied by an update to the ES that concludes the amendment would not change the impacts of the wider development on designated sites or protected species, and noting the change to that application is to remove the area of Grange Farm from the site officers consider that is a reasonable assessment as the development does not otherwise result in any change in the quantum of built development, with the exception of the school noted elsewhere in this report, and which is otherwise considered minor in the context of the applications as a whole.
- 7.71 Grange Farm is a largely arable site with limited overall established vegetation, with the notable exception of three woodland blocks located centrally. To the east is the Great Stukeley Railway Cutting Site of Special Scientific Interest (SSSI), that runs concurrently with the boundary of the site, along the railway line, and which is the only statutory protected site within 2km. Just beyond 2km lies the Portholme SSSI and Special Area of Conservation (SAC), located to the south of the site on the other side of Huntingdon. There are also a small number of non-statutory sites within the 2km distance, including the Spring Common County Wildlife Site, and Protected Road Verges along the B1043 and Abbots Ripton Road.
- 7.72 The ES has identified most of these sites as being at a substantial distance from the development, considered sufficient to ensure there are no significant material impacts beyond the 2012 permission. No objections have been received on the basis of impacts to designated sites, and as there is intervening development between the application site and these designated sites officers consider it unlikely there would be any further pressures than those identified in the ES in respect of groundwater contamination and changes to hydraulic conditions, which are assessed elsewhere in this report.
- 7.73 In respect of the SSSI to the immediate east of the site, existing approvals as part of the southern access and link road have secured mitigation measures, as agreed with Natural England, in the form of a buffer. Having regard to the reason the SSSI was designated the ES proposes no further mitigation beyond this, and officers consider this is sufficient noting Natural England has raised no objections.
- 7.74 In respect of other, non-statutory designations, officers note the areas of Ancient Woodland within the application site, Prestley Wood and The Spinneys. These are proposed to be retained and form part of the open space within the development, and which would improve their general connectivity to other green space within and surrounding the site. This is considered an acceptable approach in relation to these non-statutory designations that would support their long-term retention and management.
- 7.75 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.

- 7.76 It is noted that the presence of badgers has been identified within submission documents. 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.
- 7.77 The ES has identified that there is limited loss of habitat that would serve most species using the site, with the exception of the loss of the agricultural land itself that may support some species. The ES has considered this against the 2012 permission, and notes that there is not a significant change in the baseline as it was then, with the exception of the inclusion of Grange Farm farmhouse and associated agricultural buildings. The retention of habitat features is generally reflective of the 2012 permission, which would otherwise provide a fallback in terms of the loss of the agricultural land and the redevelopment, albeit for a materially different form of uses.
- 7.78 In terms of mitigation, the ES proposes that appropriate mitigation proposals are submitted in advance of commencement for each reserved matters application. The application has been accompanied by a site-wide Ecological Management and Mitigation Plan that sets the overarching approach to mitigation during both construction and design. This includes the appointment of an appropriate Ecological Management and Clerk of Works to control an audit the development and ensure appropriate mitigation is in place, together with specific design measures needed to support the proposal. These would be capable of being secured by condition, and subsequent reserved matters will be expected to demonstrate how they have accommodated these measures both in their Construction Management Plans (CMP) and in the design proposals that come forward.
- 7.79 Officers note the applications have been accompanied by net gain calculations indicating a substantial net gain is capable of being achieved across the entire allocation of 25% in habitat units and 355% in hedgerow units. As net gain was not a consideration at the time of the 2012 permission the requirement to meet net gain could only be applied to application 19/01341/OUT. While the calculations are provided across the allocation as a whole, officers consider there is a reasonable chance to achieve at least a 10% net gain in biodiversity units within Grange Farm, and as this has been demonstrated by the application it is considered appropriate to secure and control this through condition to ensure each reserved matters application demonstrates appropriate levels of net gain.
- 7.80 On the whole, and subject to the conditions identified, it is considered the proposal has identified there would be no significant material harm to biodiversity or protected species and would therefore accord with policy LP30.

### **Drainage and Flood Risk**

- 7.81 The application site as a whole is located in Flood Zone 1, at the lowest risk of flooding from river sources. There are areas at a high potential risk of flooding through surface water, but this predominantly sits on or adjacent to the areas of runway on the Alconbury Weald site or are running along existing drains and so are either subject to change or are reasonably expected to accommodate overflow.
- 7.82 As part of the 2012 permission, Alconbury Weald approaches drainage on a site wide basis, in which different elements of the site are attenuated and discharged into the wider network at appropriate rates, and with works being carried out to provide additional capacity in the Huntingdon Waste-Water Treatment Works (HWWTW) to enable foul flows to be accommodated. In respect of the amended application under 19/01320/S73, there are no expected changes in how the development would mitigate for and manage drainage. While there would be an element of reduction in the amount of space across the site that might have accommodated drainage measures, given the general arrangement of built form, it is not considered that there is likely to be any material change to this application that would indicate the S73 application would not continue to mitigate its impacts in accordance with the current strategy, in accordance with the submitted ES and Water Management Plan.
- 7.83 Application 19/01341/OUT proposes to adopt and continue the existing approach to surface water management established under the 2012 permission. The site is divided into parcels that focus discharge into different areas of the site, with detailed designs to be submitted as part of each reserved matters applications that will be required to demonstrate applications accord with the site wide strategy. That strategy also sets the levels of impermeable area that will be allowed for different uses across the site, the discharge rates, the points of discharge into the wider offsite network, and the amount of storage required across each phase. While subsequent reserved matters applications will be required to demonstrate accordance with these provisions noting these reflect the existing arrangement within Alconbury Weald it is not considered there is any reason to conclude they would not be achievable or that they would result in an adverse impact offsite.
- 7.84 In respect of foul drainage, the proposed additional development would discharge to the HWWTW in the same manner as the approved Alconbury Weald proposal. It is understood that there is a need to increase capacity in the long term, but there are temporary measures that have been put in place at present as part of the 2012 consent, and these have demonstrated sufficient available capacity until such time as the wider improvements come online. Anglian Water has confirmed that HWWTW will have capacity for these flows but will engage with the applicant in order to time improvements to ensure these are carried out appropriately. It is noted that the detailed designs to connect into the wider sewer network will fall to be dealt with under separate legislation, but officers consider sufficient detail has been provided to demonstrate there is sufficient capacity available, or that can be made available, to accommodate foul water flows.
- 7.85 The submitted ES, supported by the LLFA, notes that there is a potential impact during construction through surface water discharge that is not yet controlled through the long-term drainage proposals. In a similar manner as other construction impacts, it is proposed to mitigate this

through Construction Management Plans, which will accord with a site wide strategy and best practice guidance. As the construction impacts are short term, temporary measures until the permanent drainage strategy across the network are required; it is considered that these can be adequately controlled through condition to require the detail proposals as part of reserved matters applications.

- 7.86 The ES considers that there is potential to increase offsite flood risk from fluvial sources, namely Bury Brook tributary, but considers these are capable of being managed through the embedded mitigation measures as part of the site wide strategies to mitigate for surface water flows. The EA have raised no objection in principle, subject to conditions to ensure these measures are implemented. While officers note that there may need to be some consideration given to the detailed wording of the scheme noting the phased arrangement of the development it is considered this is readily capable of being achieved such that the proposal would not otherwise result in any material increased risk of flooding from fluvial sources offsite.
- 7.87 On the whole, and subject to appropriate conditions to secure accordance with site wide strategies, it is considered the proposed development would not give rise to unacceptable risks of drainage either on or off site, and would therefore accord with policies LP5, LP6 and LP15.

### **Heritage Impacts**

- 7.88 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 Conservation Areas. 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.
- 7.89 In terms of the changes as relevant to application 19/01320/S73, there would be no material change to the relationship of the site with heritage assets that fall within that boundary, with the exception of a reduction in the indicated parkland surrounding the Prestley Wood Scheduled Monument (SM), and which is considered to be a neutral impact as that does not give rise to development beyond the 2012 permission. It is noted that there is an increase to the size of the Primary School in close proximity to the Heritage Area within the approved Alconbury Weald site that would likely increase the overall scale of that building. However, noting the existing arrangement within the site, and in the context of the overall master plan that would be rearranged, officers consider this is a neutral change in comparison to the approved development. The change in the relationship to the SM would arise due to the additional development arising under application 19/01341/OUT.
- 7.90 Officers note that Historic England have raised no objections in principle, but indicate they consider there will be a moderate degree of harm to the SM through development in its setting, but that it should be weighed against the benefits of the development, which includes heritage benefits for the management of that SM.

- 7.91 Historic England have also indicated a small number of listed buildings that may be impacted as the development will be within their setting, namely Stukeley Hall. This reflects those identified in the ES, which has indicated there is likely to be some level of harm but suggests this can be mitigated through design responses and appropriate investigation secured through condition. The Conservation Officer has reviewed the application in respect of these heritage assets and considers that, in the context of the wider development, there would not be a significant material change to their setting beyond those that would arise through the extant 2012 permission.
- 7.92 Officers consider that there is likely to be a significant degree of change within the locality by virtue of the additional residential development that arises from 19/01341/OUT, but consider that, in the context of the 2012 permission, there is already a substantial level of change within the site. Noting the Design Brief that forms part of KP2 (under ref. 23/80349/COND) establishes the planting principles within the Country Park that surrounds Prestley Wood SM, including woodland planting, officers consider there is an established commitment to screening that will further limit the visual impact on the woodland.
- 7.93 While a change to the experience and historic relationship between the SM and Grange Farm would still arise, that is also the case when considered against the 2012 permission which would have included some increased level of wider parkland to otherwise replace agricultural land, though the overall extent of which was not formally determined under the 2012 permission. It would have fallen to a Key Phase to define the precise extent and arrangement, and the extent of any built form that might have been within that Key Phase.
- 7.94 In respect of the designated heritage assets noted above and as set out in the ES, officers consider that on balance there is likely to be a very low level of less than significant harm that arises through the development in their setting. This would be predominantly driven through the development of the site altering the historic relationship of these heritage assets. As is the case for the impact to the SM, the change here should also be considered against the 2012 consent that included a level of development in this area in the form of parkland. As noted above the extent of that parkland was to be determined, but officers note application ref. 23/80349/COND sets the parameters for that park that maintains an offset of open space from the Grange Farm site of approximately 85m to the closest designated heritage asset in the surroundings.
- 7.95 Where harm is identified to heritage assets this must be weighed against the benefits of the proposal, in accordance with para. 206 of the NPPF, and there should be clear and convincing justification. This matter is returned to in the overall conclusion set out below.
- 7.96 In respect of archaeology, the submitted ES has provided an assessment of the potential effects and recommends these are dealt with through condition to secure an appropriate scheme of investigation. This approach has been supported by the County Historic Environment Team (CHET) and reflects the established process on Alconbury Weald in respect of archaeological investigation.

- 7.97 Having regard to the 2012 consent that secured archaeological investigation, the comments from CHET and the assessment set out in the ES, officers consider impacts to archaeology can be acceptably mitigated through condition, and such a condition would ensure accordance with policy LP34.

### **Impacts to Neighbouring Amenity**

- 7.98 It is noted that application 19/01320/S73 does not propose to alter the quantum of development in terms of how it relates to neighbouring property, notwithstanding the change to the primary school. The land proposed to be removed from the application site does not form an edge of the 2012 permission, with the exception of a small section to the southern edge that adjoins an industrial estate. As such, application 19/01320/S73 is not considered to materially change in terms of the relationship with neighbouring property in its own right.
- 7.99 That said, and as set out elsewhere in this report, there would be an increased concentration of uses, predominantly around the central area of the development. In particular, the primary school located to the north of the approved secondary school increasing from a 2FE (form of entry) to a 4FE, in order to accommodate the need generated from application 19/01341/OUT. However, while there would be additional development arising within the area of land covered by 19/01320/S73, that is an intensification in an already focused area of use, and the uplift is not considered likely to materially change the relationship with neighbouring property given the distance from the nearest sensitive receptor against the fallback established as part of the 2012 permission.
- 7.100 Noting that application 19/01341/OUT is in outline form, 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, or other impacts that might arise from future detailed design. The correct test for an outline planning permission at this stage is whether it is reasonably likely the development could be accommodated without material adverse impacts to neighbouring residential amenity. Given the scale of the site, and the distance from sensitive neighbours in relation to these impacts, it is considered highly likely that an acceptable relationship could be established that would protect the amenity of offsite neighbours in respect to matters that might arise from detailed design.
- 7.101 In respect of other potential impacts from the operation of the development, namely matters of noise and odour, officers note that the proposed development is primarily further residential and would therefore be a use reflective of other surrounding uses and generally considered relatively low impact. Those uses set out in the Development Specification beyond residential are considered to be compatible with such uses. These other uses would form part of the local centre, incorporating retail and community uses. That said, there is the potential that unrestricted uses may give rise to adverse impacts. Officers consider there is a reasonably low likelihood that would be the case and that this can be readily controlled with through conditions that require mitigation details to be submitted as part of each reserved matters application that incorporates uses or operational equipment that might give rise to material impacts in an otherwise uncontrolled development.

- 7.102 In respect of construction impacts, officers note there are potential impacts of noise and dust that may arise. The submitted ES generally considers the activities carried out during construction have the potential to give rise to significant adverse impacts to residential amenity. That said, it also considers that the construction activities are temporary and capable of being controlled through good practice in accordance with a CMP to ensure their impacts are adequately mitigated.
- 7.103 While the scale of the development is significant, and construction will therefore be long term, officers note that the phasing of the development, as has occurred in the wider Alconbury Weald site, is likely to mean development progresses in stages across the site. Construction area would therefore move across the site, maintaining an offset from occupied areas. As is the situation on the existing Alconbury Weald site, officers consider a condition is appropriate to require construction management details to be submitted as part of each Reserved Matters application that will set out the approach to mitigating construction impacts.
- 7.104 On the whole, and subject to the conditions set out above, officers therefore consider the proposal would not give rise to a materially adverse impact to the residential amenity of surrounding occupants, in accordance with policy LP14.

#### **Contamination and Air Quality**

- 7.105 The application has been accompanied by information as part of the ES assessing ground and water contamination and air quality. These have been reviewed by the Environmental Health Officer, LLFA and Environment Agency who have raised no objections on the grounds of potential contaminative impacts.
- 7.106 In respect of ground contamination, the ES has identified that there are likely to be minimal sources of existing contaminants, predominantly small scale and localised as part of the existing Grange Farm agricultural complex. It recommends further detailed investigation is carried out following any consent and appropriate remediation carried out in the event of contaminants identified. Noting the site is greenfield, and potential contaminants are likely to be more typical in relation to the historic agricultural use and low intensity industrial uses, officers consider this approach is appropriate in this instance, and reflects standard practice. Noting the site wide outline had investigated likely contaminants across the site, officers consider there is no notable reason to consider contaminants would be unlikely to be capable of appropriate remediation to ensure safe future use of the site.
- 7.107 In respect of the construction phase, it is noted that there is a potential for a contaminative event to arise, though the risk is from standard construction processes, as opposed to any bespoke risk unique to this development. The ES considers that the approach to remediation identified above, together with appropriate controls under industry standard practice and oversights that fall under other legislation, is sufficient to limit the potential for contaminative instances, protect health of site workers during the construction process and ensure there is appropriate remediation. Such matters would be capable of being controlled through a Construction Management Plan (CMP) required by condition.

- 7.108 In respect of the operational phase of the development and the uses proposed, the ES considers that potential impacts are negligible. Officers consider this is reasonable, as the site is predominantly residential, with small scale elements of other uses that are not considered to be anywhere near a scale likely to give rise to risk of ground contamination. Officers therefore consider there is no reason for further controls to be imposed to control potential contaminative uses during the operation phase, and that it would be adequately covered under other legislation.
- 7.109 The submitted ES notes that the impacts to air quality that arise through the development are likely to be a construction stage, but considers the operational stage is unlikely to give rise to any notable impacts to air quality. Noting the proposed uses, considered against background levels identified, officers agree with the ES that the operational stage of the development is not likely to result in materially adverse impacts to the air quality.
- 7.110 During the construction phase, impacts are identified as being likely to arise from construction dust and emissions from construction vehicles. The ES has considered these can be controlled through CMP but are otherwise unlikely to give rise to such significant levels of impact that would result in materially harmful impacts. The application has been accompanied by a Framework CMP that sets a site wide approach to development, having regard to the recommendations of the ES. It is proposed that a condition would require subsequent reserved matters applications to submit further CMPs that would follow this site wide strategy, reflecting the existing approach in the wider Alconbury Weald site. Officers consider this is an appropriate response to control construction impacts and ensure that the development can respond to the number of developers that are on the site in terms of the level and arrangement of construction compounds and plant and machinery needed to control construction impacts. The proposal is therefore considered to provide a suitable arrangement with regards to the control of air pollutants and dust during construction.
- 7.111 In respect to potential water contamination, the ES identifies that potential implications across all stages of the development arise from surface water run-off carrying contaminants into sensitive receptors. This would arise from hardstanding, both in built form and through compaction of ground that increases impermeable areas during construction. It is noted that the risk of contaminant events is considered higher during construction due to the presence of construction plant and machinery that might utilise contaminative substances, and also due to the physical activities carried out, including soil stripping and earthworks.
- 7.112 The ES considers the Construction Management Plan is also an appropriate method to control the potential impacts to the water network from contaminants that might arise through control off surface water run-off during construction. During the operational phases the ES considers that standard surface water drainage mitigation measures will be able to attenuate and filter surface water.
- 7.113 Officers note no objections have been received from technical consultees on the grounds that there is likely to be a material impact on the water network through contaminants, and the approach to managing



water flows through the construction process is supported by the LLFA in terms of providing details of temporary drainage measures. Officers therefore consider that risks to the water environment can be adequately managed through appropriate Construction Management Plans and through SUDS delivered as part of the development.

- 7.114 On the whole, the proposal is not considered likely to give rise to significant risk of contaminants, and any existing contamination can be adequately mitigated. Subject to the conditions set out above it is considered the proposal would accord with policies LP36 and LP37.

### **Amenity and Health of Future Occupants**

- 7.115 This section specifically relates to application 19/01341/OUT. While the 2012 permission proposed to be amended under application 19/01320/S73 is still being built out the impacts to future occupants of that site remain unchanged, with the potential exception of a reduced area of open space than initially shown on the parameter plan for that proposal, which is assessed elsewhere in this report.
- 7.116 As the application is in outline form matters of detailed design, such as layout and scale of dwellings, 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.
- 7.117 In respect to amenity, given the scale of the application site and the measures set out in the submitted Design Code, 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. In any event, it is noted that occupants would be aware of the layout and design of dwellings, relationship of the site and would be able to make an informed decision on how that relationship would relate to their personal needs.
- 7.118 The site is located in close proximity to the existing North-East railway line. The ES has investigated the impact of this in respect of vibration, and concludes that, in accordance with the relevant technical standards, there is a "low probability of adverse comment" in respect to human comfort. It concludes that vibration from the railway is not a constraint for development subject to a 50m offset from the nearest track edge as per the parameter plan. As the Environmental Health Officer has raised no objection on this matter, and there is no other indication that this is likely to result in an adverse impact officers consider future occupants would likely suffer a materially harmful amenity impact through potential vibration, in light of the offset from the railway that forms part of any plans that would be approved.
- 7.119 In terms of noise impacts, the ES has carried out an assessment of background levels and identified that noise that may impact future occupants is predominantly derived from road traffic sources, with minimal train impacts due to the low frequency of train passing events. In the majority of the site, it is identified that noise is unlikely to be observed by future occupants, with the exception of any in close proximity to the existing A141. The ES also provides details of mitigation measures that would be intended to ensure dwellings that might otherwise be subject to high levels of noise would be adequately

mitigated to below relevant thresholds within standards. Noting that dwellings likely to be exposed to these would fall into later phases and would therefore require details to come forward as part of an approval of that phase, officers consider any further phase proposals should also include appropriate noise information to demonstrate the mitigation measures that would be required to ensure they are not materially harmed.

- 7.120 It is noted, as identified in the ES, that the potential operation of the Local Centre, where uses are not definitively known, may impact amenity of residents in close proximity, through the use of plant and machinery as part of their operations. Officers consider, in accordance with the ES, that these can be controlled through appropriate design and through requiring details of any such plant to be provided as part of applications for that area. Noting the small scale of the Local Centre it is considered unlikely that any future occupants of those units would require plant and machinery that could not be adequately mitigated to protect the amenity of future onsite residents.
- 7.121 The southern part of the application site incorporates an area reserved for a realignment of the A141. While there is potential that the road could give rise to a significant level of noise from that realigned route, there is also substantial land that would enable mitigation measures to be accommodated. The County Transport Team have confirmed they have no objections, and mitigation for impacts arising from the A141 would fall on that project, including in respect of noise and air quality. Noting the significant level of land surrounding the site, officers consider it is unlikely future occupants would be exposed to unacceptable impacts arising from the realigned road. That said, noting a future phase would include the area reserved for the purpose of the A141, with potential development close to the existing A141 and the railway, it is considered reasonable to require future Key Phase proposals to include a noise assessment, to ensure further residential development is capable of maintaining an acceptable noise environment for future occupants without prejudicing the ability to deliver that project.
- 7.122 The application has been accompanied by a Health Impact Assessment that, together with the ES, has considered the implications of future occupant's health, including matters of accessibility, service provision, safety and use of resources. Generally, this concludes that the proposal is unlikely to give rise to needs that will not be met within the development. The application includes additional service space within the local centre and contributes towards wider services that are secured through the 2012 permission to ensure an appropriate uplift that will meet additional need. There is significant access to open space and sport demonstrated through the regulatory plan and design code, and officers consider these also demonstrate appropriate arrangements are made to be able to create safe environments through future reserved matters applications.
- 7.123 On the whole, and subject to the conditions identified, it is considered the proposal would provide a good standard of amenity for future occupants, in accordance with policies LP14 and LP29.

## **Section 106 Contributions and Community Infrastructure Levy (CIL)**

- 7.124 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.
- 7.125 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.
- 7.126 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 1500 dwellings, would therefore equate to a population of 3285 people.
- 7.127 The 2012 application is subject to an established S106 agreement that secured appropriate mitigation for that development. Application 19/01320/S73 will be subject to the same mitigation and the following sections predominantly relate to application 19/01341/OUT. However, there are instances, as set out in the relevant sections, where some overlap or increases may arise. It is intended that both applications will be subject to a joint S106 to enable flexibility in delivery of these developments and make better use of development opportunities as a whole and ensure mitigation is addressed on a sitewide basis.
- 7.128 In summary, the following contributions have been identified as being required by the adopted Developer Contributions SPD, or requested by consultees;
- That subject to viability, 40% (up to 600 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).
  - £11,685,000 towards Primary Schools and Early Years Education
  - £12,232,878 towards Secondary School Education
  - £2,201,904 towards Post-16 Education
  - £1,202,166 towards Special Education Needs
  - A contribution towards wheeled bins of £175 per dwelling or £669 per shared bin.
  - £1,875,012 and an appropriate land parcel towards Health provision
  - £3,360,000 towards Transport interventions
  - At least 6.9ha of Informal Open Space
  - At least 5.2ha of Formal Open Space

### **Affordable Housing**

- 7.129 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 1500 dwellings this would represent a total of 600 affordable units. Criterion b. of policy LP24, together with

the supporting text at paragraph 7.9 of the Local Plan clarifies that the expectation is provision comprises is a mix of 70% social or affordable rented, and 30% shared ownership units. 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.

- 7.130 A viability exercise has been undertaken, concluding in March 2024, with the Council advised by Gerald Eve as an independent consultant, funded by the Developer in line with the Developer Contributions SPD. This has been carried out in line with, and having regard to, best practice and the provisions of the NPPG with regards to appropriate levels of developer profit and the approaches to funding, noting the master developer model of the applicant.
- 7.131 The review has resulted in an outcome that considers the development is unviable of requiring a provision of 40% affordable housing. It has identified that 20% provision at 70/30 split between affordable or social rent and shared ownership would be viable, or 23% at a 50/50 split. In discussion with the Affordable Housing Officer, the preference is for a 70/30 split. While this would result in 45 units less as a whole, there is such an acute need for affordable or social rent products, and such a limited need for shared ownership products, that it is considered the balance in this instance falls heavily towards a 70/30 split as this would provide a higher number of affordable or social rent properties.
- 7.132 The amount and split have been put to the developer who has confirmed that that they accept the modelling and would enter into a S106 on this basis. In light of the viability review carried out, the proposed 20% provision at a 70/30 split is considered acceptable and would be secured as part of a S106. Noting the scale of the development, the changing nature of costs, officers consider a review mechanism is also appropriate, either during the course of the development or as a reconciliation at the end of the development. Further discussion will be had during the course of the drafting of the S106, to ensure this is carried out at the appropriate time. Officers would also seek provisions within this S106 that reflect the 2012 permission and requires that the developer seek and make use of any grant funding that might be available to support the provision of additional affordable units beyond those required by the S106 itself, in order to support provision.
- 7.133 Subject to the above, securing affordable housing through the S106 would be required and accords with policies LP4 and LP24, and Section A of the Developer Contributions SPD.

### **Education**

- 7.134 It is noted that, as part of the 2012 permission, land and contributions were secured towards early years, primary and secondary school provisions. As part of the Secondary school provision the County Council has also provided a Special Education Needs (SEND) school. This application seeks to make use of and contribute towards that existing infrastructure and would therefore create a joint provision with the contributions established in the 2012 permission that would serve

the development across both Alconbury Weald and Grange Farm. It is noted that, as part of discussions between the developer and the County Council as Education Authority, the developer is intending to direct deliver the school facilities. Appropriate provisions will be required within the S106 to allow this to take place or enable the County Council to deliver if that becomes the preferred method, but officers consider this is acceptable in principle and can be readily accommodated.

- 7.135 With regards to primary and early years education, a contribution of £11,685,000 has been identified. This is intended to form an uplift to “primary school 2” that forms part of Key Phase 3 currently under consideration and would increase the scale of that primary school from a 2FE to a 4FE. Appropriate testing has been undertaken to ensure the primary school is suitably located in relation to the Grange Farm proposal in terms of accessibility and can adequately accommodate the child yield from the proposed additional residential, and which has been found to be acceptable. This contribution is therefore considered to be required to ensure the development accords with policy LP4 and G of the Developer Contributions SPD.
- 7.136 A contribution of £12,232,878 towards Secondary Education has been requested, specifically towards the expansion of the approved Secondary School within Alconbury Weald, creating a further 2FE provision. Officers note land was reserved as part of that Secondary School to enable the potential enlargement in the future and it was identified as part of that application (ref. CCC/21/262/FUL). It is therefore considered feasible that this school can accommodate the expansion. This contribution is therefore considered to be required to ensure the development accords with policy LP4 and G of the Developer Contributions SPD.
- 7.137 In addition to the Secondary School provision, a further contribution of £2,201,904 is required towards provision post-16 education. This is also anticipated to be provided as an uplift to the provisions that form part of the established secondary school and would support the additional yield from the uplifted dwellings. 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.
- 7.138 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 likely to be an element of SEND provision within the primary school, that is not targeted provision, and is generally part of the needs of those schools, as opposed to this request which is focused on a specific type of 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.
- 7.139 Officers note that these contributions are based on a likely population yield, and a more detailed calculations 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.

### **Wheeled Bins**

- 7.140 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. 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.

### **Health Provision**

- 7.141 The Clinical Commissioning Group (CCG) in connection with NHS England has identified a contribution of £1,875,012 together with an appropriate land parcel 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 the surgery secured as part of the 2012 permission within the wider Alconbury Weald development, and a parcel of land will be located within the Local Centre, determined at an appropriate stage as the design of that area of the development evolves. Officers consider this amount to be the requirement to mitigate the impacts of the development in terms of health provision and it would be required in accordance with policy LP4 and section D of the Developer Contributions SPD.

### **Transport Interventions**

- 7.142 As set out earlier in this report, this application proposes to adopt a 'monitor and manage' approach to transport improvements to reflect the 2012 permission, in which network interventions will arise at trigger points and require appropriate improvements in the network. The 2012 permission is subject to a planning obligation within its S106 that sets the calculation of a transport cap to mitigate for the impacts of that development. This application proposes to uplift that total transport cap by a further £3.36m to carry out the mitigation measures. This is considered reasonable and necessary to ensure that the long-term mitigation requirements are secured and can be accommodated into the wider network and would accord with policy LP4.

### **Green Space**

- 7.143 In accordance with the Developer Contributions SPD, the required provisions for on-site open space to be delivered based on the quantum of development proposed for application 19/01341/OUT is a minimum of 69,642m<sup>2</sup> of open green space, based on a calculation of 21.2m<sup>2</sup> 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, as set out in the parameter plans. There is considered to be sufficient space to accommodate the needs of the

development which would be phased throughout the application to ensure there is ongoing provision to meet need as it arises at appropriate trigger points.

- 7.144 Officers note that the strict application of play space thresholds would require the development to provide 8no. Neighbourhood Equipped Areas of Plan (NEAP) and 2no. Local Area of Play (LAP). This is considered excessive to meet the needs of the development, noting the large areas of open space and formal sport provision. The application proposes 1no. NEAP and 2no. LEAPs within the first phase, with 4no. pocket parks also included within the residential parcels (measuring between 900m<sup>2</sup> and 1500m<sup>2</sup> as set out in the Regulatory Plan). Later phases would be expected to provide additional provision once the extent of them is understood and will form part of the design code arrangement. Officers consider the proposed extent of play space is acceptable and would provide an appropriate balance in open space to serve the needs of the community. 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.
- 7.145 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 16m<sup>2</sup> per person the total amount of land required at 1500 dwellings is 52,560m<sup>2</sup>. The application has not set out specific areas of formal sport provision within the regulatory plan, though notes a number of different elements of open space that could incorporate some level of provision can be accommodated within the Community Park. That said, officers also consider that, as part of the S106, the formal sport provision would be appropriate to secure on a site wide basis. Formal Sport provision within the wider Alconbury Weald development is provided within hubs, particularly within the Country Park and as part of a sport hub within Key Phase 3.

### **S106 Summary**

- 7.146 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 19/01341/OUT and linked to the requirements of the 2012 permission;
- That 20% of the dwellings to be erected are affordable (with an expected provision of 70% to be provided as social or affordable rented properties and 30% shared ownership properties.)
  - £11,685,000 towards Primary Schools and Early Years Education
  - £12,232,878 towards Secondary School Education
  - £2,201,904 towards Post-16 Education
  - £1,202,166 towards Special Education Needs
  - A contribution towards wheeled bins of £175 per dwelling or £669 per shared bin.
  - £1,875,012 and an appropriate land parcel towards Health provision
  - £3,360,000 towards Transport interventions
  - At least 6.9ha of Informal Open Space
  - At least 5.2ha of Formal Open Space

## **Other Matters**

- 7.147 A number of conditions required submission of details under application 19/01320/S73 and which have been submitted and subsequently discharged, or which have been partially discharged as relevant to each phase. These will be amended to require compliance with the approved conditions in the interests of expediency, in order to ensure the permission does not require resubmission of these details.
- 7.148 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. While it is noted that the original Alconbury Weald development required this information to come forward as part of each reserved matters application, this has proved difficult to achieve until permissions are granted and Anglian Water can fix infrastructure. Officers would therefore intend that this is separated out to enable the details to come forward as either part of a reserved matters application or as a standalone application for these details, as has been the case at this stage.
- 7.149 Sport England has recommended a condition requiring a full specification of sport facilities together with a detailed investigation of land to provide playing fields. Officers note, as set out above, that sport provision will be secured through the S106, but may form part of other areas within wider Alconbury Weald, to which a condition under application 19/01341/OUT could not control. As such, a revised version of the condition would be considered appropriate, that requires land investigations to be carried out within Grange Farm for any sport provision proposed, but that the quantum and strategy on a site wide basis is secured as part of the S106.

## **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, in accordance with the Development Plan unless material considerations indicate otherwise. It has been demonstrated through the plan that there is a five-year supply of housing land, and in accordance with paragraph 76, 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 As set out above, officers consider the principle of the development is established, and the application accords with the Development Plan, with the exception of identified harm in relation to the Prestley Wood SM through development in its setting. This is considered a minor level of harm, as the fallback within the 2012 consent already represents a significant change in the surrounding area. As such, the level of harm is considered to represent less than substantial harm, towards the lower end of the threshold.



- 8.3 In accordance with para. 208, less than substantial harm should be weighed against the public benefits of the proposal, including securing long-term viable use of the designated heritage assets. Officers note the proposed development would provide significant social and economic benefits through the creation of new residential units and the associated use of local services and shops. The additional residential development will also support use of the open space that incorporates the SM and the future heritage area within the wider Alconbury Weald development. Together, these are considered to represent substantial benefits and outweigh the low level of less than substantial harm through the development in the setting of the SM.

**9. RECOMMENDATION 19/01320/S73 – Delegated powers to APPROVE subject to conditions as set out in Appendix B and completion of a S106 to link the permission to the terms of the original 2012 permission.**

**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.**

**RECOMMENDATION 19/01341/OUT- Delegated powers to APPROVE subject to conditions including in relation to the following, completion of a S106 agreement, and minor revisions to the Key Phase A Design Code.**

1. 3-year time limit to submit first reserved matters application.
2. Reserved matters applications to be submitted.
3. Reserved matters applications to be commenced within 2 years.
4. Accordance with approved plans.
5. Development to be phased.
6. Accordance with Development Spec.
7. Accordance with Site Wide Strategies.
8. Key Phase Definitions to be submitted.
9. Key Phase Frameworks to be submitted.
10. Requirements for reserved matters applications progressed outside an approved Key Phase.
11. Required information to be submitted with reserved matters applications, to also include.
  - Design Code Compliance
  - Site wide strategy compliance
  - Details of housing mix
  - Provisions of M4(2) and M4(3) dwellings
  - Details of Biodiversity Net Gain measures
  - Construction Management Plans
  - Noise Mitigation Measures
  - Drainage Details
  - Sport Facility Specification
12. Implementation of Travel Plan
13. Land Contamination Investigation and Remediation

14. Network Rail Land
15. Restriction on Key Phase B
16. 1500m<sup>2</sup> maximum floor space limit per retail unit
17. fire hydrants
18. Archaeology
19. PROWs
20. Part G water efficiency
21. Review of drainage measures post completion

**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](mailto:aaron.sands@huntingdonshire.gov.uk)

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Urban And Civic  
c/o David Lock Associates (FAO Mr A Fisher)  
50 North Thirteenth Street  
Central Milton Keynes  
Bucks  
MK9 3BP

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **PERMIT**

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.  
at Alconbury Airfield Ermine Street Little Stukeley PE28 4WX

in accordance with your application received on 15th August 2012 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	UAC002 101	H	15.08.2012
topographical survey	UAC002 276		15.08.2012
Parameter Plan	UAC002 220	T	17.06.2013

1. Condition

The first application for approval of reserved matters namely access, appearance, landscaping, layout and scale shall be made to the Local Planning Authority no later than three years from the date of this permission. Applications for approval of all subsequent reserved matters for each part of the development including reserved matters applications advanced outside a Key Phase shall be made to the Local Planning Authority no later than twenty years from the date of this

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permission. Such development to which those reserved matters applications relate shall be begun no later than the expiration of two years from the final approval of those reserved matters.

1. Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

2. Condition

Plans and particulars of the reserved matters referred to in Condition No.1, relating to access, appearance, landscaping, layout and scale, shall be submitted to and approved in writing by the Local Planning Authority in respect of any part of the development of the site before any development commences within that part of the site.

2. Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

3. Condition

Development shall be undertaken in phases (in this condition meaning a Reserved Matters Area).

Development shall not commence unless:

a) the proposed development falls within a Defined Key Phase and an identified Reserved Matters Area; or

b) the proposed development is identified as Development Advanced Outside a Key Phase in relation to which all reserved matters should be submitted to and approved in writing by the Local Planning Authority as Reserved Matters Applications approved Outside a Key Phase in accordance with Condition No.15.

3. Reason

To allow for phasing of CIL payments and to enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.

4. Condition

Development shall conform with the Parameter Plan (ref. UAC002-220 - Rev T), and the Updated Development Specification June 2013 including the Spatial Principles; and the Design & Access Statement Principles identified in The Design & Access Statement June 2012 and the Addendum to the Design & Access Statement July 2013, which are hereby approved as part of this permission, save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application.

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4. Reason

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

5. Condition

The plans and particulars of each relevant reserved matters application shall not exceed the maximum parameters of development set out in the updated Development Specification

5. Reason

For the avoidance of doubt and to ensure the development is within the parameters assessed in the Environmental Statement accompanying the application.

6. Condition

Development shall not commence unless, in accordance with the approved Estate Management Strategy and Ecological Mitigation and Management Strategy, a suitably qualified ecological clerk(s) of works has been appointed.

6. Reason

To ensure that the development of the site protects, maintains and enhances ecology. Huntingdonshire Core Strategy (2009) policy CS1.

7. Condition

Development shall not commence until the site wide Framework Travel Plan submitted in support of the Outline Planning Application Transport Assessment (August 2012) has been reviewed and updated as necessary, and submitted to and approved by the Local Planning Authority. A scheme for the monitoring of the effects of the measures identified in the Implementation Plan as set out in the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of development. Thereafter the approved plan shall be subject to monitoring and updated, as appropriate, (in such form first approved by the Local Planning Authority) through each Key Phase Transport Assessment and Key Phase Travel Plan as part of the Key Phase Framework.

7. Reason

To ensure that the development encourages the use of sustainable modes of transport by residents, employers, work forces, school children, staff, and their visitors and to reduce off-site traffic impacts. Huntingdonshire Core Strategy (2009) policy CS1.

8. Condition

Site Wide Strategies

Development shall not commence and no Key Phase Framework shall be submitted for approval pursuant to condition No.10 until the following site wide strategies have been submitted to and approved in writing by the Local Planning Authority. These strategies shall be in accordance with relevant information submitted with the outline planning application, as amended. These

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strategies will establish broad, site wide principles, objectives, parameters and targets, under the following headings:

a) Estate Management Strategy

- i. Materials management for all on site materials including balancing cut and fill and stripping, storage and reuse of topsoil, and the recycling / crushing and reuse on and offsite of onsite concrete
- ii. Measures for protection of listed buildings and SAM including control of access where appropriate (and restoration and management of Prestley Wood)
- iii. Advance planting of buffers/green wedges
- iv. Removal of boundary fences and proposed boundary treatment to the site
- v. Role of the Arboricultural Clerk of Works
- vi. Reconnecting public rights of way
- vii. Protection/storage/reuse of artefacts
- viii. Specification for allotments
- ix. Policing and site management
- x. Existing users - relocation and expansion
- xi. Infrastructure adoption principles
- xii. Open space management objectives and principles
- xiii. Management of Sustainable Drainage (SuDS) and water recycling

b) Ecological Mitigation & Management Strategy (to incorporate European Protected Species Mitigation)

- i. Creation of connected site wide ecological network and specification of woodland/buffers/green wedges (and SuDS)
- ii. Planting specification (native local species)
- iii. Measures for protection of habitats including measures for restriction of access to protected areas (County Wildlife Sites)
- iv. Inspection of buildings prior to demolition (notification and action of protected species identified)
- v. Role of the Ecological Clerk of Works
- vi. Location and specification of old hedgerow lines to be reinstated
- vii. European Protected Species Mitigation and translocation
- viii. Management and monitoring regime(s) by habitat type
- ix. Structure and content of site specific Ecological Management Plans
- x. Details of habitat clearance, creation, enhancement and phasing
- xi. Details of habitat and species protection measures during construction and operational phases
- xii. Proposals for the future mitigation and management of the Stukeley Railway Cutting SSSI

c) Community Facilities Delivery Strategy

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- i. Overall design quality - place making and community buildings
- ii. Nature and accessibility of community facilities
- iii. Role of the community in development and ownership of facilities
- iv. Shared use
- v. Provision of play areas and sports provision including sports pavilion, clubhouse and changing rooms
- vi. Location of play/youth facilities
- vii. Specifications for service provision
- viii. Co-location and integration of community facilities and services

d) Water Management Strategy

Surface water drainage strategy including:

- i. Use of water efficient infrastructure and installations
- ii. Water attenuation to create habitats
- iii. On site potable water storage
- iv. Site wide capture and re-use of water
- v. Monitoring of water quality
- vi. Management regimes
- vii. Prevention measures to prevent runoff and pollution, control runoff near source and management of water in a local area or site.

Foul water drainage strategy including:

- i. Location of pumping stations
- ii. On-site waste water treatment works or alternative provision as may be agreed with the Local Planning Authority and relevant Statutory bodies

The Strategy shall:

- i. Promote where practicable measures to control water at source
- ii. Include a site technical drawing
- iii. Include a plan defining water management catchments
- iv. Address ownership, management, maintenance and monitoring of all SuDS systems
- v. Demonstrate the capacity of measures to adequately manage surface water within the site
- vi. Demonstrate how surface, foul and grey water will be distributed around the site without causing detriment
- vii. Provide a solution to foul water drainage
- viii. Be based upon a SuDS management train
- ix. Address off-site conveyance, treatment and disposal parameters

e) Code of Construction Practice

- i. Waste recycling targets (80% on-site), monitoring arrangements and re-use of materials during construction

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- ii. Waste audit and waste management strategy in accordance with SWMP Regulations and policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (July 2011)
- iii. Storage and processing of material and soils to be recycled on-site
- iv. Storage of fuel
- v. Specialist hazardous materials surveys as required
- vi. Access and signage strategy
- vii. Compounds - design, lighting and management
- viii. Prevention of mud and debris on highway
- ix. Construction lighting to minimise sky glow and intrusion or glare on surrounding areas.
- x. Vehicle operation
- xi. Lorry sheeting
- xii. Dust suppression
- xiii. Protection of advance planting and retained features
- xiv. Assessment of construction noise and mitigation
- xv. Mitigation of impact of safety lighting
- xvi. Restriction on works near sensitive habitats
- xvii. Pollution control measures including noise
- xviii. Travel Plan for construction employees
- xix. Measures for minimising the requirement for material to be imported or exported
- xx. Specification of materials and construction techniques that are resource-friendly
- xxi. Use of locally sourced materials, where possible
- xxii. Managing effectively the supply of goods to construction sites
- xxiii. Encouraging the development of sustainable supply chains for construction materials
- xxiv. Specifying the routes to be used for heavy vehicle construction movements including speed limits
- xxv. Managing the movement of workers into the Development
- xxvi. Hours of operation

#### 8. Reason

To ensure the development of the site is progressed in accordance with an approved framework and related management practices.

- a) To identify future management arrangements for the various elements of open space and community infrastructure within the development site. Huntingdonshire Core Strategy (2009) policy CS1.
- b) To ensure that the development of the site protects, maintains and enhances ecology. Huntingdonshire Core Strategy (2009) policy CS1.
- c) To fix principles that will guide the delivery of community facilities at the development. Huntingdonshire Core Strategy (2009) policy CS1.
- d) In order to safeguard against the risk of flooding; to ensure adequate flood controls are considered; to detail the maintenance, efficient use and management of water within the site; to ensure the quality of the water entering receiving watercourses is appropriate and monitored; and

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to promote the use of sustainable drainage systems to limit the volume and velocity of water leaving the site. Huntingdonshire Core Strategy (2009) policy CS1.

e) To ensure the environmental impact of the construction of the development is adequately mitigated in the interests of the amenity of nearby residents/occupiers; and to comply with Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2007/98/EC), Department for Communities and Local Government, December 2012.

## 9. Condition

### Key Phase Definition

All information brought forward to define a Key Phase, shall conform with the Parameter Plan (ref. UAC002-220 - Rev T), the Development Specification as updated including the Spatial Principles, and the Design & Access Statement Principles identified in the Design and Access Statement and addendum to this approved as part of this permission, save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application.

All information brought forward to define a Key Phase shall conform with the relevant Site Wide Strategies and any relevant supplements.

Applications to define a Key Phase shall be submitted for the approval of the Local Planning Authority and be accompanied by the following:

- a) A plan defining the extent of the Key Phase.
- b) A schedule identifying the broad disposition of uses and quantum of development within the Key Phase including mix of dwelling types and the anticipated gross internal area (GIA) for all uses. This should include community facilities and any strategic open space provision (identifying, where appropriate, proposals for mega play spaces, NEAPs and LEAPs) and any temporary provisions which are likely to be required.
- c) Having regard to the trigger events set out in the S106 Agreement, details of any school proposed within the Key Phase.
- d) A statement as to the number of dwellings already practically completed (or likely to be so within 42 days of the date of the application to define the Key Phase) ("Dwellings Delivered") across each Key Phase previously defined.

Each submission to define a Key Phase should be accompanied by a written statement, for approval, which addresses the following:

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e) Justification for the definition and content of the Key Phase including the relationship with Key Phases already defined and any reserved matters already approved under condition No.18, and its contribution to (i) the wider vision as expressed within the Design & Access Statement; and (ii) the Affordable Housing Purpose as defined in the S106 agreement to include in circumstances where the number of Dwellings Delivered across the Site is fewer than 250 or the number of Dwellings Delivered on the previous Key Phase (in order of definition) is fewer than one third (rounded up) of the number of dwellings approved for that previous Key Phase a statement providing an explanation for the bringing forward of this Key Phase notwithstanding progress on the Site or the previous Key Phase as the case may be.

f) (i) A review of any previous monitoring, and travel demand measures being delivered including traffic surveys and public transport use; (ii) The contents/scope of the Key Phase Transport Assessment together with an initial indication of the mitigation measures required, which shall be in accordance with Department for Transport national guidance for Transport Assessment and will be agreed with the Local Planning Authority in consultation with the Highways Authorities. For the avoidance of doubt this is to include consideration of public rights of way.

g) The intended approach to the design specification (through a design code or design brief) and the scope of that design specification. The principles of this design specification are at an appendix to this condition.

h) Any proposed supplements to the Site Wide Strategies to address Key Phase specific issues. In particular, consideration should be given as to (i) whether the water management requirements are best addressed across the Key Phase area, having regard to the catchment boundaries for foul and surface water; and (ii) construction management and waste management issues across the Key Phase area including storage compounds and the location of materials stockpiles / temporary waste recycling compounds, and access and haulage routes. The scope of any such supplements should be submitted for approval.

#### 9. Reason

To ensure the details of the development are acceptable to the Local Planning Authority in view of the nature and scale of the development proposed, and to clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications.

#### 10. Condition

##### Key Phase Framework

Following approval of the definition of the Key Phase, and prior to submission of the first Reserved Matters within the Defined Key Phase (other than any already submitted/approved as a reserved matter advanced outside a Key Phase under condition No.15 below) the following shall be submitted to and approved in writing by the Local Planning Authority, in relation to the Defined Key Phase, where required:

a) A Design Code or Design Brief in accordance with the scope agreed.

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The logo for Huntingdonshire District Council features a stylized landscape with a sun or moon rising over hills and a river. Below the graphic, the text "Huntingdonshire" is written in a large, serif font, and "DISTRICT COUNCIL" is written in a smaller, sans-serif font underneath.

Huntingdonshire  
DISTRICT COUNCIL

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DX140316 Huntingdon SC

Tel: 01480 388388  
Fax: 01480 388099  
www.huntingdonshire.gov.uk

- b) An indicative sequencing plan to set out how reserved matters applications within the Key Phase may be brought forward.
- c) A written scheme of archaeological investigation. This shall include a programme of archaeological works including (i) details of fieldwork; (ii) post excavation assessment; and (iii) post excavation analysis including preparation of site archive ready for deposition at a store approved by the Local Planning Authority; completion of an archive report; and the submission of a publication report. Implementation of the archaeological works shall proceed in accordance with the approved scheme.
- d) Where the material approved under condition No.9 proposes that a School be provided within the Key Phase or within the timescale of the Key Phase Delivery Plan, a plan identifying the site(s) and access arrangements.
- e) A Key Phase Transport Assessment adopting the scope agreed under condition No.9f above. This shall demonstrate that the level of transport movements likely to be generated by the quantum of development approved under condition No.9b, which, taking account of other Key Phases already defined (including the indicative Phase 1 assessed as part of the Transport Assessment submitted with the outline application), the progress of the development, monitoring of transport movements and existing and anticipated capacity on the highway network, and applying any proposed mitigation measures, is unlikely to give rise to a severe effect on the highway network.
- f) As identified in the Key Phase Transport Assessment: (i) a transport mitigation scheme comprising measures proposed with proposals for trigger events for the delivery of the measures (including any proposals for the periodic review of such measures) and (ii) a package of Key Phase Travel Plan measures in accordance with the Framework Travel Plan; and (iii) a package of traffic monitoring and surveys for the Key Phase.
- g) A Delivery Plan taking account of performance to date (including the discharge of obligations in respect of Reserved Matters Area Advanced Outside a Key Phase which lie within or adjoin the Defined Key Phase) setting out the proposed delivery programme in relation to each of the following as may be proposed within the Key Phase:
- i. Any School(s) (and, if appropriate, any temporary provision) stating the likely programme for the offer of the school site and payments (as appropriate) as required by the Section 106 agreement and based on the school delivery programme (phased, if appropriate) for the relevant School within the Section 106 agreement.
- ii. In order that the open space principles as defined in the Section 106 agreement are satisfied, strategic open space (including outdoor sports provision) stating the delivery programme for the relevant space which shall provide for the opening for use of the relevant space by the relevant backstop dates for provision, as set out in the Section 106 agreement.

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- iii. In order that the open space principles as defined in the Section 106 agreement are satisfied, any mega play space (including detailed design and full details of all adventure play and equipment areas, including surfacing materials).
  - iv. In order that the open space principles as defined in the Section 106 agreement are satisfied, any other open space or outdoor sports (and, if appropriate, any temporary provision) stating the delivery programme in order to meet the requirements of condition No.4 in relation to the Spatial Principles.
  - v. Any community and sports facilities (and, if appropriate, any temporary provision) stating the delivery programme with proposals for milestones within the Key Phase in order to meet the requirements of condition No.4 in relation to the Spatial Principles and to meet delivery events for the library and health facilities as set out in the Section 106 agreement.
  - vi. Any Early Years provision, to be promoted in accordance with the provisions of the Section 106 agreement.
  - vii. Primary services and drainage infrastructure including SuDS and water management infrastructure.
- h) Supplements to the Site Wide Strategies to address any phase specific requirements, not otherwise addressed in the Design Code/Design Brief, and as required.
- i) A Sustainability Statement setting out the sustainability targets for the phase of development in terms of energy, waste and water and drainage.

10. Reason

To ensure the details of the development are acceptable to the Local Planning Authority in view of the nature and scale of the development proposed, and to clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications.

11. Condition

Travel Plan Implementation

No development is to commence/begin until the pre-construction measures in the approved Framework Travel Plan are implemented, together with the management, targets and monitoring structures outlined in the Travel Plan, and the Travel Demand Strategy outlined in Chapter 9 of the Transport Assessment submitted with the application.

11. Reason

To ensure that the local and strategic road networks continue to serve their purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by minimizing disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

12. Condition

Access prior to first occupation

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Prior to the first occupation of any development hereby permitted the following access measures shall be completed to the written satisfaction of the Local Planning Authority:

- Proposed site access junction from the Rust Lane Interchange East ('Boulevard Gateway');
- Proposed site access from B1043 north of the Boulevard Gateway (HCV Access)

12. Reason

To ensure that the highway network is adequate to cater for the proposed development.  
Huntingdonshire Core Strategy (2009) policy CS1 and CS10.

13. Condition

Access prior to occupation of 200 dwellings

Details of the following access measures shall be submitted and approved in writing by the Local Planning Authority and shall be constructed and ready for use before the occupation of the 200th dwelling hereby permitted:

- Proposed site access from Ermine Street (south);
- Provision within the site for safe and convenient pedestrian/cycle connection towards Huntingdon town centre

13. Reason

To ensure that the highway network is adequate to cater for the proposed development.  
Huntingdonshire Core Strategy (2009) policy CS1 and CS10.

14. Condition

Conformity

All reserved matters applications shall conform with the Parameter Plan (ref. UAC002-220 Rev T), the Development Specification as updated including the Spatial Principles and the Design & Access Statement Principles identified in the Design & Access Statement and addendum to this approved as part of this permission, save only for minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application.

All reserved matters application shall conform with the Site Wide Strategies and any relevant supplements.

Where reserved matters applications are brought forward within a Defined Key Phase (under conditions No.9 and No.10) they shall accord with the Key Phase Definition, Key Phase Framework Submissions and address all other relevant conditions. All reserved matters applications brought forward within a Defined Key Phase shall also accord with the Affordable Housing Delivery Plan for that Key Phase.

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Where reserved matters applications are advanced outside a key phase, under condition No.15, they shall also address relevant Reserved Matters conditions No. 18 to No.34.

All Reserved Matters Applications shall be accompanied by a written statement as part of the Planning Statement explaining how conformity is achieved.

14. Reason

To ensure the details of the development are carried out in accordance with the approved plans and particulars.

15. Condition

Reserved Matters Applications (Advanced Outside a Key Phase)

In exceptional circumstances\* where it is necessary and/or beneficial to bring forward development in advance of the definition of a Key Phase and approval of the Key Phase Requirements a reserved matters application should address the relevant provisions in conditions No.18 - No.34:

Reserved Matters (Advanced Outside Key Phase) applications should also be accompanied by:

- a) A statement justifying submission of a Reserved Matters (Advanced Outside a Key Phase) application including, where relevant, the relationship with Key Phases already defined and any reserved matters already approved.
- b) A Transport Assessment or Transport Statement the scope of which has been agreed with the Local Planning Authority in consultation with the Highways Authorities explaining the transport impact arising from the proposed development within the Reserved Matters Area and taking account of: the Transport Assessment approved with the application; any subsequent Transport Assessment(s) (in accordance with condition No.10) and mitigation and Travel Plan measures already secured at the time of the reserved matters application; any additional mitigation or Travel Plan measures required in order to ensure that the development proposed within the reserved matters application is unlikely to give rise to a severe effect on the highway network.
- c) A statement setting out the proposed delivery programme in relation to any relevant triggers in the Section 106 agreement.
- d) A statement of conformity in accordance with condition No.14.
- e) A written scheme of archaeological investigation. This shall include a programme of archaeological works including (i) details of fieldwork; (ii) post excavation assessment; and (iii) post excavation analysis including preparation of site archive ready for deposition at a store approved by the local planning authority; completion of an archive report; and the submission of a publication report. Implementation of the archaeological works shall proceed in accordance with the approved scheme.

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f) A statement setting out details of how water management will be impacted and addressed within that water catchment as defined by the Site Wide Water Management Strategy and any supplements to that Strategy. The statement shall include compliance with all aspects of the Site Wide Water Management Strategy and, where relevant, inclusion of trigger points for provision of permanent and/or strategic infrastructure within defined catchments. The statement shall take account of and address the relationship with any key phases already defined and any reserved matters already approved.

\*Exceptional circumstances may be deemed to apply in the case of infrastructure; demolition and advance works; employment uses; community uses and small scale residential development. Residential proposals will only be permitted under condition No.15 for up to 200 units across the site as a whole.

15. Reason

To ensure the details of the development are acceptable to the Local Planning Authority and that reserved matters applications cover all necessary matters without prejudicing Key Phase design and associated infrastructure.

16. Condition

Key Phase Enabling Works

To facilitate enabling works, following approval of the relevant Key Phase Definition, details of the following may be submitted for approval for enabling works within the defined Key Phase as required:

- i. Works to stabilise and support existing structures
- ii. Surveys including invasive works
- iii. Site clearance
- iv. Archaeological or ground investigations
- v. Erection of fencing or hoardings including site notices
- vi. Erection of security measures or lighting
- vii. The erection of temporary buildings, structures or compounds, directly linked to anticipated construction
- viii. Laying, removal or diversion of services
- ix. Remedial work in respect of contamination or other adverse ground conditions

16. Reason

To ensure the details of development are acceptable to the Local Planning Authority and to allow the Local Planning Authority to maintain control of the development.

17. Condition

No building or buildings shall be demolished or hard standing (including taxiways) removed until a demolition method statement for that building or buildings or removal of hard standing has been

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submitted to and approved in writing by the Local Planning Authority. The demolition of that building or buildings or removal of hard standing shall be carried out in accordance with the approved statement. The statement shall include:

- i) Measures to minimise dust and noise during demolition or removal
- ii) Details of the assessment for hazardous materials including asbestos
- iii) Details of any crushing facilities to be used
- iv) Where appropriate, definition of the areas of hard standing to be removed
- v) The location, anticipated duration and scale of any stockpiles.

17. Reason

In the interests of the amenity of neighbours.

18. Condition

Reserved Matters Applications - information to be addressed:

Plans and particulars submitted for each Reserved Matters application should, where relevant, address and include details (a) to (x) below and all matters identified in conditions No.21- No.34 for site locations with specific requirements or sensitivities:

- a) An updated Key Phase indicative sequencing plan.
- b) A tree survey showing trees to be retained, relocated or removed and provision of replacement trees, as appropriate and proposed tree protection plan as detailed in condition No.21.
- c) A plan identifying all existing buildings, to be demolished including floor area.
- d) Existing and proposed ground levels and finished floor levels of all new dwellings / buildings and any associated parking.
- e) Layout, scale, appearance and floor area of buildings to be constructed in line with the principles set out in the Key Phase Design Code/Brief or the Design & Access Statement Principles.
- f) Access routes and parking and cycle storage in accordance with the relevant Key Phase Design Code/Brief and Transport Assessment and Travel Plan.
- g) Landscape details including boundary treatments and surface materials.
- h) Youth facilities and play provision including detailed design and specification of youth facilities and play provision within the reserved matters site and including full details of all adventure play and equipment areas, including surfacing materials.
- i) Distribution and specification of affordable housing. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable homes, including the proposed tenure mix.
- j) Foul drainage in line with the Principles and Parameters of the Site Wide Water Management Strategy and any supplements and any relevant Key Phase Design Code/Design Brief.
- k) Surface water drainage in line with the Principles and Parameters of the Site Wide Water Management Strategy and any supplements and any relevant Key Phase Design Code/Design Brief.

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- l) A pollution management plan giving details of measures to be applied to prevent contamination of the water environment during construction and operation, including swales, filter strips and petrol interceptors.
- m) Ecological Mitigation measures in the form of an Ecological Management Plan reflecting the Principles set out in the Site Wide Ecological Mitigation and Management Strategy.
- n) A Sustainability Conformity Statement setting out how the development will achieve the targets agreed under condition No.20. Where applications are advanced outside a Key Phase, appropriate standards, in accordance with condition No.20, should be established and evidence of how those standards will be met provided.
- o) Detailed landscape management proposals in line with the principles established through the Site Wide Estate Management Strategy.
- p) Waste management provision including completion of the RECAP waste management design toolkit SPD and RECAP contributions assessment and a phased implementation scheme in accordance with the principles of the Code of Construction Practice.
- q) Position of fire hydrants. Within any reserved matters application a scheme for the provision of fire hydrants shall be submitted to the LPA. Thereafter development shall be carried out in accordance with this and be fully operational before first occupation in that Reserved Matters Area.
- r) Noise attenuation. Reserved matters applications for any residential/community development where the ambient noise climate exceeds 55db L (A) eq 16 hour free field during the day or 45 db L (A) eq 8 hour free field during the night shall be accompanied by a noise assessment and set out any appropriate mitigation measures to demonstrate how target noise levels will be achieved for internal and external amenity areas. The target noise levels are those contained in the World Health Organisation Guidelines for Community Noise 1999, or any replacement thereof. The development shall thereafter be carried out in accordance with the approved details.
- s) Details of external lighting having regard to the Ecological Mitigation and Management Strategy and reflecting the General Principles and locationally specific lighting designs identified in Chapter 16 of the Environmental Statement.
- t) A programme of works for delivery of the public realm including hard and soft landscaping and approach to adoption in line with the Site Wide Estate Management Strategy.
- u) Reserved matters applications shall include a Construction Management Plan to be submitted and approved in writing by the Local Planning Authority. This must be in accordance with the Principles set out in the Site Wide Code of Construction Practice and any supplements and include routing of construction traffic.
- v) Specific Travel Plan provisions and other transport mitigation measures for both construction and operational phases in line with the relevant Key Phase Transport Assessment approved under condition No.10f.
- w) Hours of operation to be agreed in writing with the Local Planning Authority.
- x) Details of community and sports facilities in accordance with the Site Wide Community Facilities Strategy and details of how these will be managed in accordance with the Site Wide Estate Management Strategy.

The development shall be carried out in accordance with the approved matters.

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18. Reason

To ensure the details of the development are acceptable to the Local Planning Authority and that reserved matters applications cover all necessary matters.

19. Condition

Superfast Broadband

With the exception of any enabling or infrastructure works, no development shall commence on each reserved matters area of the development until a strategy for the provision or facilitation of broadband to future occupants of that reserved matters area has been submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The strategy shall ensure that upon occupation of each dwelling or commercial premises in that reserved matters area, the infrastructure to facilitate fibre optic cables from a site wide network to each dwelling or commercial premises contained within that reserved matters area has been provided in accordance with the approved details. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a superfast broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. Major infrastructure development must also provide ducting that is available for strategic fibre deployment. The approved strategy shall thereafter be implemented in accordance with its terms.

19. Reason

To provide high speed technology and communications in the interests of sustainability to reduce reliance and car-based travel, and to ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment.

20. Condition

All development will seek to achieve in excess of the Building Regulations in place at the time of the relevant Key Phase Definition approval. The Sustainability Statement, as required by condition No.10 above, will establish the standards to be achieved within each Key Phase and the Sustainability Conformity Statement, required under condition No.18 will demonstrate how this is to be achieved.

20. Reason

In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. Huntingdonshire Core Strategy (2009) policy CS1.

21. Condition

Trees, hedges and woodland

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a) Plans and particulars for each reserved matters application or discharge of condition application where there are existing trees or hedgerow shall include:

- an arboricultural method statement
- an arboricultural impact assessment
- a tree/hedgerow/woodland protection plan

The tree/hedgerow protection measures shall be erected prior to the commencement of any works including site clearance and thereafter retained until construction works are complete unless written consent is given by the Local Planning Authority for their removal.

No tree or hedgerow shall be felled, lopped or grubbed in anyway until the arboricultural reports are submitted to and approved in writing by the Local Planning Authority.

If any retained tree or hedge identified and agreed as being worthy of retention, is damaged or removed during a development phase, a revised scheme and implementation timetable shall be submitted to approved in writing by the Local Planning Authority.

b) Where relevant for each reserved matters application, details of proposed woodland as identified on the Parameter Plan shall be submitted to and approved in writing by the Local Planning Authority.

The plans and particulars submitted shall demonstrate conformity with the approved Site Wide Estate Management Strategy and development shall thereafter take place in accordance with the approved details and be managed as specified through the Strategy.

If within a period of five years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement, that tree or shrub is removed or up-rooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted as a replacement.

#### 21. Reason

In the interests of visual amenities of the locality and protecting, maintaining and enhancing the range and vitality of characteristic habitats and species to create a viable ecological network. Huntingdonshire Core Strategy (2009) policy CS1.

#### 22. Condition

Public rights of way safeguarding and diversion

Prior to the commencement of development within each reserved matters area, existing Public Rights of Way affected by the development of that application shall be protected and /or diverted in accordance with statutory procedures and with any scheme(s) previously submitted as reserved matters or through discharge of an appropriate condition. The plans and particulars submitted shall include details to:

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- Divert and/or reinstate public footpaths and other rights of way
- Create new connections with surrounding footpaths
- Link to the existing footpath network including that to the Great Fen

Public Rights of Way which are temporarily diverted during the construction phase shall be returned to their original state or such state as shall be approved in writing in advance by the Local Planning Authority and made available for public use once the works which immediately affect them have been completed.

22. Reason

In the interests of promoting and increasing opportunities to make necessary journeys by foot, cycle or public transport. Huntingdonshire Core Strategy (2009) policy CS1.

23. Condition

Prestley Wood management plan

Development shall not commence/begin on the land currently known as Grange Farm until a Management Plan for the Prestley Wood Scheduled Monument and woodland has been prepared and approved by the Local Planning Authority. Works to the scheduled monument will be carried out in accordance with that Plan.

23. Reason

To ensure maintenance of the Prestley Wood scheduled monument heritage asset. Huntingdonshire Core Strategy (2009) policy CS1.

24. Condition

Ecological mitigation for the Stukeley Railway Cutting SSSI

Before access 'Option A' is implemented as shown on the Parameter Plan (ref UAC002-220 T) a detailed scheme to compensate for the loss of habitat within the existing SSSI including a programme for delivery of the scheme shall be submitted in accordance with the requirements of the Site Wide Ecological Mitigation and Management Strategy and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the approved details to the satisfaction of the Local Planning Authority.

24. Reason

In the interests of protecting, maintaining and enhancing the range and vitality of characteristic habitats and species to create a viable ecological network. Huntingdonshire Core Strategy (2009) policy CS1.

25. Condition

Proposals for energy centres

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Where an energy centre is proposed plans and particulars shall be submitted with the relevant reserved matters application and approved in writing by the Local Planning Authority to include but not be limited to:

- Noise assessment to demonstrate that the emissions from the energy centres shall not exceed the maximum permitted noise night rating level 1 m from the façade of dwellings of 33db, and
- Air quality assessment providing a detailed air quality assessment would be required if the maximum pollutant significant emissions (tonnes/year) was triggered as identified in Table 7 of the Energy Strategy of the Environmental Statement 2012:
  - (i) NOx - 56 in 2016; 102 in 2026
  - (ii) PM10 - 9
  - (iii) SO2 - 45
- Technology and feedstock providing details of the proposed technology and feedstock, including storage arrangements and anticipated associated traffic movements for any imported feedstock materials.

The energy centre shall be constructed in accordance with the approved plans and particulars.

#### 25. Reason

To minimise noise and other forms of pollution in the interests of residential amenity of future residents and occupiers. Huntingdonshire Core Strategy (2009) policy CS1.

#### 26. Condition

Heritage Area Action Plan

When an application for reserved matters is submitted which proposes development within 150 m of the Heritage Area, identified on the Parameter Plan (ref: UAC002-220 T), a Heritage Area Action Plan shall be submitted as part of that reserved matters application. The Heritage Area Action Plan shall include measures for the future use and management of the Heritage Area and a delivery strategy and shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved Heritage Area Action Plan.

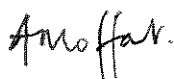
#### 26. Reason

In the interests of conserving and managing buildings and features of historic interest and their setting. Huntingdonshire Core Strategy (2009) policy CS1.

#### 27. Condition

Wall Art

Prior to the demolition of buildings identified in the Heritage Assessment as containing wall art, reasonable efforts must be made to retain and, where appropriate, to re-use that wall art, or should this not possible, to ensure the appropriate recording of that wall art and its display/archive.



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27. Reason

In the interests of conserving and managing the historic importance of the site. Huntingdonshire Core Strategy (2009) policy CS1.

28. Condition

Building recording and surveys

Prior to the demolition of the following buildings: building numbers 68, 90, 106, 107, 108, 200, 201, 205, 209, the 4100 series and 4000-4002, each shall be subject to additional recording to Level 3 (as identified in "Understanding Historic Buildings: a guide for good recording practice" 2006 Vols 1 - 3 published by English Heritage) or Level 2 where the building is a duplicate of another. Buildings 199, 200 & 201 should also be subject to a structural survey in accordance with a written methodology to be agreed in writing by the Local Planning Authority.

28. Reason

In the interests of conserving and managing the historic importance of the site. Huntingdonshire Core Strategy (2009) policy CS1.

29. Condition

Allotments

Any reserved matters applications that incorporate allotment provision shall include - a layout plan, access, turning and parking arrangements, location and form of community buildings, boundary treatment and water supply. Details shall include the quantity and quality of the topsoil to be brought onto the site and management guidelines submitted for the operation of the allotments by the allotment holders. Development and operation of the allotment shall take place in accordance with the approved details.

29. Reason

To ensure the details of the development are acceptable to the Local Planning Authority.

30. Condition

Ground Investigations and contamination

1. Within each Key Phase, unless otherwise agreed in writing by the Local Planning Authority, no development shall take place in areas identified as at risk of contamination in the Phase 1 Contaminated Land Desk Study, July 2012 (Appendix 17.1 of the Environmental Statement submitted with the outline planning application) until an assessment of the nature and extent of contamination for that area or identified cell of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

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The logo for Huntingdonshire District Council features a stylized landscape with a bridge and a sun or moon above it, with the text "Huntingdonshire" in a large serif font and "DISTRICT COUNCIL" in a smaller sans-serif font below it.

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(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

human health,  
property\*,  
adjoining land,  
groundwaters and surface waters,  
explosive ordnance, with reference to Chapter 17 of the Environmental Statement submitted with the outline planning application and the 'Explosive Ordnance Threat Assessment in respect of RAF Alconbury', report 3870TA, dated 19th April 2012 included as part of Appendix 17.1 of the Environmental Statement submitted with the outline planning application,  
ecological systems, and  
archaeological sites and ancient monuments.

\*Property includes buildings, land, crops, livestock, pets, woodland and service lines and pipes

## 2. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, no development shall take place within that area or identified cell of contamination until a detailed remediation scheme for that area or identified cell of contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives and remediation criteria. The scheme must ensure that area or identified cell of contamination will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

## 3. Implementation of Approved Remediation Scheme

The approved remediation scheme for that area or identified cell of contamination shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to occupation or the development being brought into use in that area or identified cell of contamination.

## 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and site investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation, or the development being brought into use, on the site affected.

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Any changes to the above require the express written consent of the Local Planning Authority.

### 30. Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with the National Planning Policy Framework (2012).

### 31. Condition

Network Rail land

#### Drainage

All surface and foul water arising from the development shall be collected and diverted away from Network Rail property unless an alternative scheme that does not affect safety, operational needs or integrity of the railway has been agreed in writing with the Local Planning Authority. All soakaways shall be located so as to discharge away from the railway infrastructure. The following elements shall be addressed, as necessary, in accordance with the site wide Water Management Strategy:

1. There shall be no increase to average or peak flows of surface water run off leading towards Network Rail assets, including earthworks, bridges and culverts.
2. All surface water run off and sewage effluent shall be handled in accordance with Local Council and Water Company regulations.
3. Attenuation shall be included as necessary to protect the existing surface water drainage systems from any increase in average or peak loadings due to normal and extreme rainfall events.
4. Attenuation ponds next to the railway shall be designed by a competent specialist engineer and shall include adequate storm capacity and overflow arrangements such that there is no risk of flooding of the adjacent railway line during either normal or exceptional rainfall events.

#### Security

Prior to the commencement of any development in the area formerly known as Grange Farm, a suitable trespass proof fence adjacent to Network Rail's boundary (minimum 1.8 m high) shall be provided, if not already in place, and provision made for its future maintenance and renewal.

An Armco or similar barrier shall be located at any turning area/roadway/car parking area adjacent to the operational railway. Network Rail's existing fencing / wall shall not be removed or damaged.

#### Method Statements

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Should any excavations/piling/buildings be located within 10 m of the railway boundary a method statement shall be submitted for approval to the Local Planning Authority and works thereafter implemented in accordance with the approved Method Statement.

Where any works cannot be carried out in a "fail-safe" manner, those works shall be restricted to periods when the railway is closed to rail traffic.

#### Landscaping

Any trees/shrubs which are to be planted adjacent to the railway boundary shall be positioned at a minimum distance greater than their predicted mature height from the boundary. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be placed so that when fully grown it does not damage the fencing or provide a means of scaling it. No planting should prevent Network Rail from maintaining its boundary fencing.

#### 31. Reason

In the interests of safety, and the operational needs and integrity of the railway.

#### 32. Condition

Prior to commencement of development plans and particulars for each reserved matters application shall include, where relevant, an Adoption Strategy to be submitted to and approved in writing by the Local Planning Authority. The Adoption Strategy shall set out:

- The elements of the transport network within the Reserved Matters Area which will be offered for adoption by the Local Highway Authority
- The elements of the transport network within the Reserved Matters Area which will be retained in private ownership, and the management arrangements for these elements of the network
- The elements of the recreational path network that will be offered for adoption as Public Rights of Way
- The elements of the recreational path network which will be retained in private ownership, and the management arrangements for these elements of the network

The approved Adoption Strategy for a Reserved Matters Area shall thereafter be implemented.

#### 32. Reason

To identify future management arrangements for the various elements of the transport network within the development site.

#### 33. Condition

Any development directly on the boundary of a primary school site shall be limited to not more than three storeys in height unless otherwise agreed in writing by the Local Planning Authority.

#### 33. Reason



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To ensure that tall buildings adjacent to the school site do not create constraints on the design of the school with implications for fulfilling its safeguarding characteristics.

34. Condition

Clay Lane access

Prior to the opening of Clay Lane, a scheme for controlled access to the site to include emergency vehicles, public transport, pedestrians and cyclists only shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall thereafter be in accordance with the approved details.

34. Reason

In the interests of promoting and increasing opportunities to make necessary journeys by foot, cycle or public transport. Huntingdonshire Core Strategy (2009) policy CS1.

35. Note to applicant

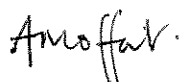
Network Rail land:

The applicant is made aware of the following comments received from Network Rail in relation to any works that may be carried out on land adjacent to railway land. Where works may affect the railway the applicant should gain appropriate approvals from Network Rail.

Excavation/Earthworks - all excavations/earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rail's infrastructure or railway land.

Security of mutual boundary - Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Project Manager.

Tower cranes - Tower crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by the Network Rail Asset Protection Project Manager prior to implementation.



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Two metre boundary - Consideration should be given to ensure that the construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land, and therefore all/any building should be situated at least 2 metres from Network Rail's boundary. This will allow construction and future maintenance to be carried out from the applicant's land, thus reducing the probability of provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land.

Noise/soundproofing - The Developer is made aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

Trees - Lists of trees that are permitted adjacent to railway land and those that are not permitted adjacent to railway land are provided below and these should be added to any tree planting conditions:

Acceptable:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrs Communis*), Fir Trees - Pines (*Pinus*), Hawthorne (*Cretaegus*), Mountain Ash - Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (*Shrubby Salix*), Thuja Plicatata "Zebrina"

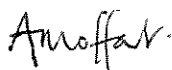
Not Acceptable:

Alder (*Alnus Glutinosa*), Aspen - Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore - Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

A comprehensive list of permitted tree species is available upon request.

Access to railway - All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development. There are two maintenance access points identified in the vicinity of the proposals at 523633,274243 and 523620,275202 which need to be taken into account in any proposed scheme and preserved for future use.

Children's play areas/open spaces/amenities - Children's play areas, open spaces and amenity areas must be protected by a secure fence along the boundary of railway land of one of the following kinds, concrete post and panel, iron railings, steel palisade or such other fence



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approved by the Local Planning Authority acting in consultation with the railway undertaker to a minimum height of 2 metres and the fence should not be able to be climbed. Network Rail is required to recover all reasonable costs associated with facilitating these works.

36. Note to applicant

Potential future adoption of highways:

If any of the internal road networks were to be adopted at any point in the future it would need to conform to Cambridgeshire County Council's current specification in relation to construction depths of roads and footways, street lighting and drainage.

37. Note to applicant

Superfast broadband:

Cambridgeshire County Council supports the expansion and provision of high speed broadband technology in all parts of the district in accordance with UK Government targets of fast reliable broadband for all and access to superfast broadband for at least 95% of the UK. To enable this, it will be important for all new residential, employment and commercial developments to be future proofed by providing infrastructure to enable fibre broadband to be delivered to premises. This should be designed and installed as an integral part of development, to minimise visual impact and future disturbance during maintenance. All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development.

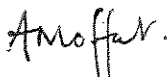
38. Note to applicant

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk). If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable. In relation to this application, it was considered and the process managed in accordance with Paragraphs 186 and 187 of the NPPF.

39. Note to applicant

All environmental information has been taken into full consideration by the Local Planning Authority in reaching this decision.



**Head of Development**

ufm5

Date 1st October 2014

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40. Note to applicant

Design Specification content:

The Design Code or Design Brief shall be prepared in accordance with the principles and parameters established in the Design & Access Statement and the outline application and shall include both strategic and more detailed elements.

Where relevant, the Design Code or Design Brief shall provide an assessment of adjoining and overlapping design coding associated with previous and adjoining Key Phases, and will provide an overview of the context for the Key Phase.

The Design Code or Design Brief shall include:

- a) A regulatory plan that establishes the framework for development within each Key Phase. The regulatory plan is the key plan associated with the Design Code or Design Brief, and the content of the plan and its associated key will inform the structure of the Design Code or Design Brief.
- b) The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces;
- c) The street hierarchy, including the principles of adopting highway infrastructure, and typical street cross-sections;
- d) How the design of the streets and spaces takes into account mobility and visually impaired users;
- e) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and perimeter of building definition;
- f) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
- g) The conceptual design and approach to the treatment of the public realm
- h) Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables required by statutory undertakers as part of building design;
- i) Details of the approach to vehicular parking;
- j) Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.

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**Head of Development**

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The logo for Huntingdonshire District Council features a stylized landscape with a sun or moon rising over hills, with a river or path leading towards the viewer. Below the graphic, the text "Huntingdonshire" is written in a large, serif font, and "DISTRICT COUNCIL" is written in a smaller, sans-serif font underneath.

Huntingdonshire  
DISTRICT COUNCIL

Pathfinder House, St Mary's Street  
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mail@huntsdc.gov.uk  
DX140316 Huntingdon SC

Tel: 01480 388388  
Fax: 01480 388099  
www.huntingdonshire.gov.uk

- k) The approach to the character and treatment of landscape features and the structural planting to the development areas;
- l) The approach to the treatment of any hedge or footpath corridors and retained trees and woodlands;
- m) The conceptual design and approach to sustainable drainage management and how this is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, and planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into ponds and basins;
- n) The conceptual design and approach of the public realm to include public art, materials, signage, utilities and any other street furniture.
- o) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- p) Details of waste and recycling provision for all building types and underground recycling points.
- q) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features;
- r) Details of measures to measures to minimise opportunities for crime;
- s) Details of Design Code or Design Brief review procedure and of circumstances where a review shall be implemented.
- t) The Design Code or Design Brief that relates to Development Area 3 shall have specific regard to the setting of Prestley Wood.

#### 41. Note to applicant

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can

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**Head of Development**

ufm5

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be viewed via [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk). The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

42. Note to applicant

This development is subject to a Section 106 legal agreement.

43. Note to applicant

The development is subject to the Community Infrastructure Levy Regulations (2010) (as amended) (or such replacement thereof)

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**Head of Development**

ufm5

Date 1st October 2014

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## NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;
  - **Six months from the date of this decision notice.**
  - **Eight weeks from the date of this notice if the decision relates to an advertisement.**
3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

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**Head of Development**  
ufm5  
Date 1st October 2014

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**S73 DRAFT CONDITIONS CHANGES SCHEDULE**

<b>No.</b>	<b>Original Condition Wording</b>	<b>Proposed Updated Condition Wording</b>	<b>Comments</b>
1	<p>The first application for approval of reserved matters namely access, appearance, landscaping, layout and scale shall be made to the Local Planning Authority no later than three years from the date of this permission. Applications for approval of all subsequent reserved matters for each part of the development including reserved matters applications advanced outside a Key Phase shall be made to the Local Planning Authority no later than twenty years from the date of this permission. Such development to which those reserved matters applications relate shall be begun no later than the expiration of two years from the final approval of those reserved matters.</p>	<p>Applications for approval of all reserved matters for each part of the development including reserved matters applications advanced outside a Key Phase shall be made to the Local Planning Authority within the period beginning with the date of this permission and ending on 30 September 2034. Such development to which those reserved matters applications relate shall be begun no later than the expiration of two years from the final approval of those reserved matters.</p>	<p>Text amended to reflect that the first reserved matters has now been submitted and this s73 will result in the issuing of a new planning permission.</p>
2	<p>Plans and particulars of the reserved matters referred to in Condition No.1, relating to access, appearance, landscaping, layout and scale, shall be submitted to and approved in writing by the Local Planning Authority in respect of any part of the development of the site before any development commences within that part of the site.</p>	-	<p>No change required</p>
3	<p>Development shall be undertaken in phases (in this condition meaning a Reserved Matters Area). Development shall not commence unless:                      a) the proposed development falls within a Defined Key Phase and an identified Reserved Matters Area; or                      b) the proposed development is identified as Development Advanced Outside a Key Phase in relation to which all reserved matters should be submitted to and approved in writing by the Local Planning Authority as Reserved Matters Applications approved Outside a Key Phase in accordance with Condition No.15.</p>	<p>Development shall be undertaken in phases (in this condition meaning a Reserved Matters Area). Development shall not commence unless:                      a) the proposed development falls within a Defined Key Phase and an identified Reserved Matters Area; or                      b) the proposed development is identified as Development Advanced Outside a Key Phase in relation to which all reserved matters should be submitted to and approved in writing by the Local Planning Authority as Reserved Matters Applications approved Outside a Key Phase in accordance with Condition No.12.</p>	<p>Changes to reflect condition renumbering</p>

4	<p>Development shall conform with the Parameter Plan (ref. UAC002-220 - Rev T), and the Updated Development Specification June 2013 including the Spatial Principles; and the Design &amp; Access Statement Principles identified in The Design &amp; Access Statement June 2012 and the Addendum July 2013, which are hereby approved as part of this permission, save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application.</p>	<p>Development shall conform with the Parameter Plan (ref. UAC060-001 - Rev F), and the Updated Development Specification xxx 2023 including the Spatial Principles; and the consolidated Design &amp; Access Statement Principles contained in the DAS Addendum xxx, which are hereby approved as part of this permission, save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application.</p>	<p>References to documents to be updated in relation to s73 documentation</p>
5	<p>The plans and particulars of each relevant reserved matters application shall not exceed the maximum parameters of development set out in the updated Development Specification</p>	<p>The plans and particulars of each relevant reserved matters application shall not exceed the maximum parameters of development set out in the updated Development Specification received xx/xx/xx</p>	<p>References to documents to be updated in relation to s73 documentation</p>
6	<p>Development shall not commence unless, in accordance with the approved Estate Management Strategy and Ecological Mitigation and Management Strategy, a suitably qualified ecological clerk(s) of works has been appointed.</p>	<p>Development shall proceed in accordance with the approved Estate Management Strategy and updated Ecological Mitigation and Management Strategy received xx/xx/xx.</p>	<p>References to documents to be updated in relation to s73 documentation and to reflect that existing documents have been approved.</p>
7	<p>Development shall not commence until the site wide Framework Travel Plan submitted in support of the Outline Planning Application Transport Assessment (August 2012) has been reviewed and updated as necessary, and submitted to and approved by the Local Planning Authority. A scheme for the monitoring of the effects of the measures identified in the Implementation Plan as set out in the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of development. Thereafter the approved plan shall be subject to monitoring and updated, as appropriate, (in such form first approved by the Local Planning Authority) through each Key Phase Transport Assessment and Key Phase Travel Plan as part of the Key Phase Framework.</p>	<p>The FTP mitigation measures approved as part of the Framework Travel Plan Version 5 (dated February 2015) shall be subject to monitoring and updated, as appropriate through each Key Phase Transport Assessment and Key Phase Travel Plan as part of the Key Phase Framework.</p>	<p>The first part of this condition has been discharged, amended to reflect this.</p>

8	<p>Development shall not commence and no Key Phase Framework shall be submitted for approval pursuant to condition No.10 until the following site wide strategies have been submitted to and approved in writing by the Local Planning Authority. These strategies shall be in accordance with relevant information submitted with the outline planning application, as amended. These strategies will establish broad, site wide principles, objectives, parameters and targets, under the following headings:  <b>List not included for brevity.</b></p>	<p>Development shall proceed in accordance with the following site wide strategies:</p> <ul style="list-style-type: none"> <li>Estate Management Strategy—approved (04/12/14 Ref: 1408220COND);</li> <li>Ecological Mitigation &amp; Management Strategy—received xx/xx/xx;</li> <li>Community Facilities Delivery Strategy—approved (04/12/14 Ref: 1408220COND);</li> <li>Water Management Strategy—received xx/xx/xx; and</li> <li>Code of Construction Practice—received xx/xx/xx</li> </ul> <p>Should updates to the above strategies be required, they would be required to address the following headings:  <b>REPEAT DOCUMENT REQUIREMENTS IN CONDITION 8</b></p>	<p>Update required to address updated documents submitted with the s73 and SWS's already approved.</p>
9	<p><b>Key Phase Definition</b>  All information brought forward to define a Key Phase, shall conform with the Parameter Plan (ref. UAC002-220 - Rev T), the Development Specification as updated including the Spatial Principles, and the Design &amp; Access Statement Principles identified in the Design and Access Statement and addendum to this approved as part of this permission, save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application.  All information brought forward to define a Key Phase shall conform with the relevant Site Wide Strategies and any relevant supplements.  Applications to define a Key Phase shall be submitted for the approval of the Local Planning Authority and be accompanied by the following:  <b>List not included for brevity.</b></p>	<p><b>Key Phase Definition:</b>  All applications for the Definition of a Key Phase, other than Key Phase 1 as approved on 17/11/20 (Application Ref: 19/80094/COND), Key Phase 2 as approved on 02/02/2023 (Application Ref: 21/80384/COND) and Key Phase 3 as approved on 17/06/2022 (Application Ref: 21/80384/COND) shall be submitted and approved in writing by the Local Planning Authority.  All information brought forward to define a Key Phase, (or a re-define an approved Key Phase), shall conform with the Parameter Plan (ref. UAC060-001 - Rev F), the Development Specification as updated including the Spatial Principles, and the Design &amp; Access Statement Principles identified in the Design and Access Statement and addendum to this approved as part of this permission, save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely</p>	<p>Reference changes to reflect approval of KP1, KP2 and KP3 Definitions.</p>

		<p>significant environmental effects to those assessed in the Environmental Statement accompanying the application.</p> <p>All information brought forward to define a Key Phase shall conform with the relevant Site Wide Strategies and any relevant supplements.</p> <p>Applications to define a Key Phase and be accompanied by the following:</p> <p>List repeated in full:</p>	
10	<p>Key Phase Framework</p> <p>Following approval of the definition of the Key Phase, and prior to submission of the first Reserved Matters within the Defined Key Phase (other than any already submitted/approved as a reserved matter advanced outside a Key Phase under condition No.15 below) the following shall be submitted to and approved in writing by the Local Planning Authority, in relation to the Defined Key Phase, where required: List not included for brevity.</p>	<p>Key Phase Framework</p> <p>Following approval of the definition of the Key Phase, and prior to submission of the first Reserved Matters within the Defined Key Phase (other than any already submitted/approved as a reserved matter advanced outside a Key Phase under condition No.12 below) and with the exception of the Key Phase 1 Framework as approved on 17/11/20 (Application Ref: 19/80094/COND), the Key Phase 2 Framework as approved on xx/xx/xx (Application Ref: 23/80349/COND) and the KP3 Frameworks as approved on xx/xx/xx (Application Ref: 22/80374/COND) the following shall be submitted to and approved in writing by the Local Planning Authority, in relation to the Defined Key Phase, where required:</p> <p>Include existing Condition 10 list:</p>	<p>Reference changes to reflect the approval of KP1, KP2 and the expected approval of the KP3 Framework.</p>
11	<p>Travel Plan Implementation</p> <p>No development is to commence/begin until the pre-construction measures in the approved Framework Travel Plan are implemented, together with the management, targets and monitoring structures outlined in the Travel Plan, and the Travel Demand Strategy outlined in Chapter 9 of the Transport Assessment submitted with the application.</p>	<p><del>No development is to commence/begin until the pre-construction measures in the approved Framework Travel Plan are implemented, together with the management, targets and monitoring structures outlined in the Travel Plan, and the Travel Demand Strategy outlined in Chapter 9 of the Transport Assessment submitted with the application.</del></p>	<p>DELETE CONDITION - This condition has been discharged</p>

12	<p>Access prior to first occupation</p> <p>Prior to the first occupation of any development hereby permitted the following access measures shall be completed to the written satisfaction of the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>- Proposed site access junction from the Rust Lane Interchange East ('Boulevard Gateway');</li> <li>- Proposed site access from B1043 north of the Boulevard Gateway (HGV Access)</li> </ul>	<p><del>Access prior to first occupation</del></p> <p><del>Prior to the first occupation of any development hereby permitted the following access measures shall be completed to the written satisfaction of the Local Planning Authority:</del></p> <ul style="list-style-type: none"> <li><del>Proposed site access junction from the Rust Lane Interchange East ('Boulevard Gateway');</del></li> <li><del>Proposed site access from B1043 north of the Boulevard Gateway (HGV Access)</del></li> </ul>	<p>DELETE CONDITION - This condition has been discharged</p>
13	<p>Access prior to occupation of 200 dwellings</p> <p>Details of the following access measures shall be submitted and approved in writing by the Local Planning Authority and shall be constructed and ready for use before the occupation of the 200th dwelling hereby permitted:</p> <p>Proposed site access from Ermine Street (south);</p> <p>Provision within the site for safe and convenient pedestrian/cycle connection towards Huntingdon town centre</p>	<p><del>Access prior to occupation of 200 dwellings</del></p> <p><del>Details of the following access measures shall be submitted and approved in writing by the Local Planning Authority and shall be constructed and ready for use before the occupation of the 200th dwelling hereby permitted:</del></p> <p><del>Proposed site access from Ermine Street (south);</del></p> <p><del>Provision within the site for safe and convenient pedestrian/cycle connection towards Huntingdon town centre</del></p>	<p>DELETE CONDITION - This condition will be fully discharged prior to the approval of this s73</p>
14 11	<p>Conformity</p> <p>All reserved matters applications shall conform with the Parameter Plan (ref. UAC002-220 Rev T), the Development Specification as updated including the Spatial Principles and the Design &amp; Access Statement Principles identified in the Design &amp; Access Statement and addendum to this approved as part of this permission, save only for minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application.</p> <p>All reserved matters application shall conform with the Site Wide Strategies and any relevant supplements.</p> <p>Where reserved matters applications are brought forward within a Defined Key Phase (under conditions No.9 and No.10) they shall accord with the Key Phase Definition, Key Phase Framework Submissions and address all other relevant conditions. All reserved matters applications brought forward within a Defined Key Phase shall also accord with the Affordable Housing Delivery Plan for that Key Phase.</p>	<p>Conformity</p> <p>All reserved matters applications shall conform with the Parameter Plan (ref. <b>UAC060-001 - Rev F</b>), the Development Specification as <b>updated 2023</b> including the Spatial Principles and the Design &amp; Access Statement Principles identified in the Design &amp; Access Statement <b>as updated in 2019 and</b> approved as part of this permission, save only for minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement <b>and its 2019 addendum</b> accompanying the application.</p> <p>All reserved matters application shall conform with the Site Wide Strategies and any relevant supplements.</p> <p>Where reserved matters applications are brought forward within a Defined Key Phase (under conditions No.9 and No.10) they shall accord with the Key Phase Definition, Key Phase Framework Submissions and address all other relevant conditions. All reserved matters applications brought forward within a Defined Key Phase shall also accord with the Affordable Housing Delivery Plan for that Key Phase.</p>	<p>Minor text change to reflect updated application package. s73</p>

	<p>Where reserved matters applications are advanced outside a key phase, under condition No.15, they shall also address relevant Reserved Matters conditions No.18 to No.34.</p> <p>All Reserved Matters Applications shall be accompanied by a written statement as part of the Planning Statement explaining how conformity is achieved.</p>	<p>Where reserved matters applications are advanced outside a key phase, under condition No.12, they shall also address relevant Reserved Matters conditions No.18 to No.34.</p> <p>All Reserved Matters Applications shall be accompanied by a written statement as part of the Planning Statement explaining how conformity is achieved.</p>	
15 12	<p>Reserved Matters Applications (Advanced Outside a Key Phase)</p> <p>In exceptional circumstances* where it is necessary and/or beneficial to bring forward development in advance of the definition of a Key Phase and approval of the Key Phase Requirements a reserved matters application should address the relevant provisions in conditions No.18 - No.34:</p> <p>Reserved Matters (Advanced Outside Key Phase) applications should also be accompanied by:</p> <p><b>List excluded for brevity</b></p> <p>*Exceptional circumstances may be deemed to apply in the case of infrastructure; demolition and advance works; employment uses; community uses and small scale residential development.</p> <p>Residential proposals will only be permitted under condition No.15 for up to 200 units across the site as a whole.</p>	<p>Reserved Matters Applications (Advanced Outside a Key Phase)</p> <p>In exceptional circumstances* where it is necessary and/or beneficial to bring forward development in advance of the definition of a Key Phase and approval of the Key Phase Requirements a reserved matters application should address the relevant provisions in conditions No.18 - No.34:</p> <p>Reserved Matters (Advanced Outside Key Phase) applications should also be accompanied by:</p> <p><b>List excluded for brevity</b></p> <p>*Exceptional circumstances may be deemed to apply in the case of infrastructure; demolition and advance works; employment uses; community uses and small scale residential development.</p> <p>Residential proposals will only be permitted under condition No.15 for up to 200 units across the site as a whole.</p>	Changes due to condition number changes
16 13	<p>Key Phase Enabling Works</p> <p>To facilitate enabling works, following approval of the relevant Key Phase Definition, details of the following may be submitted for approval for enabling works within the defined Key Phase as required:</p> <p>Works to stabilise and support existing structures</p> <p>Surveys including invasive works</p> <p>Site clearance, Archaeological or ground investigations</p> <p>Erection of fencing or hoardings including site notices</p> <p>Erection of security measures or lighting</p> <p>The erection of temporary buildings, structures or compounds, directly linked to anticipated construction</p>	-	No change required

	Laying, removal or diversion of services Remedial work in respect of contamination or other adverse ground conditions		
<del>17</del> 14	No building or buildings shall be demolished or hard standing (including taxiways) removed until a demolition method statement for that building or buildings or removal of hard standing has been submitted to and approved in writing by the Local Planning Authority. The demolition of that building or buildings or removal of hard standing shall be carried out in accordance with the approved statement. The statement shall include: Measures to minimise dust and noise during demolition or removal Details of the assessment for hazardous materials including asbestos Details of any crushing facilities to be used Where appropriate, definition of the areas of hard standing to be removed The location, anticipated duration and scale of any stockpiles.	-	No change required
<del>18</del> 15	Reserved Matters Applications - information to be addressed: Plans and particulars submitted for each Reserved Matters application should, where relevant, address and include details (a) to (x) below and all matters identified in conditions No.21- No.34 for site locations with specific requirements or sensitivities:  <b>List not included for brevity</b>	Reserved Matters Applications - information to be addressed: Plans and particulars submitted for each Reserved Matters application should, where relevant, address and include details (a) to (x) below and all matters identified in conditions <b>No.18- No.30</b> for site locations with specific requirements or sensitivities:  <b>List not included for brevity</b>	Condition amended to reflect condition numbering changes.
<del>19</del> 16	Superfast Broadband  With the exception of any enabling or infrastructure works, no development shall commence on each reserved matters area of the development until a strategy for the provision or facilitation of broadband to future occupants of that reserved matters area has been submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The strategy shall ensure that upon occupation of each dwelling or commercial premises in that reserved matters area, the infrastructure to facilitate fibre optic	-	No change required

	<p>cables from a site wide network to each dwelling or commercial premises contained within that reserved matters area has been provided in accordance with the approved details. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a superfast broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. Major infrastructure development must also provide ducting that is available for strategic fibre deployment. The approved strategy shall thereafter be implemented in accordance with its terms.</p>		
20 17	<p>All development will seek to achieve in excess of the Building Regulations in place at the time of the relevant Key Phase Definition approval. The Sustainability Statement, as required by condition No.10 above, will establish the standards to be achieved within each Key Phase and the Sustainability Conformity Statement, required under condition No.18 will demonstrate how this is to be achieved.</p>	<p>All development will seek to achieve in excess of the Building Regulations in place at the time of the relevant Key Phase Definition approval. The Sustainability Statement, as required by condition No.10 above, will establish the standards to be achieved within each Key Phase and the Sustainability Conformity Statement, required under condition No.15 will demonstrate how this is to be achieved.</p>	<p>Condition amended to reflect condition numbering changes.</p>
21 18	<p>Trees, hedges and woodland Plans and particulars for each reserved matters application or discharge of condition application where there are existing trees or hedgerow shall include:</p> <ul style="list-style-type: none"> <li>• an arboricultural method statement</li> <li>• an arboricultural impact assessment</li> <li>• a tree/hedgerow/woodland protection plan</li> </ul> <p>The tree/hedgerow protection measures shall be erected prior to the commencement of any works including site clearance and thereafter retained until construction works are complete unless written consent is given by the Local Planning Authority for their removal.</p>	-	<p>No change required</p>



No tree or hedgerow shall be felled, lopped or grubbed in anyway until the arboricultural reports are submitted to and approved in writing by the Local Planning Authority.

If any retained tree or hedge identified and agreed as being worthy of retention, is damaged or removed during a development phase, a revised scheme and implementation timetable shall be submitted to approved in writing by the Local Planning Authority.

Where relevant for each reserved matters application, details of proposed woodland as identified on the Parameter Plan shall be submitted to and approved in writing by the Local Planning Authority.

The plans and particulars submitted shall demonstrate conformity with the approved Site Wide Estate Management Strategy and development shall thereafter take place in accordance with the approved details and be managed as specified through the Strategy.

If within a period of five years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement, that tree or shrub is removed or up-rooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted as a replacement.

22 19	<p>Prior to the commencement of development within each reserved matters area, existing Public Rights of Way affected by the development of that application shall be protected and /or diverted in accordance with statutory procedures and with any scheme(s) previously submitted as reserved matters or through discharge of an appropriate condition. The plans and particulars submitted shall include details to:</p> <ul style="list-style-type: none"> <li>• Divert and/or reinstate public footpaths and other rights of way</li> <li>• Create new connections with surrounding footpaths</li> <li>• Link to the existing footpath network including that to the Great Fen</li> </ul> <p>Public Rights of Way which are temporarily diverted during the construction phase shall be returned to their original state or such state as shall be approved in writing in advance by the Local Planning Authority and made available for public use once the works which immediately affect them have been completed.</p>	-	No change required
23 20	<p>Prestley Wood management plan Development shall not commence/begin on the land currently known as Grange Farm until a Management Plan for the Prestley Wood Scheduled Monument and woodland has been prepared and approved by the Local Planning Authority. Works to the scheduled monument will be carried out in accordance with that Plan.</p>	-	No change required
24	<p>Ecological mitigation for the Stukeley Railway Cutting SSSI</p> <p>Before access 'Option A' is implemented as shown on the Parameter Plan (ref UAC002-220 T) a detailed scheme to compensate for the loss of habitat within the existing SSSI including a programme for delivery of the scheme shall be submitted in accordance with the requirements of the Site Wide Ecological Mitigation and Management Strategy and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the</p>	<p><del>Ecological mitigation for the Stukeley Railway Cutting SSSI</del></p> <p><del>Before access 'Option A' is implemented as shown on the Parameter Plan (ref UAC002-220 T) a detailed scheme to compensate for the loss of habitat within the existing SSSI including a programme for delivery of the scheme shall be submitted in accordance with the requirements of the Site Wide Ecological Mitigation and Management Strategy and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the</del></p>	<p>DELETE - Option A is not being pursued by U&amp;C and reserved matters have already been for the delivery of Option B</p>

	approved details to the satisfaction of the Local Planning Authority.	<del>approved details to the satisfaction of the Local Planning Authority.</del>	
25 21	<p>Proposals for energy centres Where an energy centre is proposed plans and particulars shall be submitted with the relevant reserved matters application and approved in writing by the Local Planning Authority to include but not be limited to:</p> <p>Noise assessment to demonstrate that the emissions from the energy centres shall not exceed the maximum permitted noise night rating level 1 m from the facade of dwellings of 33db, and Air quality assessment providing a detailed air quality assessment would be required if the maximum pollutant significant emissions (tonnes/year) was triggered as identified in Table 7 of the Energy Strategy of the Environmental Statement 2012: (Technology and feedstock providing details of the proposed technology and feedstock, including storage arrangements and anticipated associated traffic movements for any imported feedstock materials. The energy centre shall be constructed in accordance with the approved plans and particulars.</p>	-	No change required
26 22	<p>Heritage Area Action Plan When an application for reserved matters is submitted which proposes development within 150 m of the Heritage Area, identified on the Parameter Plan (ref: UAC002-220 T), a Heritage Area Action Plan shall be submitted as part of that reserved matters application. The Heritage Area Action Plan shall include measures for the future use and management of the Heritage Area and a delivery strategy and shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved Heritage Area Action Plan.</p>	<p>Heritage Area Action Plan When an application for reserved matters is <b>first</b> submitted which proposes development within 150 m of the Heritage Area, identified on the Parameter Plan (ref: <b>UAC060-001 - Rev F</b>), a Heritage Area Action Plan shall be submitted as part of that reserved matters application. The Heritage Area Action Plan shall include measures for the future use and management of the Heritage Area and a delivery strategy <b>which may include phasing</b> and shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved Heritage Area Action Plan.</p>	Minor text change to reflect parameter plan update and to address principle of phasing the delivery of the Action Plan
27 23	<p>Prior to the demolition of buildings identified in the Heritage Assessment as containing wall art, reasonable efforts must be made to retain and, where appropriate, to re-use that wall art, or should this not be possible, to ensure the appropriate recording of that wall art and its display/archive.</p>	-	No change required

28	<p>Building recording and surveys Prior to the demolition of the following buildings: building numbers 68, 90, 106, 107, 108, 200, 201, 205, 209, the 4100 series and 4000-4002, each shall be subject to additional recording to Level 3 (as identified in "Understanding Historic Buildings: a guide for good recording practice" 2006 Vols 1 - 3 published by English Heritage) or Level 2 where the building is a duplicate of another. Buildings 199, 200 &amp; 201 should also be subject to a structural survey in accordance with a written methodology to be agreed in writing by the Local Planning Authority.</p>	<p><del>Building recording and surveys Prior to the demolition of the following buildings: building numbers 68, 90, 106, 107, 108, 200, 201, 205, 209, the 4100 series and 4000-4002, each shall be subject to additional recording to Level 3 (as identified in "Understanding Historic Buildings: a guide for good recording practice" 2006 Vols 1 - 3 published by English Heritage) or Level 2 where the building is a duplicate of another. Buildings 199, 200 &amp; 201 should also be subject to a structural survey in accordance with a written methodology to be agreed in writing by the Local Planning Authority.</del></p>	<p>DELETE CONDITION - This condition has now been fully discharged</p>
29 24	<p>Allotments Any reserved matters applications that incorporate allotment provision shall include - a layout plan, access, turning and parking arrangements, location and form of community buildings, boundary treatment and water supply. Details shall include the quantity and quality of the topsoil to be brought onto the site and management guidelines submitted for the operation of the allotments by the allotment holders. Development and operation of the allotment shall take place in accordance with the approved details.</p>	-	No change required
30 25	<p>Within each Key Phase, unless otherwise agreed in writing by the Local Planning Authority, no development shall take place in areas identified as at risk of contamination in the Phase 1 Contaminated Land Desk Study, July 2012 (Appendix 17.1 of the Environmental Statement submitted with the outline planning application) until an assessment of the nature and extent of contamination for that area or identified cell of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include: <b>List not included for Brevity</b></p>	-	No change required

<p>31 26</p>	<p>Network Rail land Drainage All surface and foul water arising from the development shall be collected and diverted away from Network Rail property unless an alternative scheme that does not affect safety, operational needs or integrity of the railway has been agreed in writing with the Local Planning Authority. All soakaways shall be located so as to discharge away from the railway infrastructure. The following elements shall be addressed, as necessary, in accordance with the site wide Water Management Strategy: <b>List not included for Brevity</b></p>	<p>-</p>	<p>No change required</p>
<p>32 27</p>	<p>Prior to commencement of development plans and particulars for each reserved matters application shall include, where relevant, an Adoption Strategy to be submitted to and approved in writing by the Local Planning Authority. The Adoption Strategy shall set out:</p> <ul style="list-style-type: none"> <li>• The elements of the transport network within the Reserved Matters Area which will be offered for adoption by the Local Highway Authority</li> <li>• The elements of the transport network within the Reserved Matters Area which will be retained in private ownership, and the management arrangements for these elements of the network</li> <li>• The elements of the recreational path network that will be offered for adoption as Public Rights of Way</li> <li>• The elements of the recreational path network which will be retained in private ownership, and the management arrangements for these elements of the network</li> </ul>	<p>-</p>	<p>No change required</p>

	The approved Adoption Strategy for a Reserved Matters Area shall thereafter be implemented.		
<del>33</del> 28	Any development directly on the boundary of a primary school site shall be limited to not more than three storeys in height unless otherwise agreed in writing by the Local Planning Authority.	-	No change required
<del>34</del> 29	Clay Lane access Prior to the opening of Clay Lane, a scheme for controlled access to the site to include emergency vehicles, public transport, pedestrians and cyclists only shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall thereafter be in accordance with the approved details.	-	No change required
<del>35</del> <del>43</del>  30- 38	Notes to the application <b>Not included for brevity</b>	<b>May need document reference changes &amp; updates to reflect changes to matters material to this decision notice.</b>  <b>All condition numbers updated to reflect deletions in the earlier conditions.</b>	Minor text change references to reflect updated s73 application package and passage of time may be required to the informatives.

---

**From:** Parish Clerk - Stukeleys Parish <clerk@thestukeleys-pc.gov.uk>  
**Sent:** 09 February 2022 08:43  
**To:** DMAdmin  
**Subject:** FW: Planning comments from Stukeley PC

Good morning

Please see below comments from Stukeley PC regarding planning applications.

Many Thanks

*Mrs Emily Pacey*  
*Clerk to The Stukeleys Parish Council*  
*12 Swan Close*  
*Whittlesey*  
*Peterborough*  
*PE7 1YW*  
*07525029561*  
[clerk@thestukeleys-pc.gov.uk](mailto:clerk@thestukeleys-pc.gov.uk)  
<https://www.thestukeleys-pc.gov.uk/>

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**From:** Tim <tim@3dplanning.org>  
**Sent:** 08 February 2022 08:45  
**To:** Ramune Mimiene <clerk@thestukeleys-pc.gov.uk>  
**Cc:** tim.close@thestukeleys-pc.gov.uk; Terry Pinner <tpinner158@gmail.com>  
**Subject:** SPC meeting 7th Jan

Morning Emily

Good to meet you last night. Please find below what I understand to be the responses from SPC to the 3 applications discussed.

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) | Alconbury Weald Ermine Street Little Stukeley

SPC reiterates its holding objection (initially made on the 3.12.19) and believes that this application remains premature until the alignment of the A141 is finally fixed and the country park can be properly designed in conjunction with any housing that may be ultimately be acceptable on Grange Farm.

**21/01548/REM | Reserved Matters planning application for the Siting, Design, External Appearance, Landscaping and Access (secondary) relating to residential parcels 9 & 10 (South) of Key Phase 1 at the former RAF Alconbury Air Base, consisting of 206 no. 2,3,4 and 5 bedroom 2,2.5,3 and 4 story apartments, mews, semi-detached and detached dwellings, incorporating 26 no. 2, 3 and 4 bedroom affordable dwellings & 3no. pocket parks of at least 100m2.**

SPC support the alterations made to the application in respect to design.

**21/02720/REM | Application for the approval of access, appearance, landscaping, layout and scale for green and grey infrastructure forming the Education Campus Approach and all associated works pursuant to outline planning permission 12011580UT | Alconbury Airfield Ermine Street Little Stukeley PE28 4WX.**

SPC supports the application.

Tim Slater  
BA (Hons) DMS MRTPI  
3D Planning Ltd.  
07764 818154  
[www.3dplanning.org](http://www.3dplanning.org)

**3D Planning - Town Planning Consultancy**





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**From:** Sylvester, Gavin (Planning)  
**Sent:** 04 December 2019 10:51  
**To:** Control, Development (Planning)  
**Subject:** FW: The Stukeleys PC Planning Recommendations to 3 planning consultations

Sheila,

The Stukeleys PC has submitted the following objections. For clarity, I have split them into the 3 applications:

**19/01341/OUT:**

Planning Application for 1,500 at Alconbury Weald (Grange Farm): Outline planning permission (all matters reserved) for a mixed-use development to include- means of access, residential development of up to 1,500 dwellings (C2 & C3), local centre including retail and community facilities (A1-A5 & D1), primary school, open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure. Site Address: Alconbury Weald Ermine Street Little Stukeley Reference: 19/01341/OUT

The Stukeleys PC planning recommendations are:

SPC wish to lodge a holding objection to the outline application as currently submitted and wishes to engage with both HDC planning and UC to explore an amended submission which would protect the separation of AW from Huntingdon and enable a meaningful country park to be provided to maintain this separation in perpetuity. That UC be requested to fully consider other options for delivering additional housing – noting that it is up to 1500 and does not necessarily mean 1500 exactly.

In principle SPC is accepting of development on land south of Grange Farm with an equivalent area to the 27Ha of land formerly identified for the Education Campus - however the extent and format of this is reliant on clarification of the line of the realigned A141.

**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). Site Address: Alconbury Weald Ermine Street Little Stukeley Reference: 19/01320/S73

The Stukeleys PC planning recommendations are:

SPC wish to lodge a Holding Objection pending resolution on 19/01341/OUT and the alignment of the A141 as the parameters of the country park are a function of the site area and its interaction with surrounding development.

**19/80094/COND:**

Conditional Information for 1201158OUT: Condition 9: Amended Key Phase 1 definition. Condition 10: Amended Key Phase Framework a) Design Code b) Indicative Sequencing Plan c) Archaeological Investigation d) School Site Plan e) Key Phase Transport Assessment f) Key Phase Travel Plan & Mitigation Strategy g) Delivery Plan h) Site Wide Strategy Supplements (Water, Ecology & Code of Construction Practice) and i) Sustainability Statement. Site address: Alconbury Airfield Ermine Street Little Stukeley PE28 4WX

The Stukeleys PC planning recommendations are:

SPC wish to lodge a Holding Objection pending resolution on 19/01341/OUT and the alignment of the A141.

Regards

Gavin Sylvester  
Senior Development Management Officer  
Huntingdonshire District Council  
DD: 01480 387070

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

---

**From:** Clerk - TSPCN6 <clerk@thestukeleys-pc.gov.uk>

**Sent:** 03 December 2019 16:58

**To:** DAdmin <Development.ManagementAdmin@huntingdonshire.gov.uk>; Sylvester, Gavin (Planning) <Gavin.Sylvester@huntingdonshire.gov.uk>

**Subject:** The Stukeleys PC Planning Recommendations to 3 planning consultations

Dear Gavin,

Please find The Stukeleys Parish Council's planning recommendations to the 3 planning consultations listed below:

Planning Application for 1,500 at Alconbury Weald (Grange Farm): Outline planning permission (all matters reserved) for a mixed-use development to include- means of access, residential development of up to 1,500 dwellings (C2 & C3), local centre including retail and community facilities (A1-A5 & D1), primary school, open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure. Site Address: Alconbury Weald Ermine Street Little Stukeley Reference: 19/01341/OUT

**The Stukeleys PC planning recommendations are:**

*SPC wish to lodge a holding objection to the outline application as currently submitted and wishes to engage with both HDC planning and UC to explore an amended submission which would protect the separation of AW from Huntingdon and enable a meaningful country park to be provided to maintain this separation in perpetuity. That UC be requested to fully consider other options for delivering additional housing – noting that it is up to 1500 and does not necessarily mean 1500 exactly.*

*In principle SPC is accepting of development on land south of Grange Farm with an equivalent area to the 27Ha of land formerly identified for the Education Campus - however the extent and format of this is reliant on clarification of the line of the realigned A141.*

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). Site Address: Alconbury Weald Ermine Street Little Stukeley Reference: 19/01320/S73

**The Stukeleys PC planning recommendations are:**

*SPC wish to lodge a Holding Objection pending resolution on 19/01341/OUT and the alignment of the A141 as the parameters of the country park are a function of the site area and its interaction with surrounding development.*

Conditional Information for 1201158OUT: Condition 9: Amended Key Phase 1 definition. Condition 10: Amended Key Phase Framework a) Design Code b) Indicative Sequencing Plan c) Archaeological Investigation d) School Site Plan e) Key Phase Transport Assessment f) Key Phase Travel Plan & Mitigation Strategy g) Delivery Plan h) Site Wide Strategy Supplements (Water, Ecology & Code of Construction Practice) and i) Sustainability Statement. Site address: Alconbury Airfield Ermine Street Little Stukeley PE28 4WX

**The Stukeleys PC planning recommendations are:**

*SPC wish to lodge a Holding Objection pending resolution on 19/01341/OUT and the alignment of the A141.*

Sincerely

Ramune

*Ms Ramune Mimiene*

*Clerk to The Stukeleys Parish Council*

*14 Low Road*

*Little Stukeley*

*Huntingdon*

*Cambs PE28 4BA*

*01480 535265*

*[clerk@thestukeleys-pc.gov.uk](mailto:clerk@thestukeleys-pc.gov.uk)*

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

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# Development Management Committee



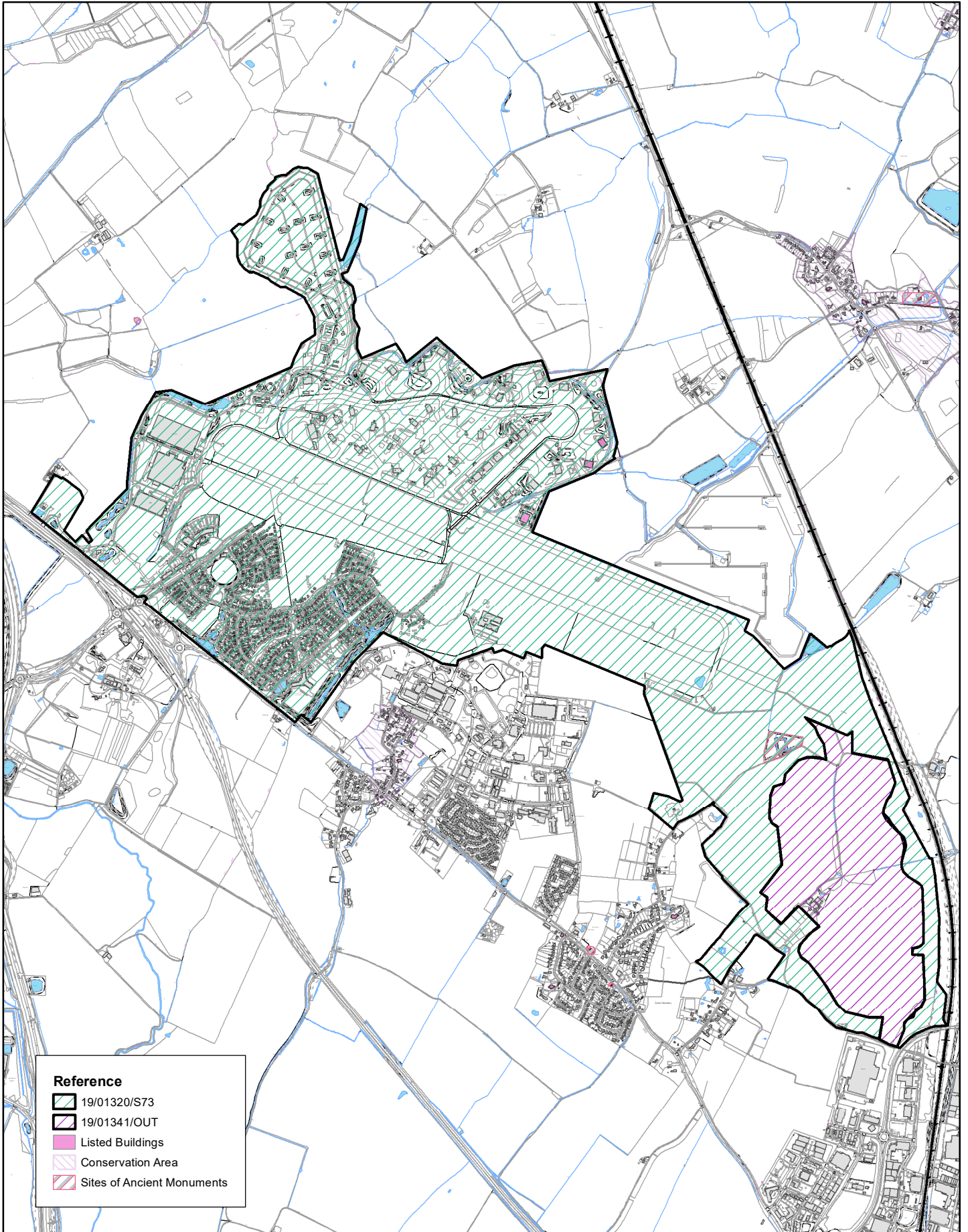
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Date Created: 10/04/2024

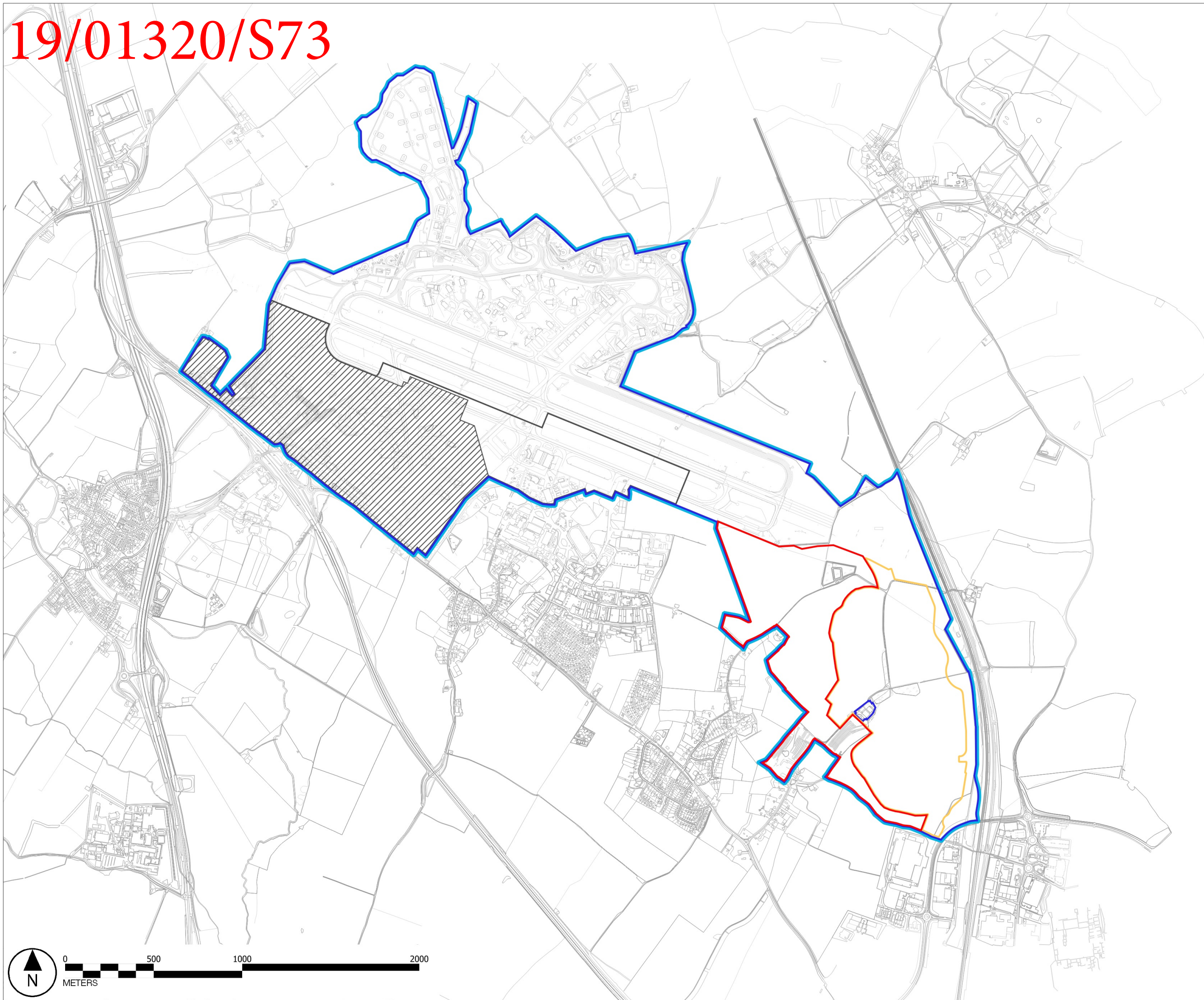
Application Ref: 19/01320/S73 and 19/01341/OUT

Location: Alconbury Weald

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# 19/01320/S73



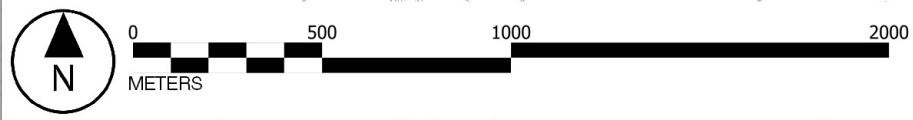
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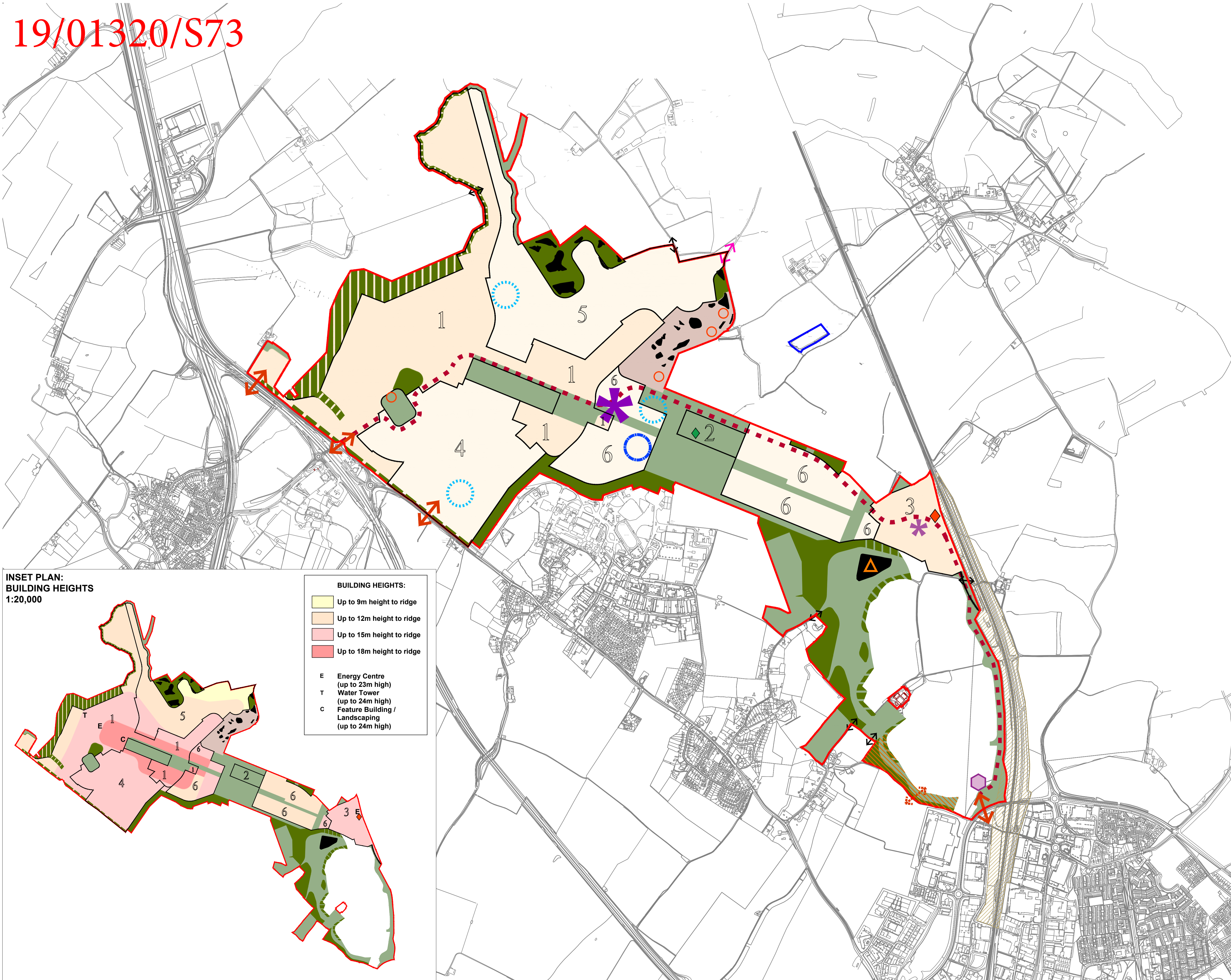
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- Site boundary
- Land ownership boundary
- Section 73
- Grange farm residential
- Key phase 1
- KP1 (developed)

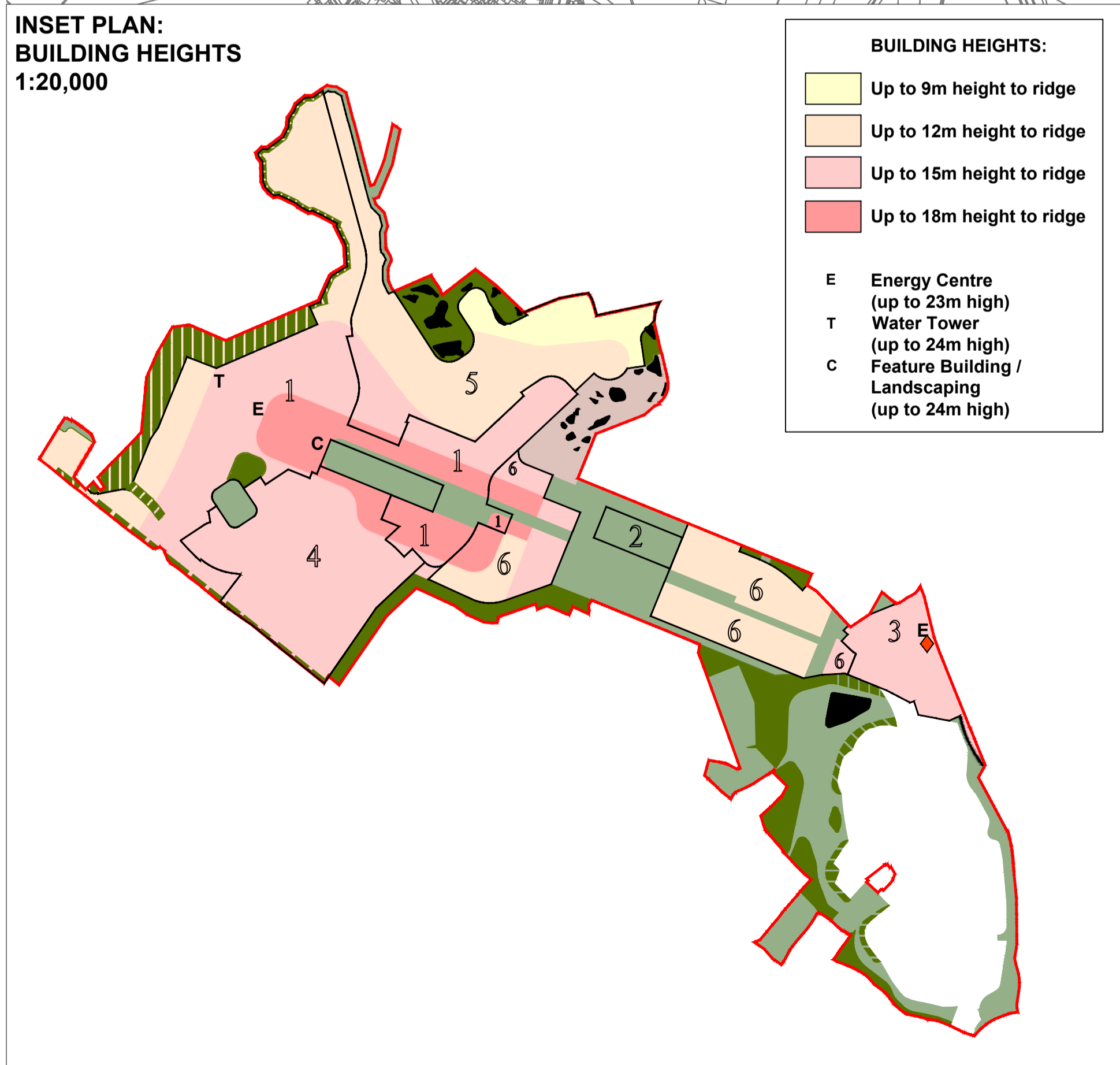
Rev	Description	Date	
Purpose of Issue			
<b>PLANNING</b>			
Bradley Murphy Design Ltd 6 The Courtyard Hatton Technology Park Dark Lane Hatton Warwickshire CV35 8XB			
<b>BMD</b>			
t: 01926 676496 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
<b>URBAN AND CIVIC</b>			
Project			
ALCONBURY WEALD - COUNTRY PARK			
Drawing Title			
SITE LOCATION			
Drawn	Checked	Approved	Date: Survey
JJH	HSM	JP	NA
Job No.	Scale	Sheet Size	Revision
18.027	1:20000	A3	-
Drawing Number		Date: Drawing	
BMD.18.027.DRE.920		28/05/2019	



# 19/01320/S73



- Planning Application Boundary
  - Other Land under the applicant's control
- LAND USES**
- Enterprise Zone Development Areas 1, 2 & 3
  - Development Areas outside the Enterprise Zone Development Areas 4, 5, & 6
  - Heritage Area
  - Further Education & Sports Campus Development Area 7
  - Open Space
  - Existing Woodland
  - Proposed Woodland
  - Permeable Woodland
- ACCESS**
- Land safe-guarded for future re-alignment of A141
  - General Access Point
  - Clay Lane potential bus, cycle & pedestrian access
  - Footpath / cycleway / bridleway connection
  - Primary Route including Busway
  - Landscaping and access works to be delivered pursuant to the OPP / s73 OPP, the GF OPP or other detailed permission
- FACILITIES**
- Primary School & Local Facilities
  - Secondary School
  - The Hub
  - Interchange Facilities
  - Land reserved for possible future railway station
  - Land reserved for Sports Hub
- STATUTORY DESIGNATIONS**
- Listed Building
  - Scheduled Monument
  - SSSI



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Client: **Urban&Civic**

Alconbury Weald

**S73 Parameter Plan**

Scale: A1 : Drawn: ADW : Designed: --- : Approved: WR

1:1,000

0m 40m

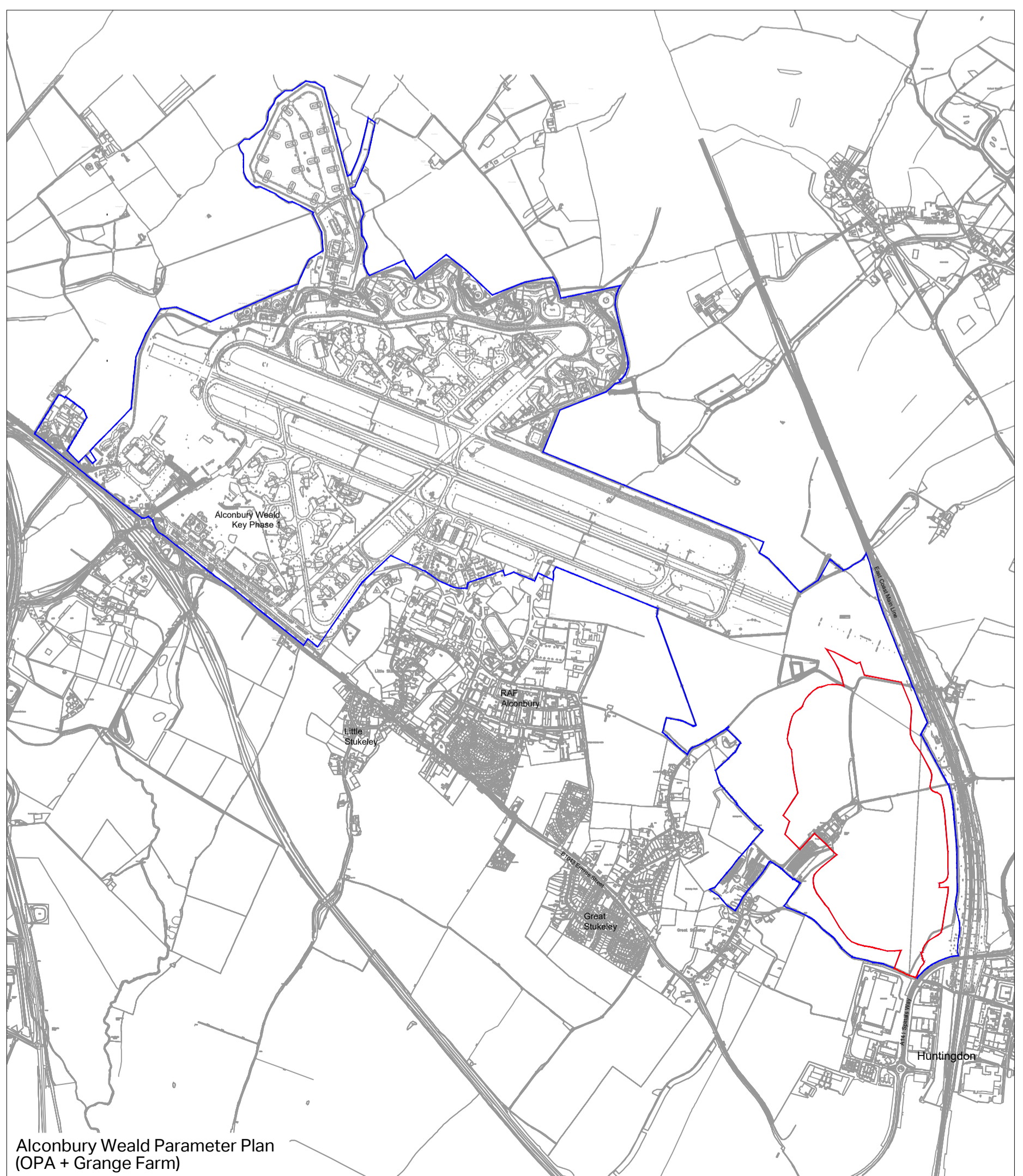
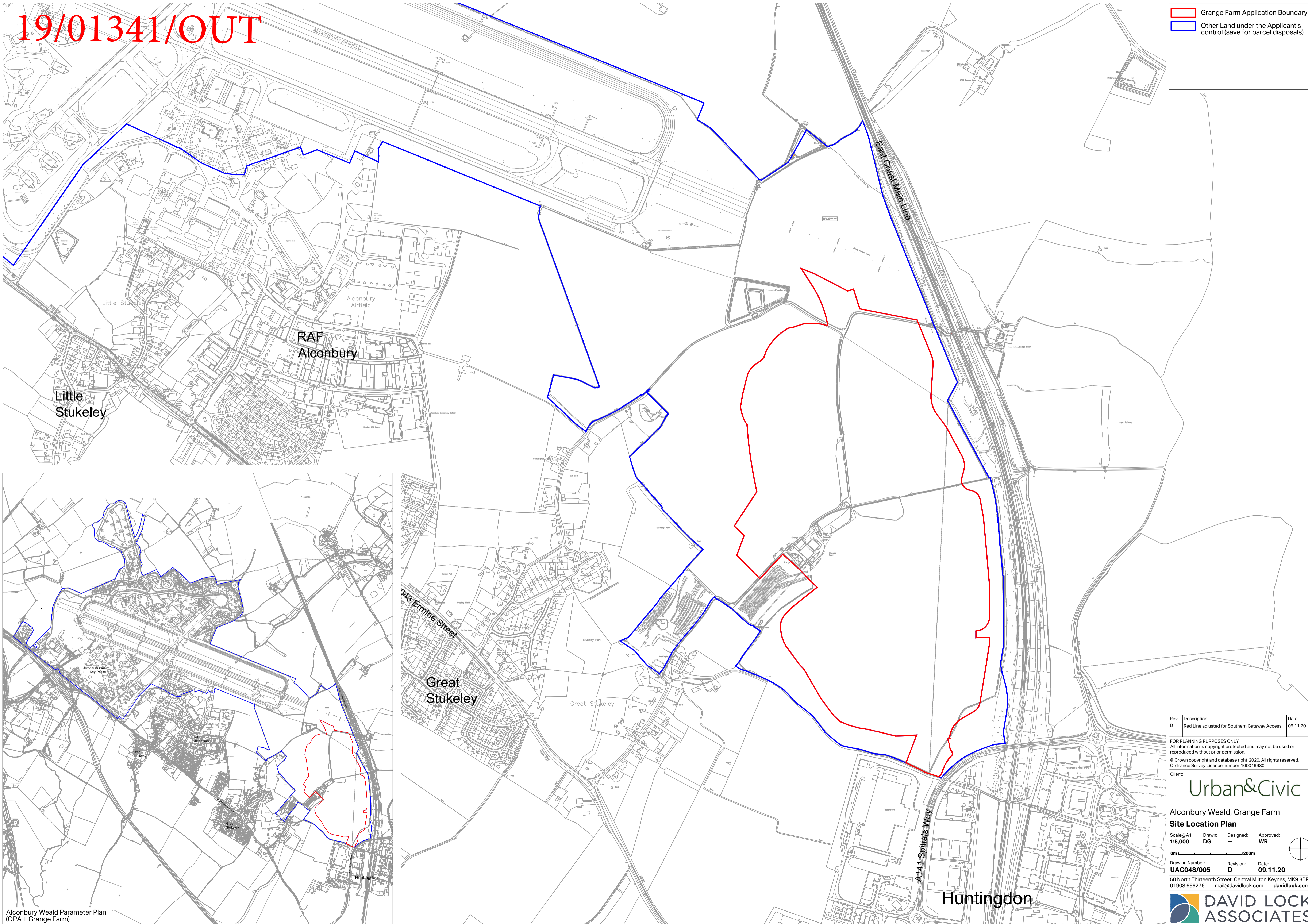
Drawing Number: **UAC060/001** Revision: **F** Date: **20.10.23**

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 01908 666276 mail@davidlock.com davidlock.com

**DAVID LOCK ASSOCIATES**

# 19/01341/OUT

Grange Farm Application Boundary  
Other Land under the Applicant's control (save for parcel disposals)



Rev	Description	Date
D	Red Line adjusted for Southern Gateway Access	09.11.20

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Alconbury Weald, Grange Farm  
**Site Location Plan**

Scale@A1: 1:5,000 Drawn: DG Designed: -- Approved: WR

Drawing Number: UAC048/005 Revision: D Date: 09.11.20

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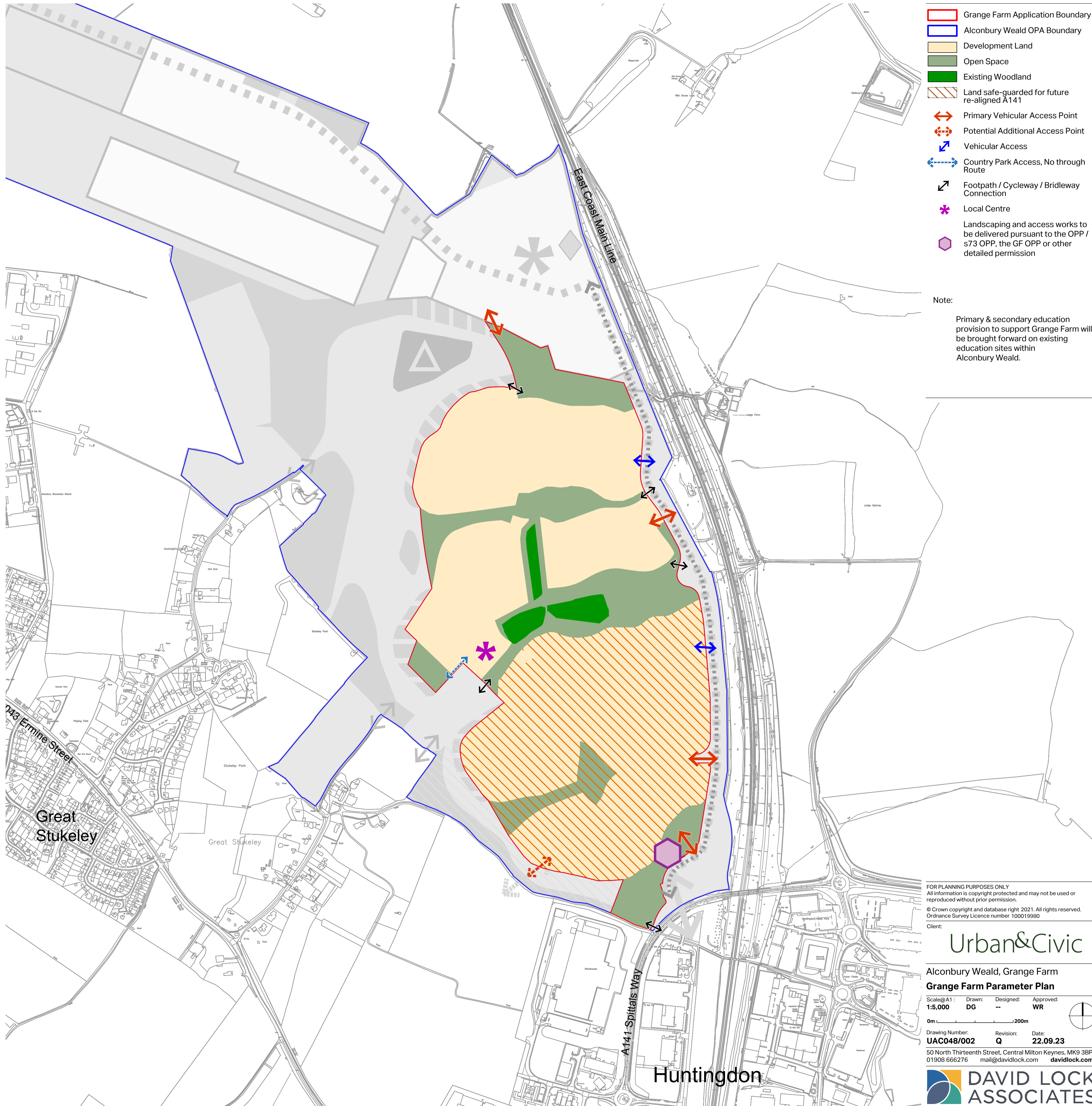
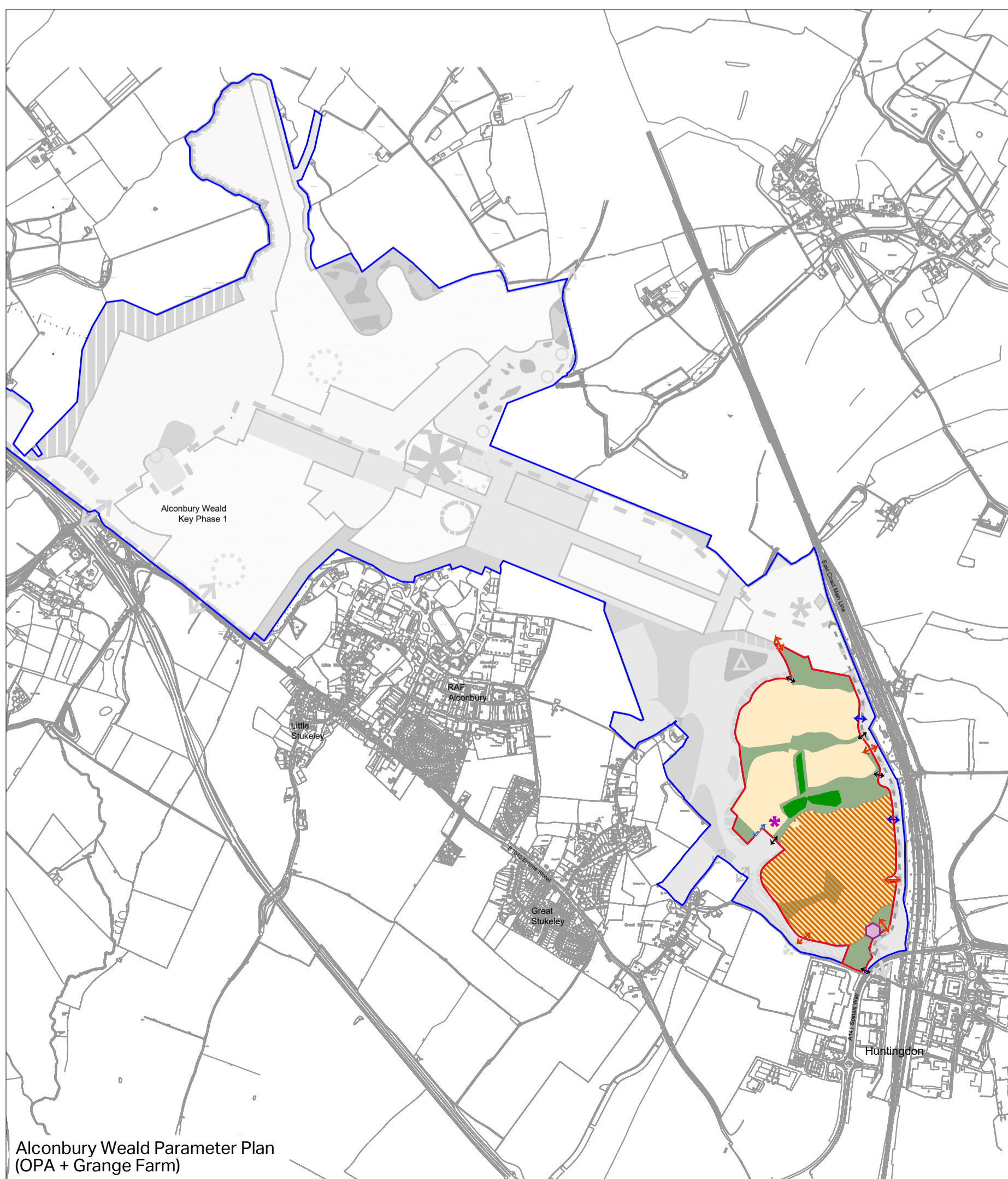
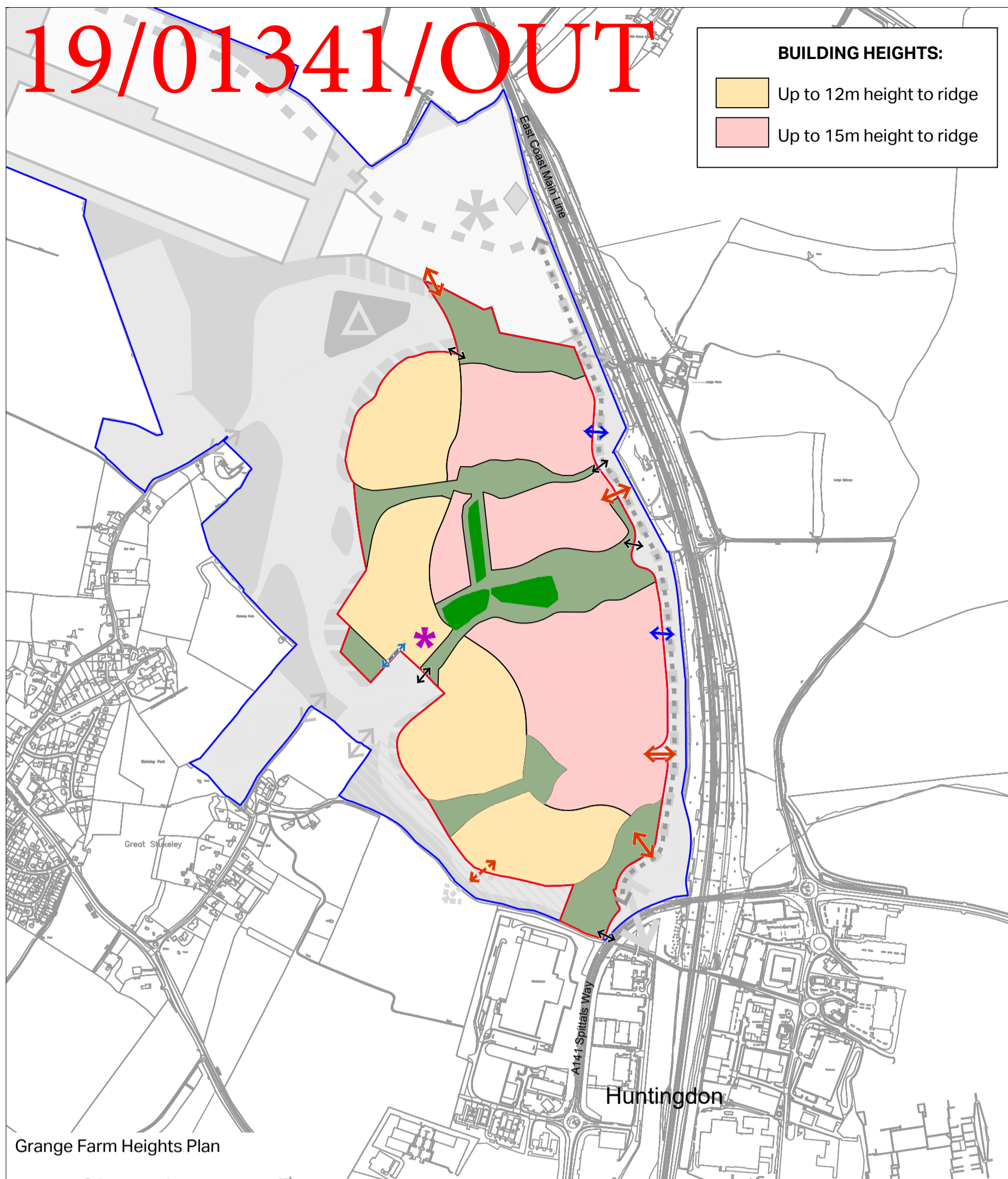


Huntingdon

# 19/01341/OUT

**BUILDING HEIGHTS:**

- Up to 12m height to ridge
- Up to 15m height to ridge



- Grange Farm Application Boundary
- Alconbury Weald OPA Boundary
- Development Land
- Open Space
- Existing Woodland
- Land safe-guarded for future re-aligned A141
- Primary Vehicular Access Point
- Potential Additional Access Point
- Vehicular Access
- Country Park Access, No through Route
- Footpath / Cycleway / Bridleway Connection
- Local Centre
- Landscaping and access works to be delivered pursuant to the OPP / s73 OPP, the GF OPP or other detailed permission

**Note:**  
Primary & secondary education provision to support Grange Farm will be brought forward on existing education sites within Alconbury Weald.

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Client:

**Urban&Civic**

Alconbury Weald, Grange Farm  
**Grange Farm Parameter Plan**

Scale@A1: 1:5,000    Drawn: DG    Designed: --    Approved: WR

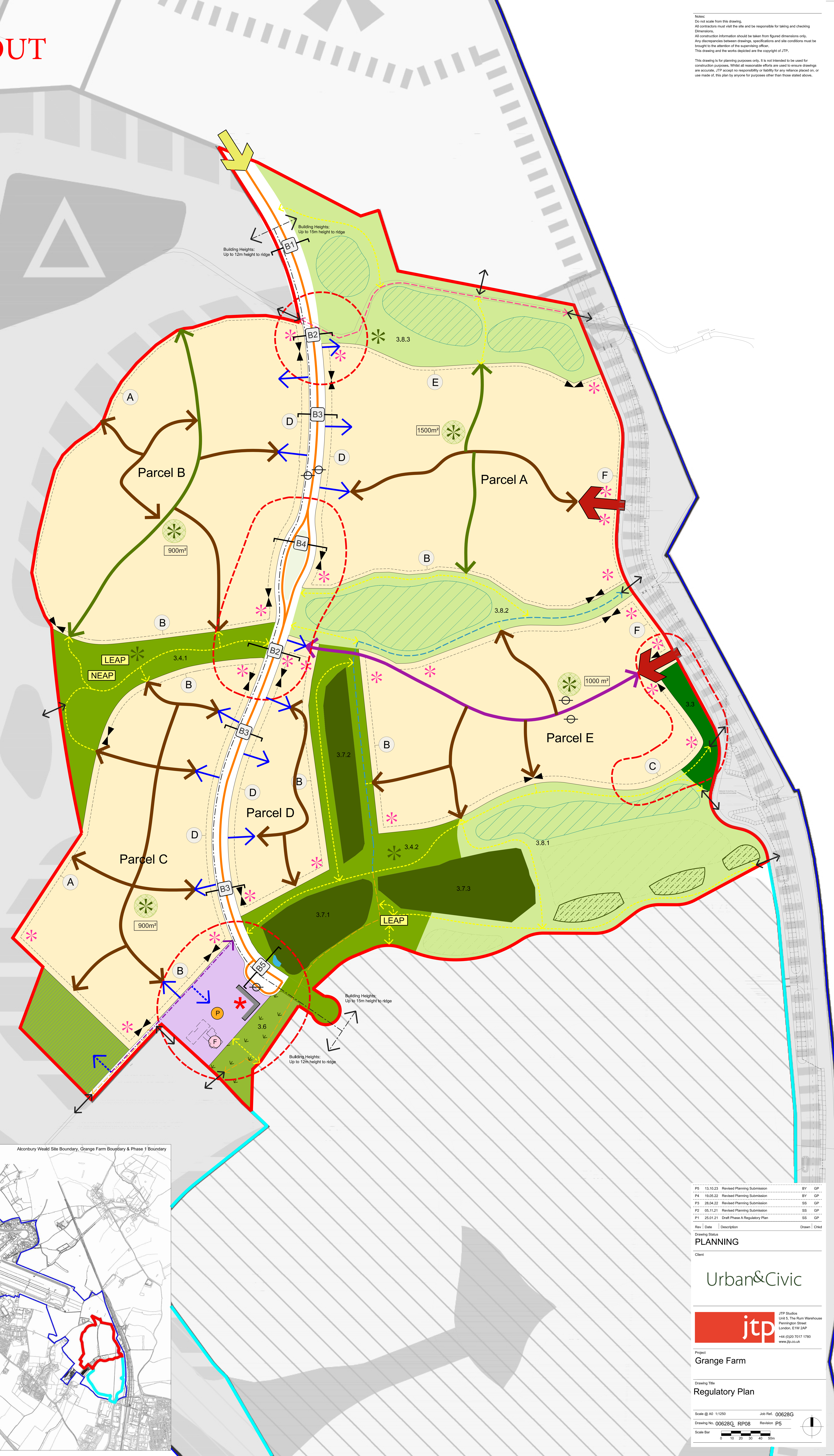
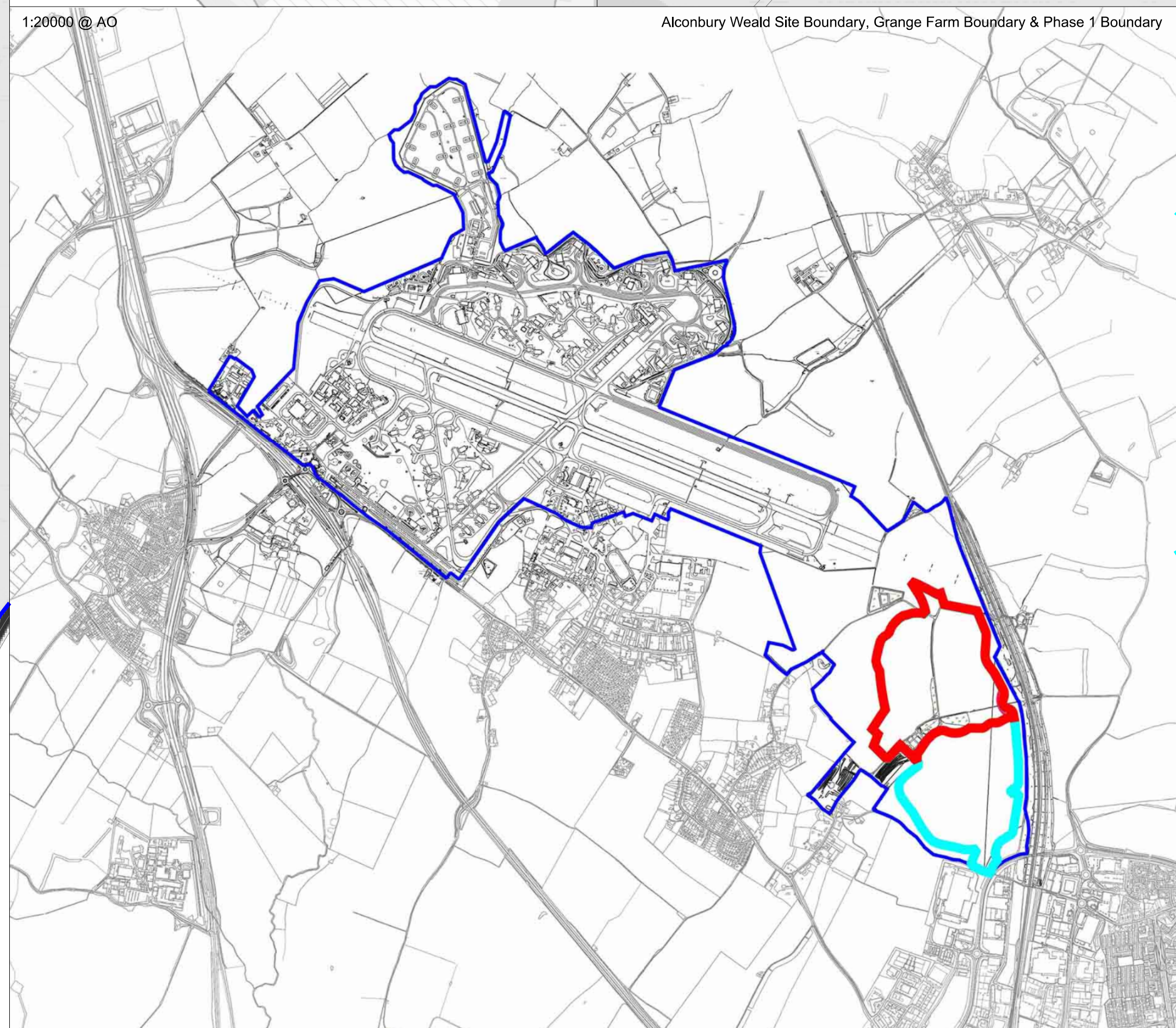
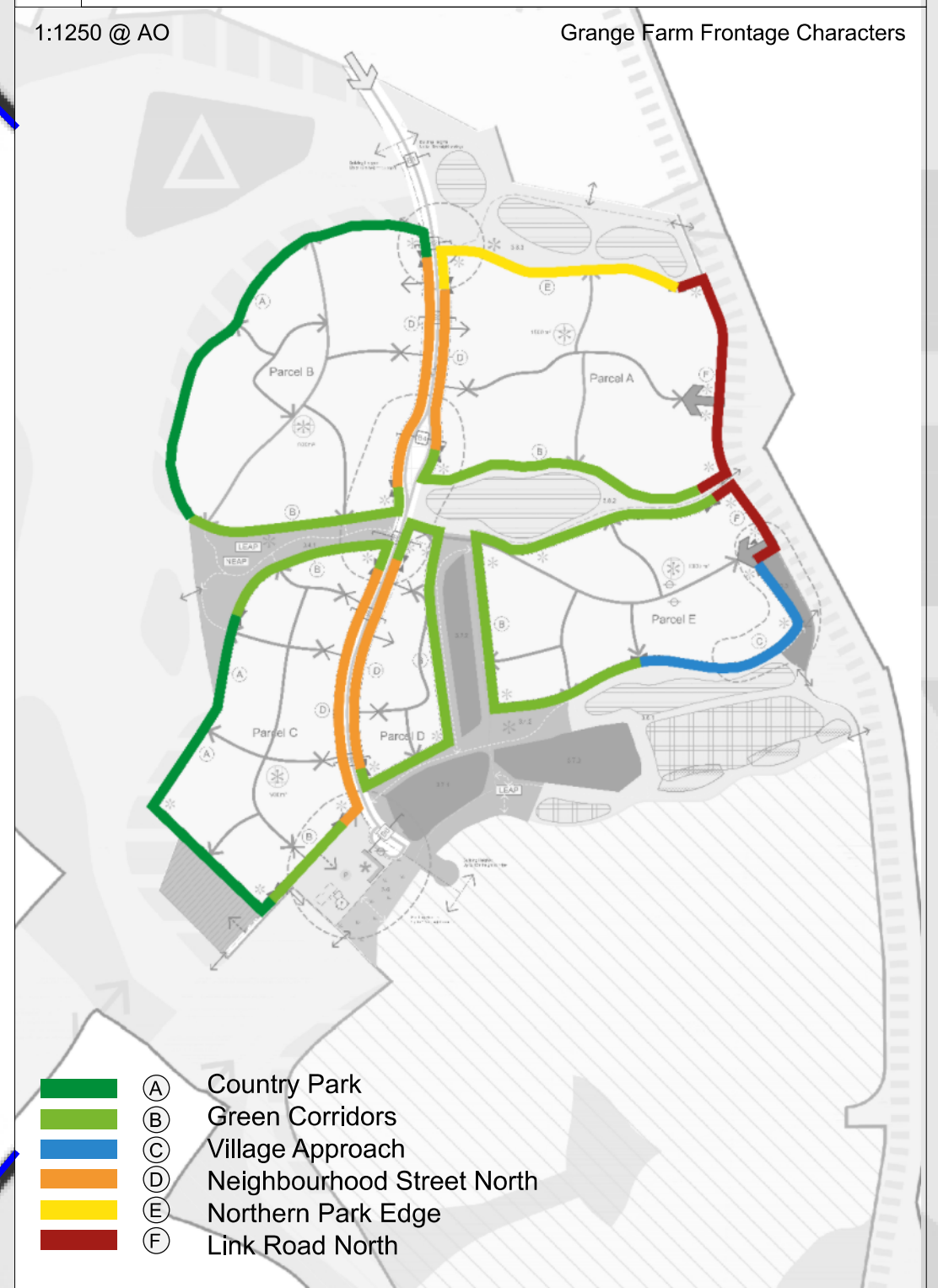
Drawing Number: UAC048/002    Revision: Q    Date: 22.09.23

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KEY	
2. Context	
Boundaries	
	2.1 Alconbury Weald Outline Planning Application Boundary
	2.2 Grange Farm Outline Planning Application Boundary
	2.3 Phase A Boundary
	Building Heights: note parameters listed on plan
Land Use	
	Overseas Residential (C2/C3)
	Local Centre including retail and community facilities (A1-A5, D1)
3. Green Infrastructure	
	Informal Green Space
	3.3 Village Approach
	3.4 Community Parks 3.4.1 Prestley Meadow Community Park 3.4.2 The Spinneys Community Park
	3.5 Pocket Parks
	3.6 Local Centre Setting
	3.7 The Spinneys 3.7.1 Lodge Spinney 3.7.2 Long Spinney 3.7.3 Farm Spinney
	3.8 Greenways 3.8.1 Spinney Greenway 3.8.2 Meadow Greenway 3.8.3 Prestley Greenway
	3.9 Grange Farm Allotments
	3.10 Community Gardens
	Proposed Woodland Blocks
4. Movement and Access	
4.3 Site Access Points Southern Link Road Access A/B Southern Link Road Access C	
4.4 Street Hierarchy 4.4.1 Street Type B - Secondary Street Street Type B variant sections (B1-B5) 4.4.2 Street Type C - Tertiary Neighbourhood Bus Route 4.4.3 Street Type D - Tertiary Street and Cross Parcel Permeability 4.4.4 Street Type E - Tertiary Green Street and Cross Parcel Permeability	
4.6 Active Travel Network New public bridleway Existing bridleway Revised bridleway Indicative Multi User Active Travel Route	
Indicative access locations for non-vehicular connections outside site boundary	
4.7 Bus Network Indicative bus stop Bus Turnabout	
4.8 Vehicular route to local centre and allotments	
4.9 Access to minor routes & parcels Access point: fixed location (for access to minor street, +/- 5m flexibility of location permitted) Access point: Indicative location	
5. Residential Built Form	
5.6 Residential Layout Design 5.6.2 Marker Buildings 5.6.3 Frontage Character Location Plan Country Park Green Corridors Village Approach Neighbourhood Street North Northern Park Edge Link Road North	
6. Community Uses Built Form	
6.2 Design Principles for Local Centre Potential retention of Grange Farm farmhouse Landmark Building Important active frontage to community buildings Indicative Car Park location	
8. Technical Details	
8.7 Water Management: Drainage approach & Suds Attenuation basin (dry) Wet pond Safeguarded attenuation basin for potential future phase	
8.8 Play provision strategy	
NEAP LEAP	
Utilities Refer to Design Code Technical Details Chapter 8 for further technical information including indicative locations for gas governors and electricity sub-stations.	



Rev	Date	Description	Drawn	Check
P5	13.10.23	Revised Planning Submission	BY	GP
P4	16.05.22	Revised Planning Submission	BY	GP
P3	26.04.22	Revised Planning Submission	SS	GP
P2	05.11.21	Revised Planning Submission	SS	GP
P1	25.01.21	Draft Phase A Regulatory Plan	SS	GP

Drawing Status  
**PLANNING**

Client  
**Urban&Civic**

Project  
**Grange Farm**

Drawing Title  
**Regulatory Plan**

Scale @ AO 1:1250 Job Ref. 00628G  
 Drawing No. 00628G\_RP08 Revision P5

Scale Bar  
 0 10 20 30 40 50m