

DEVELOPMENT MANAGEMENT COMMITTEE 22 APRIL 2024

Case No: 22/01594/OUT

Proposal: OUTLINE APPLICATION INCLUDING MATTERS OF ACCESS, APPEARANCE, LAYOUT AND SCALE (LANDSCAPING RESERVED FOR FUTURE CONSIDERATION) FOR 26 DWELLINGS

Location: LAND AT RIVERSFIELD, GREAT NORTH ROAD, LITTLE PAXTON

Applicant: BLOOR HOMES

Grid Ref: (E)518171 (N)261907

Date of Registration: 20.07.2022

Parish: St NEOTS

RECOMMENDATION -

Delegated powers to APPROVE subject to completion of a S106 agreement and conditions.

OR

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

The Parish Council recommendation is in line with the Officer recommendation of approval, however the application is referred to the Development Management Committee (DMC) because the application seeks contributions in excess of £100,000.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is undeveloped land located within the village of Little Paxton. It covers an area of 0.99 hectares and is currently in use as a materials storage area / contractors facilities and parking associated with the adjacent development of 199 homes being built by Bloor Homes known as the 'Paxton Mill' development. There is an existing access road into the site from the B1041 Great North Road

which was constructed following the implementation of a 1980's planning permission for roads and sewers to serve a business park on the land.

- 1.2 The application land fronts the B1041 Great North Road and this boundary is defined by existing hedgerow either side of the access point. To the south and west of the site lies the Bloor Homes Paxton Mill development. The north-east boundary is defined by existing hedging and beyond this is a modern housing development; Samuel Jones Crescent.
- 1.3 The relevant planning history of the site is listed in section 4 below. Most recently, consent was granted in December 2018 under application reference 18/01492/OUT for development of up to 199 dwellings and 6,970 sq. metres (75,000 sq. ft) of class B1 business premises with open space, new accesses from The Great North Road, roads and associated infrastructure. Whilst the residential element has been approved under application reference 20/02425/REM and has been implemented, no reserved matters submission was made for the commercial element and this element of the outline consent has now lapsed. This application site comprises the area of land that was originally proposed for the commercial element of the 2018 proposals.
- 1.4 The site falls within Flood Zone 1. Table 1 of the Technical Guidance to the NPPF defines land located within Flood Zone 1 as areas which are outside the flood plain and have little or no chance of flooding. These are areas with an indicative probability of flooding of 1 in 1000 years or greater (i.e. less than 0.1% chance in any given year) from fluvial sources.
- 1.5 The application is seeking outline planning permission for 26 dwellings including matters of access, appearance, layout and scale, with landscaping reserved for future consideration. Following receipt of additional details during the lifetime of the application, only Landscaping of the proposed development forms the 'Reserved Matters' for future approval, with matters relating to access, appearance, layout and scale being determined now. The application

is accompanied by full details of the proposals other than detailed landscaping plans.

1.6 Amendments have been received during the lifetime of the application which have resulted in revised plans and documents together with a change to the description of the development. Re-consultation has been undertaken accordingly with all relevant consultees.

1.7 The application is supported by the following technical reports and documents:

- Planning Design & Access Statement
- Ecological Appraisal
- Biodiversity Net Gain Report
- Biodiversity Metric 4.0 Calculations
- Energy Strategy Statement
- Arboricultural Impact Assessment
- Addendum Tree Report
- Geotechnical and Environmental Report
- Environmental Noise Survey
- Flood Risk Assessment
- Surface Water Drainage Statement
- Transport Statement
- Travel Plan
- Archaeological Trial Trench Evaluation

1.8 With regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development does not meet the criteria to require a detailed screening opinion, as the application proposes less than 150 dwellings. It is therefore not anticipated that the project would have significant environmental effects and is therefore not considered to be EIA development.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (NPPF 2023) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development.

The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

2.2 The NPPF 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.

2.3 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.

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

2.5 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. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019):

- LP1 Amount of Development
- LP2 Strategy for Development
- LP3 Green Infrastructure
- LP4 Contributing to Infrastructure Delivery
- LP5 Flood risk
- LP6 Waste Water Management
- LP7 Spatial Planning Areas
- LP11 Design Context
- LP12 Design Implementation

- LP13 Placemaking
- LP14 Amenity
- LP15 Surface Water
- LP16 Sustainable Travel
- LP17 Parking Provision and Vehicle Movement
- LP24 Affordable Housing Provision
- LP25 Housing Mix
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodland, Hedges and Hedgerows
- LP37 Ground Contamination and Groundwater Pollution

3.2 Supplementary Planning Documents (SPD):

- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
- Huntingdonshire Design Guide – Adopted 2017
- Cambridgeshire Flood and Water SPD – Adopted 2017
- RECAP Waste Management Design Guide (CCC SPD) – Adopted 2012
- Developer Contributions SPD– Adopted 2011 (costs updated annually)
- Annual Monitoring Report (AMR) 2023 Part 1 Housing Supply – October 2023
- Annual Monitoring Report (AMR) 2022/2023 Part 2 Policy Analysis – December 2023

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

4. PLANNING HISTORY

- 4.1 8301181FUL – Industrial development – Approved 20.10.1983
- 4.2 8301215FUL – Roads Footpaths and Sewers – Approved 20.10.1983
- 4.3 8801873OUT – Residential development (10.12ha) – Refused 23.02.1989
- 4.4 17/00108/OUT - Development of up to 199 dwellings and 6,970 sq. metres (75,000 sq. ft) of class B1 business premises with open space,

new accesses from The Great North Road, roads and associated infrastructure – Refused 22.11.2017

- 4.5 18/01492/OUT- Development of up to 199 dwellings and 6,970 sq. metres (75,000 sq. ft) of class B1 business premises with open space, new accesses from The Great North Road, roads and associated infrastructure – Approved 06.12.2018
- 4.6 20/02425/REM - Reserved matters (access, appearance, landscaping, layout and scale) for 199 dwellings with open space, a new access from The Great North Road, roads and associated works, pursuant to outline planning permission 18/01492/OUT – Approved 28.05.2021
- 4.7 Various condition submissions to address requirements for applications 18/01492/OUT and 20/02425/REM.
- 4.8 The adjacent housing on Samuel Jones Crescent (accessed off Mill Lane) was granted outline planning permission in 2005 for 426 residential units, plus public house and community hall under application reference 0302792FUL. There followed a series of amendments to this planning permission that led to other planning permissions such as 0703126S73 and 09/01203/S73 and the removal of the public house and community hall.

5. CONSULTATIONS

- 5.1 **Little Paxton Parish Council** (21/10/2022) - recommend REFUSAL noting that while the Parish Council has no objection to houses on this area of land, we feel we must repeat the comments made by HDC in the Planning Advice letter and say that we could not approve the plan as it stands at present (copy attached).
- 5.2 **Little Paxton Parish Council** (05/01/2024) - recommend REFUSAL noting that while the Parish Council has no objection to houses on this area of land and reiterates the advice in Planning Authority's letter to the developer dated 12 October 2021 and noting that should planning permission be given, then the development be properly considered as an enlargement of the existing housing estate and subject to CIL for 225 dwellings (copy attached).

- 5.3 **Little Paxton Parish Council** (12/03/2024) – SUPPORT, commenting that it was agreed that the planning application will have no detrimental impact on either the area or neighbouring properties (copy attached).
- 5.4 **St Neots Town Council (neighbouring 'parish')** (04.10.2022) – recommends APPROVAL noting that the proposals make efficient use of the site and is within a sustainable location (copy attached).
- 5.5 **St Neots Town Council (neighbouring 'parish')** (10.01.2024) – recommends APPROVAL noting that members only support the application if all the consultee comments are addressed and that members support Little Paxton Parish Council comments relating to the development be properly considered as an enlargement of the existing housing estate and subject to CIL for 225 dwellings (copy attached).
- 5.6 **St Neots Town Council (neighbouring 'parish')** (12.03.2024) – NOTED, commenting that Members would like all other statutory consultees to also be in support of the application and that members support the comments made by other statutory consultees to date (copy attached).
- 5.7 **Anglian Water** - NO OBJECTIONS confirming that in relation to the used water network, the sewerage system has capacity for flows, and requests informatives are added to any approval.
- 5.8 **HDC Planning Policy** – NO OBJECTION, noting that whilst it is disappointing that the employment element of permission 18/01492/OUT has expired (which would have supported a more sustainable form of development in this location), in policy terms this remaining element of the site is considered to form part of the built-up area and therefore potentially suitable for residential development under policy LP7.
- 5.9 **HDC Landscape** - NO OBJECTION, noting that landscaping is a reserved matter.
- 5.10 **Cambridgeshire Fire and Rescue** - NO OBJECTION, subject to securing provision for fire hydrants through a Section 106 or a planning condition.

- 5.11 **Cambridgeshire County Council Archaeology** - NO OBJECTION, noting that this site has previously been subject to an archaeological evaluation (Cambridgeshire Historic Environment record reference ECB3279) responding to the results of a geophysical survey (CHER ref ECB3307). In light of previous results, CCC Archaeology have confirmed there is no requirement for further works and have no objection to development proceeding in this location.
- 5.12 **Cambridgeshire County Council Education** – NO OBJECTION, subject to securing contributions towards new early years places in Little Paxton. Total education contributions therefore sought towards early years places: £413,434.
- 5.13 **Cambridgeshire County Council as Lead Local Flood Authority**- NO OBJECTION, subject to conditions securing the detailed design, implementation, maintenance and management of a surface water drainage scheme and how additional surface water run off from the site will be avoided during construction works.
- 5.14 **Cambridgeshire County Council as Local Highways Authority** - NO OBJECTION, subject to conditions securing the details of the proposed arrangements for future management and maintenance of the proposed streets, road and footpath construction details, binder course surfacing level prior to occupation, temporary facilities clear of the public highway during construction, visibility splays prior to occupation, wheel washing and traffic routes during construction.
- 5.15 **Cambridgeshire Constabulary** - NO OBJECTION from a crime reduction and / or community safety perspective but would wish to comment on lighting details and cycle storage in due course.
- 5.16 **HDC Ops (bins)** – NO OBJECTION, noting that the proposals for waste collections on this development are acceptable, subject to confirming bin collection points.
- 5.17 **HDC Environmental Health (noise)** - NO OBJECTION, subject to a noise mitigation scheme being secured by condition.

- 5.18 **HDC Environmental Health (contamination)** - NO OBJECTION and no need for any conditions in this respect.
- 5.19 **HDC Housing** - NO OBJECTION, subject to S106 to securing provision of the proposed 40% affordable housing (eight affordable rented units and 2 shared ownership units).
- 5.20 **HDC Arboricultural Officer** – NO OBJECTION, subject to conditions relating to tree protection measures and no dig surfacing.
- 5.21 **HDC Conservation** – NO OBJECTION, as there does not appear to be any designated heritage assets affected by the proposals.
- 5.221 **NHS England** – NO OBJECTION, subject to securing contributions towards funding the extension, reconfiguration and/or refurbishment of Buckden and Little Paxton surgeries. Total healthcare contributions therefore sought: £230,307.
- 5..23 **Wildlife Trust** - NO OBJECTIONS, noting that there are no significant ecological issues to address. The Wildlife Trust have confirmed that the proposals deliver a net biodiversity gain on the basis of the metric submitted.

6. REPRESENTATIONS

- 6.1 One neighbour comment has been received in relation to the proposals, objecting on the grounds of impact to residents at the Samuel Jones Estate (loss of views and privacy) and concerns relating to the capacity and amenities to support more development in this location.

A response to the above comments is considered later in this report with regard to material considerations (loss of views), amenity (privacy) and S106 obligations sought (capacity and amenities to support development).

7. ASSESSMENT

- 7.1 When determining planning applications it is necessary to establish what weight should be given to each plan's policies in order to come to a

decision. The following legislation, government policy and guidance outline how this should be done.

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) and (c) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area, and the neighbourhood development plans which have been made in relation to that area”.
- 7.3 In Huntingdonshire the Development Plan consists of a number of adopted neighbourhood plans, however, there is not an adopted neighbourhood plan in place for Little Paxton. Therefore, whilst the adopted Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021) is considered relevant as part of the Development Plan alongside the Huntingdonshire’s Local Plan to 2036, in this case no neighbourhood plan is given weight in the determination of this application.
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any

material considerations, including the NPPF (2023), which indicate that planning permission should be granted. With this in mind, the report addresses the principal, important and controversial issues which are in this case:

- Principle of Development
- Design and Layout
- Landscaping
- Impacts to Neighbouring Amenity
- Amenity of Future Occupants
- Trees and open space
- Housing Mix (including affordable housing)
- Water Efficiency
- Transport and Access
- Ecology and Biodiversity
- Drainage and Flood Risk
- Noise
- Contamination
- Heritage Impacts
- Section 106 Contributions and Community Infrastructure Levy (CIL)

Principle of Development

- 7.6 The part of Little Paxton which lies to the east of the A1 (and includes the application site) is defined as being within the St Neots Spatial Planning Area by policy LP7 of Huntingdonshire's Local Plan to 2036.
- 7.7 With regard to policy LP7 of the Local Plan, proposals for housing development will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.8 Planning application reference 18/01492/OUT approved a development of up to 199 dwellings (currently being built out by Bloor Homes) alongside 6,970 sq. metres (75,000 sq. ft) of class B1 business premises at the wider site. The employment use previously consented was located on the approved outline plans as the current application site. However, no reserved matters application was submitted for the employment use land and this element of the previous outline approval has therefore now lapsed.

- 7.9 The application site is not allocated for development within Huntingdonshire's Local Plan to 2036, however the site is bordered to the north west by the Great North Road and to the north east, south and west by existing residential development. Given the adjacent development on three sides, this application site is now considered to be located within the built up area of this Spatial Planning Area.
- 7.10 Paragraph 4.89 of the Local Plan states that in addition to allocated sites, residential development of any scale may be acceptable where it can be successfully integrated within the built-up area of the existing settlement. It is noted that proposals should provide a mix of tenures, sizes and types to meet a wide range of housing needs.
- 7.11 Further development is encouraged within the built-up area where there are opportunities to maximise the potential for development in locations where people may be able to access shops, services and employment locally and so reduce the need to travel. The location of the site is around 1.1km from the Little Paxton doctors surgery and Little Paxton Primary School is around 720 metres north east of the site. The Little Paxton Hub (community centre) is around 210m away and the village hall is some 1.1km away to the north east. A Co-op food store is located around 870m to the north, with a Premier convenience shop around 600m away to the north east. The site is located 2.15km from St Neots railway station providing direct access to London Kings Cross and Peterborough. Regular buses (the nearest bus stop on Miller Lane is around 320m from the site) provide an hourly service (Monday to Saturday) into the centre of Huntingdon (then onto Godmanchester and Fenstanton) and St Neots. The site is therefore considered to be in a sustainable location.
- 7.12 The proposed residential development is therefore supported in principle in this location in accordance with Policy LP7 of Huntingdonshire's Local Plan to 2036 subject to the development being in accordance with other relevant policies.

Design and Layout

- 7.13 As noted, during the consideration of this application amendments have been made to the proposals, such that only landscaping is now a reserved matter and details relating to layout, access, scale and appearance will be determined as part of this application.
- 7.14 Paragraph 131 of the NPPF (2023) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.15 Paragraph 135 explains that decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 7.16 With regard to the layout of the proposals, the site layout plan has been revised a number of times during the course of the application to incorporate comments from HDC Urban Design. Following receipt of the latest plans and details officers consider the layout of the proposals to be acceptable and creates an appropriate built form.
- 7.17 In relation to access matters, vehicular access to the site is from the principal road approved under the 20/02425/REM application to the south, with a secondary emergency only access from Great North Road. The scheme extends the perimeter leisure route approved as part of the 20/02425/REM application across the northern edge of the site and connects to Samuel Jones Crescent in the northeast corner. Internally, the proposed layout identifies a mix of dwellings served off a loop road and short private drives.
- 7.18 The detailed layout of roads, footpaths and parking within the proposed development accord with the design and security guidance set out in the Huntingdonshire Design Guide SPD (2017). The detailed layout provides appropriate space for vehicle movements, facilitates

accessibility for service and emergency vehicles and incorporates adequate parking (including disability spaces) for vehicles and cycles. The layout of the proposed scheme relates well and assimilates to the wider Paxton Mill development.

- 7.19 The density of the proposals are very similar to those at the wider Paxton Mill development and is therefore considered to be acceptable, resulting in a prudent use of land and also reflective of existing neighbouring properties in terms of plot and dwelling sizes.
- 7.20 Units are arranged to back on to and secure the rear garden boundaries of Plots 141-155, and 157-162 to the south and west within the 20/02425/REM Phase 1 development and accord with the recommended 21m back-to-back separation distance set out in the HDC Design Guide 2017 SPD. Plots 20-23 are arranged to back on to or sit parallel with the eastern site boundary and sewer easement.
- 7.21 With regard to appearance and scale, on a detailed plot by plot basis, the proposed development incorporates a range house types which have a similar scale, massing and external appearance to those which have been approved (ref: 20/02425/REM) on the adjoining Bloor Homes Phase 1 site.
- 7.22 The proposed units are all two storey in height and have a traditional 'Arts and Crafts' appearance with pitched or hipped roofs, glazing bars to windows, flat roof porch canopies and corbelled brick verges. This design approach will ensure that the scheme responds positively to its context and assimilates with the adjoining housing site. The design of the dwellings are such that they appear as tenure blind, which is supported. Plots 1, 5, 12, 13, 16, 19, 20 and 26 are designed as dual aspect corner turning units in accordance with the HDC Design Guide SPD 2017 and feature ground and first floor windows from habitable rooms overlooking both street frontages and the linear area of open space that extends across northern site boundary. Plot 20 has been arranged to address the footpath connection and green open space within the adjacent Samuel Jones Crescent development to the east.

- 7.23 The submitted parking plan illustrates that the layout accommodates 2 parking spaces for the 2 and 3 bed units. A third parking space is proposed for the 4-bed units within the detached garages; these measure 3126mm x 6000mm internally and accord with the minimum garage standards set out within the HDC Design Guide SPD. Parking is located on plot to the side of the dwelling or as frontage parking which is broken up into rows of four parking space with landscape breaks, the details of which will be subject to a future Landscape Reserved Matters Application. Four visitor car parking spaces are also indicated on the layout plan.
- 7.24 The arrangement and quantum of car parking is appropriate and considered to relate well to the units and reflects the parking provision agreed for the 20/02425/REM Phase 1 development at the wider site. Further details of transport and access related matters are considered starting at paragraph 7.66 below.
- 7.25 The submitted details confirm that cycle parking would be accommodated in sheds within rear gardens of the 2, 3 and 4 bed units or within the single garages of the 3-bed units where these garages do not count towards the parking provision. The cycle shed details drawing confirms the dimensions of the sheds (2373mm x 1888mm / 8ft x 6ft) and are shown to accommodate 1 bicycle per bedroom, in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.
- 7.26 The submitted materials plan confirms specific facing bricks and roof tiles in order to reflect and integrate the development with the adjacent 20/02425/REM Phase 1 development. These include Forterra Clumber Red, Ibstock Minster Beckstone and AAB Mersea Buff Handmade Stock facing bricks and Redland Richmond 10 smooth grey and Marley Duo Modern Smooth Grey and Old English Dark Red roof tiles. Other materials include white window frames, fascias and soffits, black garage doors and black, green and red front doors. The distribution of materials is considered to be acceptable and reflects the materials approved within the adjacent Phase 1 development.
- 7.27 Discussions have taken place with the Urban Design Officer during the course of the application in order to reduce the number of necessary

conditions and agree the approach to rainwater goods, doors, windows (including method of opening and reveal depth), the treatment of soffits and fascias, the construction of porch canopies and the location and colour of meter boxes and flues, vents and extracts. The detailed architectural drawings provided reflect those submitted and approved under condition 2 (materials) and 3 (external features) of the 20/02425/REM Phase 1 development and are considered acceptable.

- 7.28 The proposals would create a high quality development in keeping with the surrounding and adjacent development and is therefore considered to be acceptable in relation to layout, scale, appearance and access matters, in accordance with the NPPF and policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the HDC Urban Design Guide.

Landscaping

- 7.29 Landscaping is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features".
- 7.30 Landscaping will be subject to a future reserved matters application; however the submitted plans indicate the approach to proposed boundary treatments, hard surface treatments and soft landscaping.
- 7.231 The submitted boundary treatments plan illustrates 1.8m high close boarded fence garden boundaries and 1.8m high brick screen walls for prominent garden boundaries that face the public realm, in accordance with recommendations contained within the HDC Design Guide SPD 2017. The sewer easement to the east of the site is shown enclosed with 1.8m high close boarded fence with maintenance access gates to

prevent public access to the strip of land. A low 0.9m high wall is proposed wrapping around the frontage of Plot 20 where it addresses the footpath connection to the Samuel Jones Crescent development. The submitted proposed boundary treatment details are considered to be acceptable and accord with those approved within the 20/02425/REM Phase 1 development.

- 7.32 Details of hard landscaping are illustrated on the highway finishes plan with asphalt concrete for the adoptable turning head and individual driveways, and Marshalls Keyblok brindle block paving for the shared surface road and private drives. Gravel paths are proposed to form a continuation of the leisure route that extends across the northern edge of the site and grass-crete is proposed for the emergency access to Great North Road. The proposed hard landscape details are considered to be acceptable and accord with those approved within the 20/02425/REM Phase 1 development.
- 7.33 The soft landscaping plan submitted is indicative at this stage but shows the expected approach to tree and shrub planting which will create defensible planted thresholds, soften side garden boundaries and break up areas of frontage parking, the principles of which are considered to be acceptable.
- 7.34 The HDC Landscape Officer has reviewed the submitted details and has confirmed that there are no objections to the proposals in principle. The officer has noted that following receipt of amended plans and details the northwestern boundary hedgerow/tree belt will remain free from urbanisation and changes in character, with additional native heavy-standard tree planting indicatively proposed.
- 7.35 The Landscape Officer has commented that the existing access road (which is to be retained as restricted emergency access) is to be planted with a wildflower meadow mix and flanked with native buffer mix of tree species, which is welcomed and will enhance the existing hedgerow/tree belt.
- 7.36 It has also been noted that spatial allowance has been made within the layout at the south-eastern corner of the proposed site, which adjoins

the attenuation pond within the 18/01492/OUT application site area. The officer considers that there should be an interface between the attenuation pond and private road, which should be softened by hedge/shrub/tree planting. As noted, landscaping is a reserved matter, so these details will be agreed at a later stage.

Impacts to Neighbouring Amenity

- 7.37 This application site is located immediately to the south west of the Samuel Jones Estate and to the north of the Phase 1 Bloor Homes Paxton Mill development.
- 7.38 In relation to potential impacts on existing residents, the proposed units are arranged to back on to and secure the rear garden boundaries of Plots 141-155, and 157-162 to the south and west within the 20/02425/REM Phase 1 development and accord with the recommended 21m back-to-back separation distance set out in the HDC Design Guide 2017 SPD.
- 7.39 Plots 20-23 located to the east of the application site are arranged to back on to or sit parallel with the eastern site boundary and existing sewer easement. At the closest point, the side elevation of Plot 23, containing a first floor bathroom window, would be located approximately 12.8m from rear garden of number 20 Holly Blue Close. Plots 21 and 23 would be located perpendicular to the rear gardens of numbers 19 and 20 Holly Blue Close, but would be separated by the sewer easement and existing hedgerow creating a separation distance with neighbouring gardens of approximately 23m.
- 7.39 A condition will be imposed to ensure that all bathroom and en-suite windows will be fitted with an obscure glazing. However, it is considered necessary to impose a further condition to ensure that the bathroom window of Plot 23 is fitted with an obscure glaze and a restricted opening given its positioning relative to eastern site boundary and the potential for views across the private amenity space of number 20 Holly Blue Close.

- 7.40 The submitted external levels plan confirms a finished floor level of 17.00m AOD for Plot 20, 17.600m AOD for Plot 21 and 22 and 16.950m AOD. These units have a ridge height of approx. 8.2m from finished floor level and would reach between 25.2m and 25.8m AOD, forming a similar ridge height to numbers 19 and 20 Holly Blue Close and are therefore considered to be acceptable.
- 7.41 The finished floor levels of Plots 1-12 backing onto the southern and western boundary are comparable to existing adjacent units in Phase 1 and are therefore considered to be acceptable. Whilst the submitted building levels are considered acceptable, a notwithstanding condition will be attached to secure details of all site levels as part of the landscaping REM to ensure that the finished floor levels work with the existing and proposed ground levels for gardens and paths.
- 7.42 One neighbour comment has been received in relation to the proposals objecting to the development on grounds of impact to residents at the Samuel Jones Estate in relation to the loss of views and privacy. The loss of a private view is not a material planning consideration. With regard to concerns relating to privacy, the separation distances and layout / configuration of the dwellings proposed closest to the Samuel Jones Estate are all considered to be acceptable subject to a condition relating to obscure glazing / restricted opening at plot 23, as noted above.
- 7.43 With regards to construction impacts on surrounding amenity, a Construction Environment Management Plan (CEMP) will be secured through a condition. The CEMP will consider matters such as access arrangements during construction, working hours, delivery times, noise, vibration, dust management, wheel washing, hoarding, safety information signing and compound location, with these details agreed prior to commencement of development. In addition, any CEMP will include an appropriate point of contact for local residents who may be experiencing issues, together with proposals to ensure resolution. The LPA is not aware of any issues raised during the construction of Phase 1 which has neighbouring properties in a similar relationship to those proposed through this application. It is considered that this is a

reasonable approach to mitigate the construction impacts of the development on surrounding amenity.

- 7.44 Subject to the conditions set out above, it is considered the proposal is therefore considered to accord with policy LP14 of Huntingdonshire's Local Plan to 2036 in respect to off-site neighbour amenity impacts.

Amenity of Future Occupants

- 7.45 The application is in outline form, but with detailed design and layout being determined now and only landscaping as a reserved matter. Consideration should therefore be made now to whether it is likely, having regard to the details available, that satisfactory arrangements can be made for future occupants with regards to amenity.
- 7.46 In respect to amenity, given the scale of the application site, officers consider that the proposed residential units provide sufficient amenity space and are not adversely impacted through overlooking or loss of light. It is noted that, in any event, occupants would be aware of the layout and relationship of the site and would be able to make an informed decision on how that relationship would relate to their personal needs.
- 7.47 The proposed layout and arrangement of first floor fenestration will create a situation of mutual overlooking of rear amenity spaces for the majority of the proposed dwellings. Only plots 17 and 18 do not comply with the Huntingdonshire Design Guide to achieve a back to back distance of 21m; but in this instance the proposals that illustrate a distance of 19m (just under a 10m depth of garden for each dwelling) is considered acceptable given the layout and location of windows.
- 7.48 The proposed development is therefore considered to be acceptable in terms of the levels of privacy, light and outlook afforded to both existing neighbouring properties and future occupants of the proposed development.

Trees and Open Space

- 7.49 Policy LP31 of Huntingdonshire's Local Plan to 2036 explains that proposals will be required to demonstrate that the potential adverse impacts on trees, woodland, hedges and hedgerows has been investigated.
- 7.50 The application is supported by an Arboricultural Impact Assessment which notes that the site is surrounded by hedgerows and trees to the northern and northern part of the eastern boundaries, with the southern and western boundaries located within the area of open space (associated with the Phase 1 development). The report states that along the northern and eastern parts of the site the trees and groups contribute significantly to the wider landscape; however the overall quality varies considerably and many are of low or poor value as individuals due to structural defects, poor historical management or other reasons.
- 7.51 The submitted report explains that of the five trees on site, two were assessed as being semi-mature, two were early mature and one was mature. The survey assessed the tree population as consisting of predominantly poor and low-quality trees; of the five survey entries two were Category U, one was of low quality and value (category C), and the remaining two were assessed as being moderate quality and value (category B).
- 7.52 The proposals will result in the removal of two trees (English Elms) to facilitate footpath construction. In addition, sections of G25 and G1 will require trimming / pruning back, however their loss to public amenity is considered to be negligible due to their poor overall condition and the ability to replace with high quality planting. These tree groups are also located internally to the site, thereby minimising the impact of development on the local landscape.
- 7.53 The submitted report details tree protection fencing to be installed around three trees (T2, T3 and T4) during construction.

- 7.54 The application is also supported by an addendum tree report which provides details of works near to the Turkey Oak tree at the front of the site, associated with the proposed gravel footpath along the northern perimeter of the site. This submitted report notes that the Root Protection Area (RPA) does not contain all the tree's roots, and so provided that any encroachment over the RPA would not destabilise the oak tree or reduce the roots' assimilative function to any significant extent, the balance of the root system would sustain the tree. The applicant proposes to install an open space footpath with a surface course of self-binding golden gravel over a sub-base of MOT Type 1, crushed rock or recycled aggregate with particle sizes ranging from 40mm to dust. It is stated in the report that this footpath will require there to be minor excavation with the RPA of the Turkey Oak tree (noting no more than 125mm in depth).
- 7.55 In relation to replacement planting, the submitted report notes that new trees will offer the opportunity to replace the poor and low quality trees that currently occupy the site to ensure the continuation of visual and green amenity for future generations.
- 7.56 The Council's Tree Officer has reviewed the Arboricultural information and advises that there are no objections subject to securing both submitted reports through compliance conditions, which are considered to be appropriate and necessary.
- 7.57 Although there will be a loss of a small number of trees / groups to facilitate the construction of the development, it is considered that these losses will be mitigated by replacement planting of both trees and shrubs; these will be agreed through the landscaping reserved matters submission in due course. Subject to compliance conditions the proposed development is therefore considered to comply with policies LP11, LP12 and LP31 of Huntingdonshire's Local Plan to 2036.

Housing Mix

- 7.58 Policy LP25 of Huntingdonshire's Local Plan states that a proposal for major scale development that includes housing will be supported where

it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities. Proposals should set out how they respond to the Cambridge SHMA, the Council's Housing and Tenancy Strategy and other local housing and demographic studies and strategies.

- 7.59 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.
- 7.60 The application proposes the following market housing mix breakdown: 25% (4) 2 bedroom properties, 44% (7) 3 bedroom properties and 31% (5) 4 four bedroom properties.
- 7.61 The proposed housing mix is considered to be acceptable as it is in full accordance with policy LP25 and thus will help to achieve a sustainable, inclusive and mixed community in this locality with a good mix of sizes of dwellings on the site.
- 7.62 As noted later in this report, 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. The proposals provide for 10 affordable homes and are therefore in accordance with policy LP24 of Huntingdonshire's Local Plan to 2036.
- 7.63 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 (where practicable and viable) 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.

- 7.64 The applicant has confirmed that all the dwellings meet the requirements of M4(2) and a condition will be attached to secure these Building Regulation requirements.

Water Efficiency

- 7.65 The requirements within policy LP12 of Huntingdonshire's Local Plan to 2036 relating to sustainable design and construction methods are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement Approved Document G for water efficiency. The applicant has advised that the dwellings will all meet this requirement, achieving a water efficiency of 125L per day per person, as illustrated in the submitted Water Conservation Data Sheet. A condition will be attached to ensure that the dwellings are built in compliance.

Transport and Access

- 7.66 Paragraph 114 of the NPPF (2023) advises that in assessing applications for development, it should be ensured that 'appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location' and that 'safe and suitable access to the site can be achieved for all users', and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 7.67 Paragraph 115 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.68 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements and adequate parking for vehicles and cycles.

- 7.69 The main consideration (in terms of access and highway matters) is whether there would be any severe adverse impacts on highway safety or on the transport network, as a result of traffic flows arising from the proposed development.
- 7.70 The proposals are accompanied by a Transport Statement (TS) and Travel Plan (TP). As noted earlier in this report and as confirmed in the submitted TS, access to the site will be taken via the extension of an existing turning head within the adjacent 199-dwelling phase 1 development and therefore no additional point of access is proposed onto the highway network.
- 7.71 The submitted TS explains that the proposed development is expected to generate 17 two-way vehicle trips during the AM peak period and 15 two-way vehicle trips during the PM peak period, with a total of 146 two-way vehicle trips per day. The proposed 26 residential dwellings will result in a reduction of 81 trips during the AM peak period and 72 trips during the PM peak period, resulting in an overall reduction of 354 trips per day when compared to a B1 use of the site as previously consented.
- 7.72 The submitted TS concludes that given that the proposed 26 residential dwellings will result in a significant net reduction in trips compared to a B1 use, it is deemed that the proposed dwellings will not result in a severe impact upon the local highway network.
- 7.73 With regard to the site access, the adjacent phase 1 development is served by a 5.5m wide priority junction taken from Great North Road. Given that the proposed 26 dwellings will form an extension of the 199 dwelling site currently under construction, the total number of dwellings (225) will be suitably accommodated by the 5.5m wide priority junction on Great North Road.
- 7.74 It is noted that a separate priority junction was proposed for the B1 use due to the potential for conflict between resident's vehicles and larger vehicles associated with the B1 use. However, as the proposed 26 dwellings will not attract HGVs or large vehicles other than refuse and delivery vehicles, and the site will generate significantly fewer movements, the submitted TS concludes that a second point of access

is not required given the small scale of the development. Given the quantum of development on the wider site an emergency access is however included as part of the proposals from Great North Road which will include two demountable bollards, along with lockable gates as part of the acoustic fence along the north eastern boundary of the site; the details of the lockable features will be secured by condition.

- 7.75 The proposals are also supported by a Travel Plan (TP), which states that a Travel Plan Coordinator (TPC) will be appointed and that Travel Packs will be provided to the residents of the site. These packs will be updated every 12 months and will contain the following information: plans showing the location of local amenities within close proximity to the site such as shops, leisure facilities and health facilities and relevant walking/cycle routes; bus timetable information of services operational in close proximity to the site; train timetable information for the most popular local routes as well as national services operational from local train stations; details of websites such as the RAC's route planning service 'www.rac.co.uk/route-planner' that specialise in route finding for walking, listing weather conditions and rest stops; information about the Travel Pack including how it works, why it is required and its purpose; and details of car share websites such as liftshare.com to encourage residents to car share.
- 7.76 The submitted TP explains that the following measures will be implemented in order to encourage travel to and from the site by public transport: each household can contact the TPC to obtain 6 x 1-day taster travel tickets for Stagecoach services; personalised journey planning will be available through discussions with the TPC upon contact from residents, as to make residents aware of their travel plan choices; and should any interest be made by residents, a community and dial-a-ride service will be investigated with details of this provided.
- 7.77 Cambridgeshire County Council Highway Development Management Team have confirmed that there are no objections to the proposals subject to conditions. These include details relating to the management and maintenance of the proposed streets; construction details of the roads, footways and drainage; roads to binder course level before any occupation; temporary facilities clear of the public highways during

construction; visibility splays prior to occupation; wheel washing facilities and construction traffic routes.

- 7.78 In relation to car parking, there are no specific parking policy standards within local policy. As noted earlier in this report, the submitted parking plan illustrates that all of the dwellings will have a minimum of 2 car parking spaces and four bedroom dwellings will have 3 parking spaces each. Visitor spaces are to be in addition with a total of 4 designated spaces. The overall level of car parking provision will be 57 on-plot parking spaces for the 26 dwellings (which rises to 61 once visitor spaces are included).
- 7.79 In relation to cycle parking, as already noted, each property will be provided with a secure cycle shed in their rear garden. Those with garages also have the option of storing cycles within these (as shown annotated on the submitted parking plan for the 4-bedroom properties).
- 7.80 Comments from the police have been noted in relation to cycle parking; their latest comments request that bicycle storage should be a robust shed and minimum specifications have been set out, which include cycle hoops being cemented into the floor with gold ground anchors of a galvanised steel bar construction (Sheffield stands) that have a minimum foundation depth of 300mm with welded 'anchor bar'. In relation to the reserved matters details approved under application reference 20/02425/REM which advised that the wider site was within an area of 'low' risk to the vulnerability to crime and where the police did not consider at that time it was necessary to require compliance with an imposed shed specification or that cycle hoops should be provided within the sheds cemented 300mm to the floor, it is considered that in this particular instance a consistent approach is adopted for these additional 26 dwellings. The shed specifications as detailed on the submitted plans are consistent with those already approved as part of the wider development and in this instance the provision of cycle parking (and sheds proposed) is considered acceptable. A condition will secure that the cycle parking sheds are provided prior to occupation of each unit.

- 7.81 It is therefore considered that sufficient car and cycle parking provision across the application site has been demonstrated, in accordance with LP17 of the Local Plan and the Huntingdonshire Design Guide (2017).
- 7.82 Detailed tracking plans have been submitted which confirm that refuse vehicles can safely manoeuvre around the site. Bin collection points will be secured by condition. Appropriate visibility splays can also be achieved, with the plans confirming a road width of 4.8m within the private elements.
- 7.83 It is considered that a safe means of access can be achieved for the development and the traffic generated by the proposal would not have a severe impact upon the highway network. Therefore, in accordance with paragraph 115 of the NPPF (2023), the development should not be refused on transport grounds. The proposed development complies with the NPPF (2023) and policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

Ecology and Biodiversity

- 7.84 Paragraph 180 of the NPPF states that 'the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the wider benefits of ecosystem services; and minimising impacts on and providing net gains for biodiversity.'
- 7.85 Policy LP30 of Huntingdonshire's Local Plan to 2036 aims to conserve and enhance biodiversity and advises that opportunities should be taken to achieve beneficial measures within the design and layout of development and that existing features of biodiversity value should be maintained and enhanced. Policy LP30 also notes that a proposal will ensure no net loss in biodiversity and provide a net gain where possible and that large scale development proposals should provide an audit of losses and gains in biodiversity.
- 7.86 The proposals are supported by an Ecological Appraisal which confirms that three Sites of Special Scientific Interest (SSSI) lie within the 2km (St

Neot's Common, Little Paxton Wood and Little Paxton Pits), with two non-statutory sites falling within the 1km search area (Great Ouse and Portholme). With regard to great crested newts the submitted report confirms that the site supports no breeding habitat for these, with only the northern boundary providing any suitability as terrestrial habitat, as potential foraging habitat with the grassland and some foraging and sheltering habitat within the hedgerow base. It is noted that two ponds are located within the golf course located to the southeast of the site, the closest of which is sited approximately 250m away. However, earlier surveys as part of the outline application for the wider site surveyed these using eDNA survey which indicated the absence of great crested newts. Although the desk study returned no records of GCN, Little Paxton Pits SSSI is thought to support great crested newts but all sections of the SSSI are more than 500m from the application site and separated by existing development, thus no further surveys are required.

- 7.87 In relation to bats, the submitted report notes that the northern boundary edge provides a small area of potential bat foraging and commuting habitat for any bats present in the local area, with connection to other suitable habitat further east and west. It is stated that the remainder of the site holds negligible value for bats and that no further surveys are required.
- 7.88 In relation to other species the report explains that records for a variety of bat and bird species were returned for the local area, with otter on the River Great Ouse to the south and records of hedgehog in the nearby area.
- 7.89 The submitted report includes a number of recommendations including a sensitive lighting scheme to reduce any impact on bats, removal of vegetation outside the bird breeding season / vegetation checks prior to any removal, precautionary measures relating to badgers and habitat enhancements to include bat, bird and insect boxes alongside hedgehog fencing.
- 7.90 The proposals are also supported by a net gain report and metric (DEFRA Biodiversity Metric 4.0) which confirms that the proposals deliver a 1035% biodiversity net gain on site for habitat units and a

24.78% net gain for hedgerow units, given the current baseline on site is so low.

- 7.91 The Wildlife Trust have fully reviewed the submitted reports and metric and are satisfied that there are no significant ecological constraints to the proposed development and that the proposals demonstrate a net gain in biodiversity.
- 7.92 It is therefore considered that subject to a condition, the impacts of the proposed development on biodiversity would be minimised such that it would not have a significant adverse impact on biodiversity and would ensure the provision of measures to achieve net gains. The proposed development would accord with the NPPF (2023) and policy LP30 of Huntingdonshire's Local Plan to 2036.

Drainage and Flood Risk

- 7.93 The overall approach to flooding is given in paragraphs 165-175 of the NPPF and these paragraphs set out a sequential, risk-based approach to the location of development. This approach is intended to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. It involves applying a Sequential Test to steer development away from medium and high flood risk areas (FZ2 and FZ3 land respectively), to land with a low probability of flooding (FZ1).
- 7.94 The application site wholly falls within FZ1 as designated within the Strategic Flood Risk Assessment 2017 and as shown on the Environment Agency maps, which represents the lowest flood risk of flooding from rivers and sea. Notwithstanding this the application is supported by a site-specific Flood Risk and Drainage Assessment (FRA).
- 7.95 The submitted FRA notes that the closest designated main river is the River Great Ouse, situated 500m south of the site. The River Kym is situated 500m west of the site. There is an existing highways ditch along the northern boundary of the site, which currently captures overland flows from the Great North Road.

- 7.96 Surface water from the proposed development is proposed to discharge into an existing balancing pond designed and installed as part of the Phase 1 development. A developable area of 0.745ha has been accommodated for within the 1.65m deep basin, which outfalls into the wider drainage network provided on the adjacent scheme, with the final controlled outfall into the River Great Ouse, as approved previously by the LLFA.
- 7.97 Although SuDS features have not been included within the application site, surface water flows generated will outfall into the wider Phase 1 development which features a variety of ponds and swales, to provide sufficient water treatment. It is proposed that foul water will connect via gravity into the adjacent Phase 1 development drainage; relevant capacity has been made within the wider foul water drainage network to facilitate this connection.
- 7.98 The submitted FRA concludes that the mitigation measures for surface water runoff flooding will therefore be implemented within the wider site, and the site will not create any flood risk issues for the wider area.
- 7.99 Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) support the proposals, noting that the submitted documents demonstrate that the surface water from the proposed development can be managed through the use of tanked permeable paving and attenuation basin, restricting surface water discharge to 5l.s via flow control. The LLFA have confirmed they are in support of permeable paving as in addition to controlling the rate of surface water leaving the site, it also provides water quality treatment. The LLFA has suggested a number of conditions relating to detailed surface water drainage (including maintenance) and surface water run off during construction, which are considered appropriate and necessary. Anglian Water have not raised any objections to the proposals in relation to the used water network, but have requested a number of informative be added to any approval.
- 7.100 The proposed development is therefore considered to be acceptable with regards to flooding and drainage. In this regard, the proposed

development is considered to be compliant with the NPPF (2023) and Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036.

Noise

- 7.101 The application is supported by an environmental noise survey which explains that the general noise climate was dominated by road traffic noise on Great North Road. At the time of the survey there were construction activities occurring on the wider site, so monitoring positions were chosen to minimise contributions from these activities while obtaining a representative sample of the dominant noise affecting the site. A 3D noise model has been constructed in order to predict the propagation of sound across the proposed development.
- 7.102 The submitted statement explains that Approved Document O (Building Control legislation) states that '*In locations where external noise may be an issue (for example, where the local planning authority considered external noise to be an issue at the planning stage), the overheating mitigation strategy should take account of the likelihood that windows will be close during sleeping hours (11pm to 7am).*' A noise model has therefore been prepared to show the facades that are predicted to exceed the 'Reasonable' night time internal guideline values (5dB relaxation of internal criteria) for bedrooms with the windows open.
- 7.103 The report identifies a number of facades (across 13 properties) that are predicted to exceed the 'Reasonable' internal guidelines criteria during the night-time period. Alternative means of ventilation will therefore be required to provide the air changes necessary to provide 'comfort cooling', based on the outcome of an overheating assessment. It is proposed that these 13 properties will be fitted with continuous mechanical ventilation in affected habitable rooms, together with acoustic window vents and additional purge vents to mitigate overheating, the specification of which will be secured by condition.
- 7.104 In relation to external amenity areas, BS8223 states that it is desirable that the external noise level for amenity spaces, such as gardens and patios, does not exceed 50dB LAeq,T with an upper guideline value of

55dB LAeq,T which would be acceptable in noisier environments. However, the standard acknowledges that there may be areas where development is desirable where these guideline values are not achievable. This will be true for higher noise areas such as city centres or urban areas adjoining the strategic transport network, such as Great North Road. In such situations, a compromise between elevated noise levels and other factors might be warranted, such as the convenience of living in these locations and/ or making efficient use of land resources to ensure development needs can be met.

- 7.105 The submitted report and accompanying noise mitigation specification plan illustrates that a 2m high acoustic fence shall be installed along the front of the site adjacent Great North Road, as an extension to that erected associated with the previous 199 dwellings, to reduce noise levels.
- 7.106 The Environmental Health Officer has reviewed the submitted information and advised that the internal noise levels at the properties would be excessive due to road noise and so windows would have to be closed, noting that the recommended glazing requirements are acceptable. The officer has explained that where windows have to be closed to prevent excessive noise, alternative ventilation is necessary, and the report therefore recommends an overheating survey is undertaken and a ventilation strategy agreed and implemented. A condition relating to the submission of a noise mitigation scheme is proposed, which is considered to be necessary and reasonable.
- 7.107 In terms of noise, whilst there may be external areas that are in excess of recommended noise thresholds, these are limited, and internal areas are considered capable of being made acceptable and future occupants would be aware of the noise environment prior to occupation. Noting the comments of the Environmental Health Officer, who has raised no objections, officers consider that subject to conditions, the proposal would create a satisfactory noise environment for future occupants.
- 7.108 On the whole, and subject to conditions, officers consider the proposal has made adequate demonstration that a suitable amenity environment

can be achieved for future occupants, and therefore accords with policy LP14 of Huntingdonshire's Local Plan to 2036.

Contamination

- 7.109 Policy LP37 of the Local Plan states that where ground contamination of a site is possible, the risks of such needs to be investigated.
- 7.110 The application is supported by a geotechnical and geo-environmental report which explains that the site has a history of agricultural use only, apart from small scale historic sand/gravel extraction in the extreme south. The report notes that the site has been unused for a number of years, but that no significant contamination presence has been identified and no remediation measures are required.
- 7.111 The HDC Environmental Health Officer has fully reviewed the submitted report and raised no objections to the development, noting that there is no requirement for any contamination condition.
- 7.112 In order to mitigate potential contamination during construction a CEMP is considered necessary. This is a standard approach to mitigation in respect of ground and water contamination during construction and it is considered that such a condition is reasonable and necessary to ensure the development is fit for purpose and would not result in a risk to human health.
- 7.113 In light of the comments of the Environmental Health Officer subject to a condition relating to a CEMP as set out above, officers consider the proposal would not be at an unacceptable risk of impacts through contamination and the proposal would therefore accord with policy LP37 of Huntingdonshire's Local Plan to 2036.

Heritage Impacts

- 7.114 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is had to the desirability of

preserving particular features of Listed Buildings and Conservations Areas and great weight should be afforded to the assets conservation. The Ancient Monuments and Archaeological Areas Act 1979 protects the archaeological heritage of Great Britain by making provision for the investigation, preservation and recording of matters of archaeological or historical interest.

- 7.115 The nearest Listed Building to the site is approximately 1km away to the north east, which is some distance away from the application site. The St Neots Conservation Area is some 330m to the south east of the site, beyond the river.
- 7.116 With regards to archaeological deposits, the County Historic Environment Team (CHET) has noted that the site has previously been subject to an archaeological evaluation (Cambridgeshire Historic Environment record reference ECB3279) responding to the results of a geophysical survey (CHER ref ECB3307). The results of the evaluation provided ambiguous evidence for prehistoric occupation, but not settlement related. It is noted that it is possible that the wider area had been periodically utilised for paddocks, fields and small animal enclosures, but artefact densities were extremely low and related solely to struck flints. At the river's edge, large post-medieval quarry pits were encountered for the extraction of sands and gravel.
- 7.117 No objections to the proposals have been received from CHET, who have noted that in light of recent fieldwork there is no requirement for further works relating to development proceeding in this location.
- 7.118 Officers therefore consider the proposed development would not give rise to any harm to heritage assets and the proposals are therefore considered to accord with the NPPF and policy LP34 of Huntingdonshire's Local Plan to 2036.

Section 106 Contributions and Community Infrastructure Levy (CIL)

7.119 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. S106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

Site sub-division

7.120 Huntingdonshire District Council is a CIL charging authority, with the Huntingdonshire Developer Contributions SPD (2011) stating that all large scale major residential developments (those of 200 dwellings or more) will trigger the need for contributions, including amongst a range of contributions, those relating to education and school provision and healthcare, in addition to CIL requirements.

7.121 Paragraph 3.16 of the SPD notes that in line with Policy CS10 of the Core Strategy 2011 (now replaced by Huntingdonshire's Local Plan to 2036), to prevent avoidance of contributions any requirement will be calculated on the complete developable area, rather than the area or number of homes/ floorspace of a proposal, where the proposal forms a sub-division of a larger developable area, such as an identified large scale major development.

7.122 Policy LP4 of Huntingdonshire's Local Plan to 2036 (2019) 'Planning Obligations' states that in addition to CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. It is noted in the policy that "*Subdivision of allocated sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area and apportioned appropriately.*" This same sentiment is reiterated

at paragraph 4.63 of Huntingdonshire's Local Plan to 2036, albeit it is more widely cast as this paragraph does not make specific reference to allocated sites as the policy does.

- 7.123 On 6th December 2018 outline planning permission was granted for the *“Development of up to 199 dwellings and 6,970 sq. metres (75,000 sq. ft) of class B1 business premises with open space, new accesses from The Great North Road, roads and associated infrastructure”* on land at Riversfield, Great North Road, Little Paxton under application reference 18/01492/OUT. This followed a refusal by the Development Management Committee (DMC) of a previous application 17/00108/OUT; the second application twin tracked a planning appeal, with the appeal subsequently withdrawn.
- 7.124 The DMC report dated 17 September 2018 noted *“This application site is for a small-scale major development (under 200 dwellings) and therefore CIL payments will contribute to off-site infrastructure, which may include footpaths and access, health, community facilities, libraries and lifelong learning, and education. If in future the developer gains permission to develop adjacent land as a second phase of this development and the number of residential units on both sites exceeds 200, then negotiated contributions for infrastructure would be sought.”*
- 7.125 Thus as the proposals fell under 200 dwellings in 2018, no S106 contributions towards healthcare, education or lifelong learning were secured, in accordance with the HDC Developer Contributions SPD, Policy CS10 of the Huntingdonshire Core Strategy (2011) and Policy LP4 of the Draft Huntingdonshire Local Plan to 2036: Proposed Submission (as amended for submission March 2028) which were the policies in place at the time of that decision.
- 7.126 On 28 May 2021 under application reference 20/02425/REM reserved matters relating to access, appearance, landscaping, layout and scale for 199 dwellings with open space, a new access from The Great North Road, roads and associated works, pursuant to outline planning permission 18/01492/OUT was granted consent.

- 7.127 Condition details approved on 22 September 2021 under application reference 21/80210/COND relating to condition 7 'phasing details' for 18/01492/OUT illustrated an area in the north eastern corner of the site annotated as 'employment land' and phase 4 of the proposals (the current application site).
- 7.128 As noted, no reserved matters application has been submitted for the employment land element of the 2018 proposals and this element of the outline planning permission has therefore now lapsed.
- 7.129 The employment land remains in the same ownership as it was at the time of the 2018 outline application, with Bloor Homes serving notice on the owner for their current application.
- 7.130 The applicants have not submitted any reserved matters details for the employment land (of which the outline has now lapsed) and therefore the site could be considered as having been sub-divided in order to avoid liability for contributions.
- 7.131 The previous employment land and this outline planning permission is considered to be read as the same overall development at the Paxton Mill site; on this basis Huntingdonshire District Council consider that the two parcels are considered to form a single site for the purposes of planning and the current proposal is considered to constitute (part of) a single development. This approach is considered to be consistent with the principles arising from the judgement set out in R (Westminster City Council) v First Secretary of State and Brandlord Ltd [2003].
- 7.132 The wider site proposals therefore comprise a 'Large Scale Major' development' as the development exceeds 200 dwellings. It is therefore reasonable to seek S106 contributions in accordance with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD (2011) as the site is considered as having been sub-divided.
- 7.133 As the development exceeds 200 dwellings, contributions beyond CIL may therefore 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.

- 7.134 A number of comments have been received from consultees identifying where contributions are required towards infrastructure to accommodate the needs arising from this development (taken as a whole).
- 7.135 Without prejudice to the eventual determination of the planning application, negotiations have been held with the applicant in order to determine the extent of the obligations required to make the development acceptable. These negotiations have been held in line with the advice within the Regulations and the outcome is summarised below.
- 7.136 These obligations are all considered to meet the statutory tests and are compliant with relevant policies and the Developer Contributions SPD: -

Affordable housing:

- 7.137 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. With the proposed number of dwellings being 26 this equates to a total of 10 affordable homes. The policies indicate that provision should be made on site and should seek to achieve a target tenure split of 70% social rented and 30% shared ownership. Policy does however acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations, including viability, will be taken into account. In this instance, no site specific considerations have been submitted and therefore the proposal shall provide policy compliant affordable housing provision at 40%.
- 7.138 Detailed discussions have taken place with the Council's Housing Enabling Officer during consideration of the proposals. The officer has confirmed that the final matter regarding the desire to avoid party walls of different tenure has been met by way of amending the tenure of plot 2; thus plots 2 to 9 will be rented and plots 21 and 22 shared ownership. The officer has noted that as policy allows, this has the added benefit of providing one more rented home and achieves a 80:20 split.

7.139 The Housing Enabling Officer is therefore in support of this tenure split and mix of affordable dwellings proposed. The affordable housing will be secured through the S106 Agreement, to accord with policy LP24 and section A of the Developer Contributions SPD.

Health:

7.140 The Clinical Commissioning Group (CCG) in connection with NHS England has identified a contribution of £230,307 would be required towards healthcare provision, calculated on the average person yield from the number of dwellings provided (being 225 in total).

7.141 The CCG have confirmed that this contribution would be used towards the expansion (extension and refurbishment to increase patient capacity) at Buckden and Little Paxton Surgeries. It is noted that, while no specific surgery has been identified (either Buckden or Little Paxton), the focus to these two surgeries given their shared services in the local area is considered sufficient to meet the needs of the development. Officers consider this financial amount to be the requirement to mitigate the impacts of the development in terms of health provision and would be required in accordance with policy LP4 and section D of the Developer Contributions SPD.

Education:

7.142 The County Council, as Education Authority, have provided a detailed response regarding education capacity relating to early years, primary and secondary education.

7.143 In relation to early years, the population generated by both developments is above the current capacity and therefore contributions have been sought to accommodate the additional 62 early years children, of whom 44 are eligible for free entitlement (equivalent to 22.19 x 30-hour places). CCC will meet the demand for early years in Little Paxton by providing new early years places.

7.144 The County Council have therefore identified a contribution of £413,434.00 would be required towards new early years places in Little

Paxton, calculated on the number, mix and tenure of dwellings provided (being 225 in total).

- 7.145 CCC have confirmed that the developments together generate 64 primary school age children, but that there is capacity at Little Paxton primary school for the foreseeable future based on pupil catchment forecasts, as the school has previously undergone an expansion project (in advance of the 2018 proposals for 199 dwellings).
- 7.146 In relation to secondary education, the developments together have generated 41 secondary school age children. It is noted that whilst Longsands is forecast to have insufficient capacity, the neighbouring school Ernulf is forecast to have surplus capacity over the next ten years and therefore no contributions are necessary to mitigate the impact of this development in relation to secondary education.
- 7.147 The contribution towards early years provision is considered to be required to ensure the development accords with policy LP4 and sections C and G of the Developer Contributions SPD.

Green Space:

- 7.148 In accordance with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD (Part B) proposals are required to provide the development specific land for informal and formal green space.
- 7.149 Based on a scheme of 225 dwellings (adding together the previously consented scheme with that now proposed), with the known size of properties, and the requirements of the Developer Contributions SPD, the overall development generates a requirement in the region of 1.086ha of public open space on site.
- 7.150 For the 26 dwellings currently proposed this amounts to 0.124m² of public open space; the submitted plans illustrate an area of 0.1542ha open space at the north western end of the site, meeting the policy requirement for such.

7.151 Details have been submitted by the applicant to demonstrate that the combined extent of public open space excluding SUDS areas measures 3.011ha, which significantly exceeds the 1.086ha minimum policy requirement for 225 dwellings based upon the housing mix. As such, the on-site open space is provided which complies with policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD. This will be secured along with maintenance of the land through the S106 Agreement. This maintenance would comprise either a commuted sum following the transfer of the green space to the Parish Council or the District Council, or the site will be maintained by a maintenance company that would be set up by the developer and funded through contributions from residents of the site (as per the cascade mechanism in the Developer Contributions SPD). It is noted that the Parish Council has agreed to take on the open space relating to the wider site.

Residential wheeled bins:

7.152 A contribution towards waste would be required, specifically the provision of wheeled bins to serve the residential units. The amount required would be based on a per dwelling calculation, of £175 per dwelling, which equates to a contribution of £4,550. 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.

CIL:

7.153 The development will be CIL liable in accordance with the Council's adopted Charging Schedule. CIL payments will amount to (based on current rates) circa £356,931.

S106 Summary:

7.154 Overall, of the obligations that have been identified and requested, the following are considered to meet the tests in 122 of the CIL Regulations

and would accord with policy LP4. They are recommended to be sought through a S106 legal agreement in the event of a resolution to approve;

- That 40% of the dwellings to be erected are affordable (with eight (80%) properties to be provided as affordable rented properties and two (20%) shared ownership properties.
- £230,307.00 towards the expansion of existing GP surgeries (Buckden and Little Paxton).
- £413,434.00 towards early years education.
- A contribution of £175 per dwelling towards the provision of bins.
- Informal open space provision on site alongside management and maintenance.

Other Matters

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

8. Planning Balance and Conclusions

8.1 The application must be considered in accordance with the statutory tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004, namely, determined in accordance with the Development Plan unless material considerations indicate otherwise. 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 The NPPF has at its heart the presumption in favour of sustainable development (para 11) and requires the approval of development proposals that accord with an up-to-date development plan without delay. The presumption in favour of sustainable development requires

proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. When considered in the round, the proposal would contribute to the economic, environmental and social dimensions of sustainability.

- 8.3 Consideration has been given to the points previously in this report but can be summarised as below.
- 8.4 In terms of the economic dimensions of sustainable development, the proposal would contribute towards economic growth, including job creation – during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services / facilities. There will also be Council Tax receipts arising from the development.
- 8.5 Regarding the social dimension, the site appears to have no significant constraints and is deliverable. It would also increase the supply of housing. There is a local and district identified need for both private and affordable housing and whilst the Council can demonstrate a 5 year supply of deliverable housing land, the provision of market housing and a 40% affordable provision on the application site would amount to a moderate benefit in terms of providing a greater flexibility to the supply of housing. The proposals would also make provision for green space and maintenance, contributions towards healthcare and education and community facilities through the Community Infrastructure Levy.
- 8.6 In terms of the environmental dimension of sustainable development, the proposal offers visual enhancement of the existing site, the delivery of green space and a net gain in biodiversity. The visual impacts of the development are considered to be acceptable and the impacts from the adjacent noise sources (A1) would be made satisfactory for new residents. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities and services and facilities within Little Paxton and the wider St Neots Spatial Planning Area; accessible by sustainable transport modes.

8.7 Having fully assessed all three objectives of sustainable development; economic, social and environmental within this report it is concluded that the development of this site will:

- Provide a supply of affordable and market housing within a sustainable location to help meet needs from current and future generations;
- Maximise opportunities for use of public transport, walking and cycling;
- Minimise pollution;
- Manage flood risk, drainage, contamination and health and safety risks effectively;
- Proposes access arrangements and a layout, appearance and scale of development that is acceptable in design terms;
- Provide housing which would provide a high standard of amenity for future occupiers;
- Have no adverse impacts on features of landscape or ecological value whilst enabling net gains in biodiversity to be achieved;
- Provide appropriate infrastructure to meet the needs generated by the development.

8.8 The application is considered to accord with adopted local and national policy, and appropriate conditions and planning obligations are capable of being imposed that will control the development and ensure infrastructure delivery (contributions) come forward at appropriate times to mitigate for the impacts of the development.

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

1. Details of the landscaping (reserved matters) to be submitted prior to any commencement of works and within 3 years of date of permission.
2. Commencement within 2 years of reserved matters landscaping approval.
3. Accordance with approved plans.
4. Site levels to be submitted as part of REM.
5. Materials compliance.
6. Bin collection points detail and location to be submitted.
7. Cycle sheds in accordance with approved details prior to occupation.

8. Obscure glazing to all bathrooms / ensuites and restricted openings of bathroom window at plot 23.
9. Noise mitigation (window specification and ventilation / acoustic fencing).
10. Unexpected contamination.
11. Detailed surface water drainage scheme.
12. Surface water run off measures during construction
13. Fire hydrants details.
14. External lighting details.
15. Roads to be constructed to binder course prior to first use.
16. Construction details of roads, footways and cycleways.
17. Travel plan / residential welcome packs compliance.
18. Visibility splays provided prior to occupation.
19. Biodiversity enhancements.
20. Ecology report compliance.
21. Construction Environmental Management Plan to be submitted.
22. All dwellings to conform to M4(2) building regulations.
23. All dwellings to accord with water efficiency standard in Part G of building regulations.
24. Tree protection measures in accordance with approved details.
25. Tree no dig surfacing in accordance with approved details.
26. No vegetation clearance between 1st March and 31st August.
27. Details of lockable features on emergency access.

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 **Laura Fisher, Senior Development
Management Officer**

laura.fisher@huntingdonshire.gov.uk

Laura Fisher

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 21 October 2022 08:35
To: DevelopmentControl
Subject: Comments for Planning Application 22/01594/OUT

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/10/2022 8:34 AM from Mrs Jenny Gellatly.

Application Summary

Address:	Land At Riversfield Great North Road Little Paxton
Proposal:	Development of up to 31 dwellings. All matters reserved
Case Officer:	Laura Fisher

[Click for further information](#)

Customer Details

Name:	Mrs Jenny Gellatly
Email:	clerk@littlepaxtonparishcouncil.gov.uk
Address:	11 Hayling Avenue, Little Paxton, St Neots PE19 6HG

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	So while the Parish Council has no objection to houses on this area of land, we feel we must repeat the comments made by HDC in the Planning Advise letter and say that we could not approve the plan as it stands at present.

Kind regards

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 22/01594/OUT
Date: 05 January 2024 14:28:09

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/01/2024 2:28 PM from [REDACTED]

Application Summary

Address:	Land At Riversfield Great North Road Little Paxton
Proposal:	Outline application including matters of access, appearance, layout and scale (landscaping reserved for future consideration) for 26 dwellings
Case Officer:	Laura Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Recommend objection

While the Parish Council has no objection to houses on this area of land and reiterates the advice in Planning Authority's letter to the developer dated 12 October 2021 and noting that should planning permission be given, then the development be properly considered as an enlargement of the existing housing estate and subject to CIL for 225 dwellings.

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/03/2024 8:05 AM from Mrs Jenny Gellatly.

Application Summary

Address:	Land At Riversfield Great North Road Little Paxton
Proposal:	Outline application including matters of access, appearance, layout and scale (landscaping reserved for future consideration) for 26 dwellings
Case Officer:	Laura Fisher

[Click for further information](#)

Customer Details

Name:	Mrs Jenny Gellatly
Email:	clerk@littlepaxtonparishcouncil.gov.uk
Address:	1 Hayling Avenue, Little Paxton, St Neots PE19 6HG

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	It was agreed that the planning application will have no detrimental impact on either the area or neighbouring properties.

Kind regards

SCHEDULE OF PLANNING APPLICATIONS – 04 October 2022

No.	Reference	Development	SNTC Decision	Notes
S1	22/01842/OUT	Mr Scarr Land At 8 Cambridge Gardens St Neots New Dwelling	Object	Inappropriate development Effect on the conservation area
S2	22/01908/HHFUL	Mr Stephen Wright 1 Langwood Close Eaton Ford St Neots Erection of two storey side extension	Approve	In keeping with locality Improves the property Fits in with local street scene
S3	22/01998/FUL	Mr David Werrett Land Rear Of 147A Crosshall Road Eaton Ford Proposed erection of 2 x three storey 5-bedroom detached houses including access, carports and associated parking.	Object	See minute 052 of the attached agenda. 15 local residents in attendance who wish to speak about their concerns and objections to the proposed development. Overlooking property gardens which abut the south and west boundaries of the proposed development (Milton Avenue and Stevenson Court). Significant loss of various specimens of trees including over 41 specimens of poplar trees. HDC records show three protected trees within the proposed development (Tree Preservation Order ref TPO/015) an Elm, an Oak and a Norway (presumably a spruce), however these trees do not appear on the impact assessment nor are they mentioned within the report itself. Effect on the conservation area. Layout and density of building. Nature conservation – impact the proposed development will have on the biodiversity of the site and wider area. Residents asked that SNTC pass on the following concerns: <ul style="list-style-type: none"> • No public notice being displayed near the proposed site. • Neighbour consultations arrived late and some abutting the site have yet to receive a neighbour consultation. • The consultation time scales do not give residents enough time to respond.

SCHEDULE OF PLANNING APPLICATIONS – 04 October 2022

No.	Reference	Development	SNTC Decision	Notes
S4	22/02025/HHFUL	Mr Lawrence 45 Manor Grove St Neots PE19 1PP Replacement of flat roof with pitched roof to front porch and side elevation.	Approve	Improves the property. Makes efficient use of its site.
S5	22/01309/FUL	AJB Homes & Utilities Ltd 2 Queens Court Eaton Socon St Neots Erection of two x two-bedroom homes and associated works	Approve Cllr Slade abstained	Makes efficient use of its site. In keeping with locality.
S6	22/01594/OUT	James Caffrey - Bloor Homes Land At Riversfield Great North Road Little Paxton Development of up to 31 dwellings. All matters reserved	Approve Cllrs Pitt, Laycock and Kumar abstained	Makes efficient use of its site. Within a sustainable location.
S7	22/01910/TREE	Maciej Adamczyk Cambridge County Council Street Record Footpath Between St Marys Church and Peppercorn Lane Eaton Socon Proposal: T1 is the ash tree to crown lift to 3.5m above ground level this is under a tpo and the reasons for the works are to ensure the public footpath is clear and flowing and does not have obstructions. T2 is the Ash tree to crown reduce to give 2-3m clearance to the neighbouring property the Ash tree is not currently touching the property but does overhang the neighbouring property boundary line and it is prudent to prevent the tree from touching the property. I believe the home owners may of also raised the issue with the council. G1 is a hedge at the end of stratford place and has been allowed to grow out of control so reducing it down is prudent especially as it will allow pedestrins to see over the hedge in to stratford place for when they walk between the to. G2 is a section of Hedge and	Approve Cllr Laycock abstained	Committee members request that when the tree works are carried out that the paths are cleared back to their original width.

SCHEDULE OF PLANNING APPLICATIONS – 04 October 2022

No.	Reference	Development	SNTC Decision	Notes
		<p>occasional sing trees that has out grown the space and got to tall the plan is to bring them down to the fence height approx. 6 ft again I believe the home owners have raised the issue with the council. All of the maps have a light black line showing the path where we intend to crown lift to 2.5m above ground level and cut back to the edge of the path to allow free flow of pedestrians along the path.</p>		

Committee Chairperson

Schedule of Planning Applications – 9th January 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	23/02471/LBC	Robert Haselwimmer Tudor House, St Marys Street Eynesbury Improvements of entrance to include new pier caps and repairs to wall. Security gates. Insertion of new gate to the rear garden of Tudor House	Approved	Improves the property. Enhance the Character of the conservation area.
The following application/s are in a conservation area				
S2	23/02430/CLED	Mr Wicks Land At 516 Great North Road Eaton Ford Creation of access with gate and new fencing to amenity land	Noted	Members queried whether vehicle access was permitted as there was no dropped kerb present. Members asked that the planning authority advise if the lack of a dropped kerb prohibits vehicle access.
S3	23/02262/HHFUL	Mr Francis 20 Shaftesbury Avenue, St Neots PE19 1JY Erection of a garden Room in the rear garden	Approved	Makes efficient use of its site. Minimum impact on neighbours.
All other applications				
S4	22/01594/OUT	James Caffrey – Bloor Homes Land At Riversfield, Great North Road, Little Paxton Outline application including matters of access, appearance, layout and scale (landscaping reserved for future consideration) for 26 dwellings	Approved	Members only support the application if all the consultee comments are addressed. Members support Little Paxton Parish Council comments relating to the development be properly considered as an enlargement of the existing housing estate and subject to CIL for 225 dwellings.
S5	23/01507/FUL	Mr S Dix Low Carbon Solar Park 30 Ltd Land South Of Abbotsley Country Homes, Drewels Lane, Abbotsley Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway	Approved	Subject to consultee comments being addressed by the applicant. St Neots Town Council supports the generation of low carbon electricity locally.
S6	23/02369/HHFUL	David Harding 23 Belland Hill, St Neots, PE19 6AJ Erection of two storey and first floor side extensions and single storey rear extension to dwelling.	Approve	Improves the Property. We consider that the proposal would assimilate itself to the existing part of the town.

Schedule of Planning Applications – 9th January 2024

No.	Reference	Development	SNTC Decision	Notes
S7	23/02432/HHFUL	Mr Murat Gaygusuz 26 Gainsborough Avenue Eaton Ford, St Neots, PE19 7RJ Erection of single storey extension to rear of dwelling.	Approved	Improves the property. Efficient use of the site.
S8	23/02459/ADV	Paul Murfin Urban&Civic and Wintringham Partners LLP Wintringham Park Cambridge Road, St Neots Erection of V Board Sign	Approved	Will have no negative impact on the wider landscape character of the area.

Chairperson

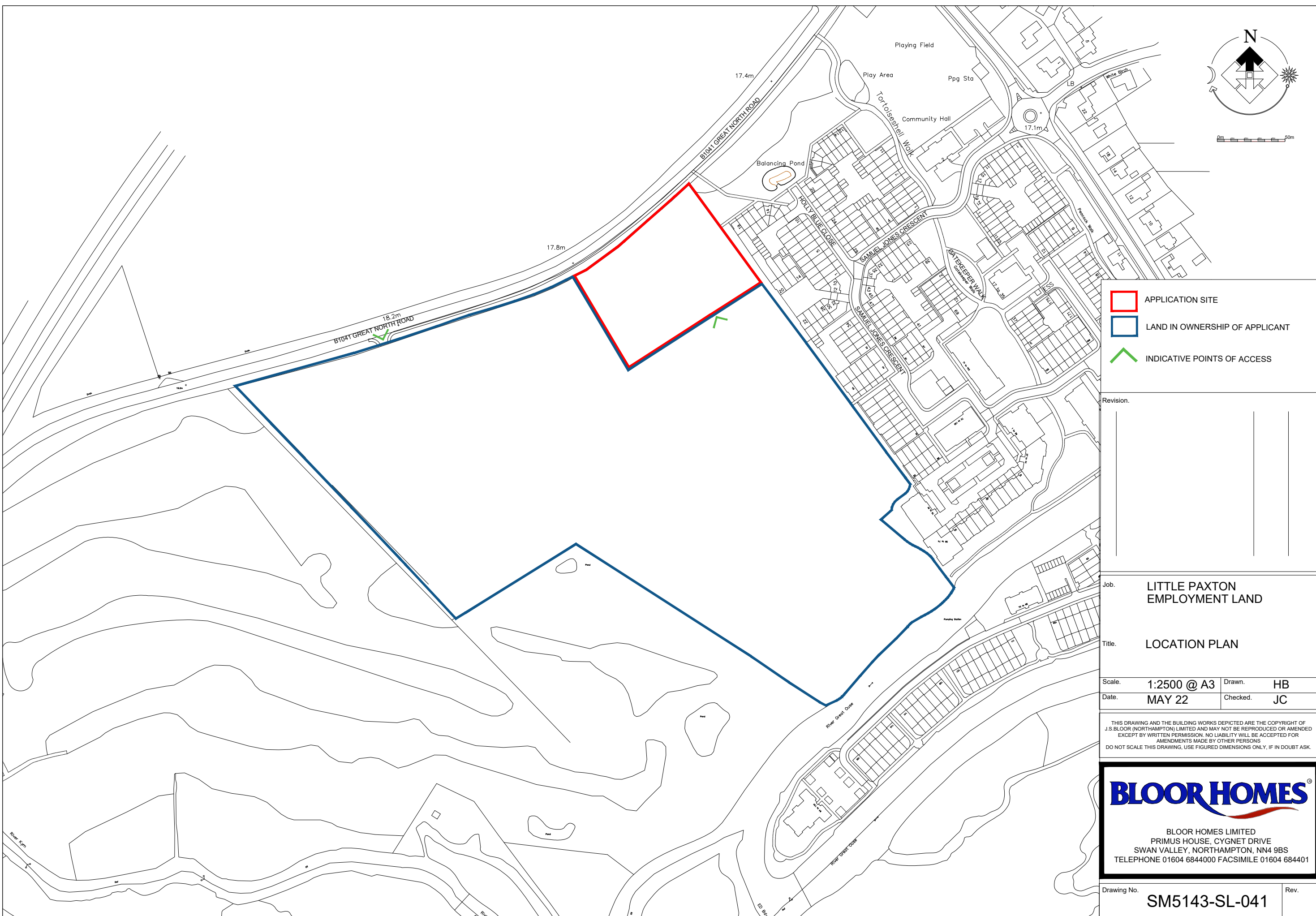
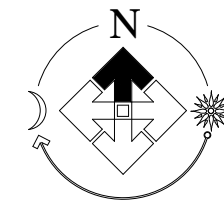
Schedule of Planning Applications – 12th March 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
S7	22/01594/OUT	Land At Riversfield Great North Road, Little Paxton Outline application including matters of access, appearance, layout, and scale (landscaping reserved for future consideration) for 26 dwellings.	NOTED	Members would like all other statutory consultees to also be in support of the application. Members support the comments made by other statutory consultees to date.

Schedule of Planning Applications – 12th March 2024

No.	Reference	Development	SNTC Decision	Notes
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Chairperson



- APPLICATION SITE
- LAND IN OWNERSHIP OF APPLICANT
- ↗ INDICATIVE POINTS OF ACCESS

Revision.	

Job. **LITTLE PAXTON
EMPLOYMENT LAND**

Title. **LOCATION PLAN**

Scale. 1:2500 @ A3	Drawn. HB
Date. MAY 22	Checked. JC

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BLOOR HOMES[®]

BLOOR HOMES LIMITED
PRIMUS HOUSE, CYGNET DRIVE
SWAN VALLEY, NORTHAMPTON, NN4 9BS
TELEPHONE 01604 6844000 FACSIMILE 01604 684401

Drawing No. SM5143-SL-041	Rev.
----------------------------------	------



Balancing Pond

2 No. Demountable bollards to control vehicular access



Accommodation Schedule				
Little Paxton Employer Based On: 0				
Private 61.5%				
Type	Beds	Storeys	No	
Ludlow	2	2	1	
Birchwood	2	2	3	
Lutterworth	3	2	3	
Keswick	3	2	4	
Warwick	4	2	3	
Dorchester	4	2	2	
				16
Rent 30.8%				
Type	Beds	Storeys	No	
M42-2B4P Sedley	2	2	4	
M42-3B5P Southey	3	2	3	
Skoul	3	2	1	
				8
Shared 7.7%				
Type	Beds	Storeys	No	
M42-3B5P Southey	3	2	2	
				2
Total 26				

■ DENOTES SECTION 104 SEWER EASEMENT

Revision.			
A	Updated to reflect urban designer & housing enabling officers comments 20/12/2022	07.03.23	HB
B	Updated to reflect urban designer & housing enabling officers comments 17/03/2023	23.03.23	HB
C	Updated to reflect urban designer & housing enabling officers comments 07/09/2023	13.09.23	HB
D	Updated following meeting with planning officer 21/09/2023	17.10.23	HB
E	Updated following meeting with planning officer 17/11/2023	28.11.23	HB
F	Visitor bay near Plot 18 moved back behind service margin. Bollard control added to emergency access	25.01.24	WW
G	Affordable housing mix amended.	20.03.24	WW

Job: COMMERCIAL AREA LITTLE PAXTON

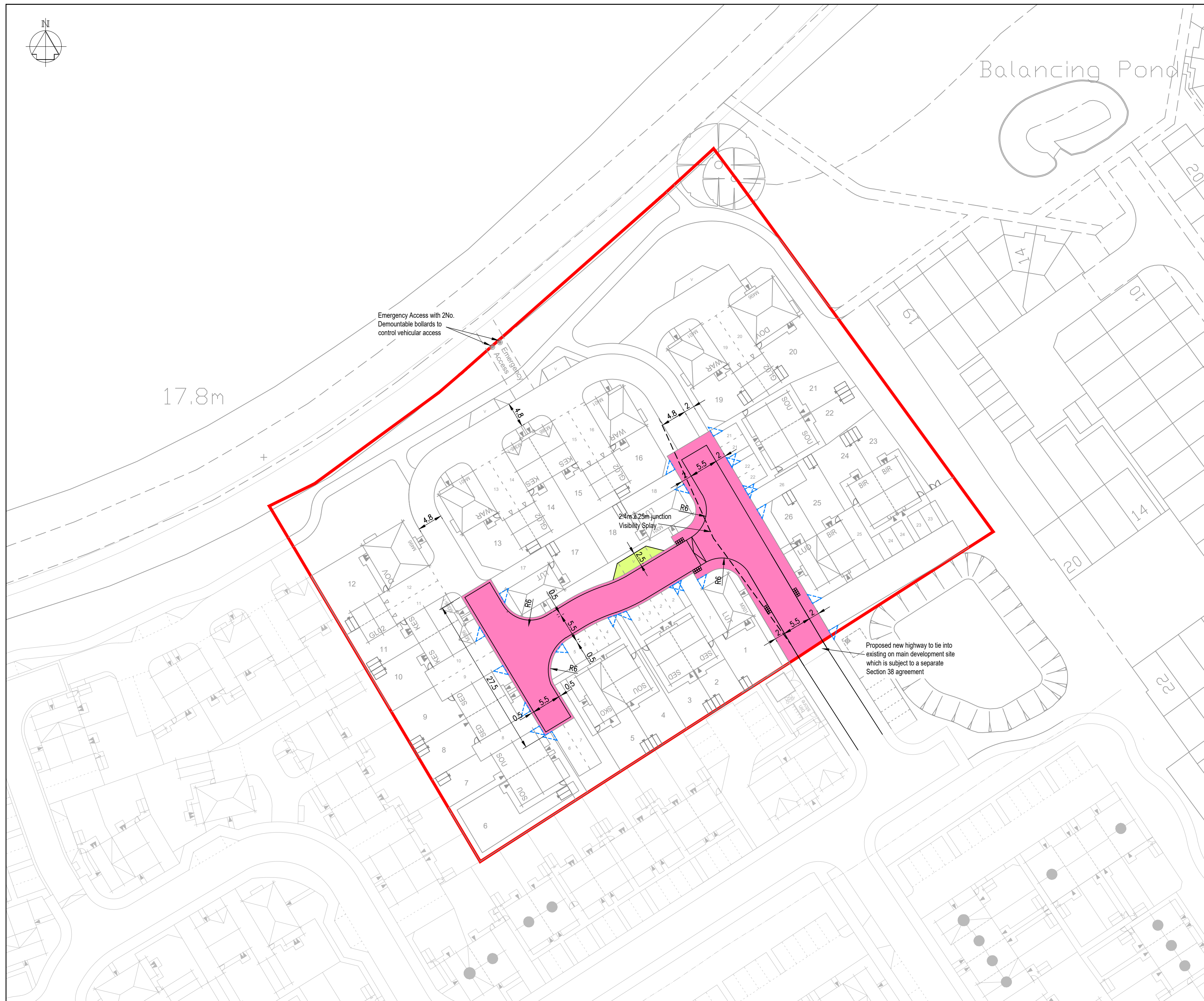
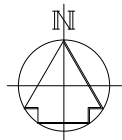
Title: SITE LAYOUT

Scale: 1:500 @ A2 Drawn: HB
Date: MAR 2023 Checked: DP

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 SWAN VALLEY, NORTHAMPTON, NN4 9BS
 TELEPHONE 01604 6844000 FACSIMILE 01604 684401

Drawing No. SM05413-SL-001 Rev. G



Notes

1. This drawing is strictly for discussion purposes only and is subject to detailed design, not to be used for construction.
2. The exact extent of adoption is to be agreed through the Section 38 technical vetting stage and alterations to the extent will be agreed with Cambridgeshire County Council during this process.

KEY

- Proposed Areas for adoption by Cambridgeshire County Council as part of Section 38 Agreement
- Junction Visibility Splays (as dimensioned on plan)
- Pedestrian to Vehicle Visibility Splays
- Visitor Parking Bays to be Owned and Maintained by Management Company

Revision.

A	Revised layout added (Rev E)	30.11.23	WW
B	Revised layout added (Rev F)	25.01.24	WW

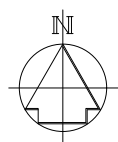
**LITTLE PAXTON
EMPLOYMENT LAND**

**PROPOSED HIGHWAY
ADOPTION PLAN**

DATE: **24.08.2023**
 SCALE: **1:500 @ A2**
 DRAWN: **KA**
 CHECKED: **WW**



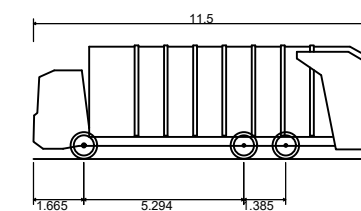
BLOOR HOMES SOUTH MIDLANDS
 BEWICK HOUSE, 6 CYGNET DRIVE
 SWAN VALLEY, NORTHAMPTON, NN4 9BS
 TELEPHONE 01604 684400 FACSIMILE 01604 684401



Balancing Pond

17.8m

VEHICLE DETAILS:



Eagle Elite 2 6x4 non rear steer, 11.5m long

Overall Length	11.500m
Overall Width	2.530m
Overall Body Height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	11.550m

Revision.

A	Revised layout used (Rev D)	30.11.23	WW
B	Revised layout used (Rev F)	25.01.24	WW

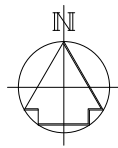
LITTLE PAXTON
EMPLOYMENT LAND

REFUSE VEHICLE
TRACKING PLAN

DATE: 30.08.2023
 SCALE: 1:500 @ A2
 DRAWN: JEP
 CHECKED: WW



BLOOR HOMES SOUTH MIDLANDS
 BEWICK HOUSE, 6 CYGNET DRIVE
 SWAN VALLEY, NORTHAMPTON, NN4 9BS
 TELEPHONE 01604 684400 FACSIMILE 01604 684401



- Notes**
1. This drawing is strictly for discussion and initial costing purposes only and is subject to detailed design.
 2. The levels shown on this drawing are subject to variation through the detailed design.
 3. This drawing is NOT to be used for construction purposes.

- FFL 17.800 Proposed Finished Floor Level
- FFL 17.800 Existing Finished Floor Level on Main Development Site
- 17.80 Proposed Finished Level
- 1:80 Proposed Gradient
- (L) Level Access to ALL front doors
- (S)^{x1} Stepped access to rear gates (number of steps shown)

THE LEVELS ON THIS DRAWING ARE PRELIMINARY AND ARE SUBJECT TO MINOR VARIATION THROUGH THE DETAILED DESIGN STAGES

Revision.

A	Revised layout added (Rev E)	30.11.23	WW
B	Revised layout added (Rev F), Additional level details added	25.01.24	WW

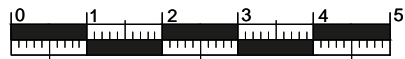
**LITTLE PAXTON
EMPLOYMENT LAND**

**INDICATIVE FINISHED
FLOOR LEVELS PLAN**

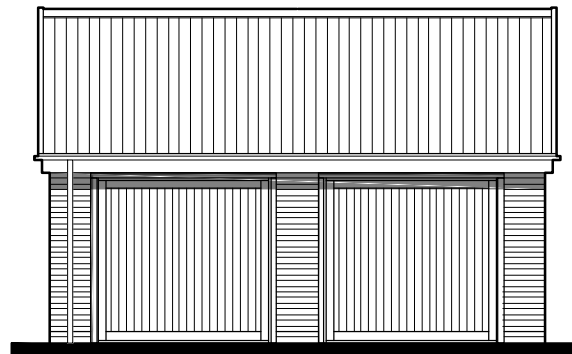
DATE: 30.08.2023
SCALE: 1:500 @ A2
DRAWN: JEP
CHECKED: WW

BLOOR HOMES[®]

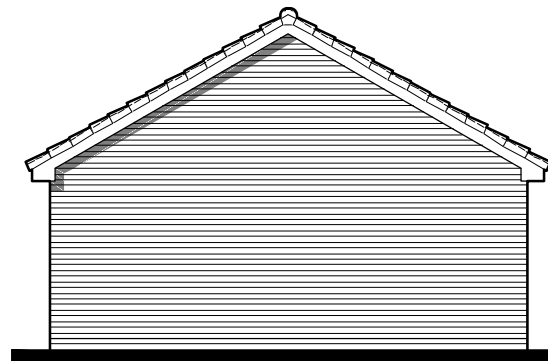
BLOOR HOMES SOUTH MIDLANDS
BEWICK HOUSE, 6 CYGNET DRIVE
SWAN VALLEY, NORTHAMPTON, NN4 9BS
TELEPHONE 01604 684400 FACSIMILE 01604 684401



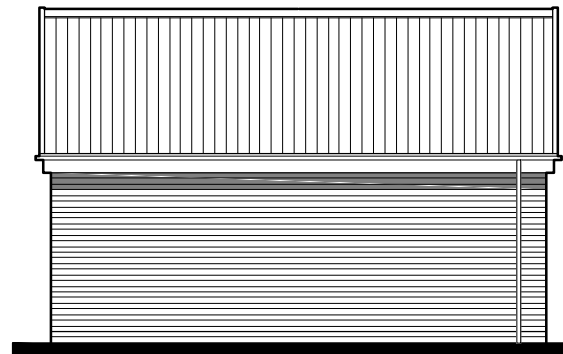
Scale 1:100



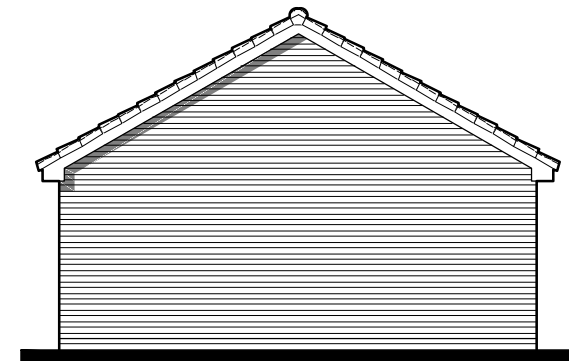
FRONT ELEVATION



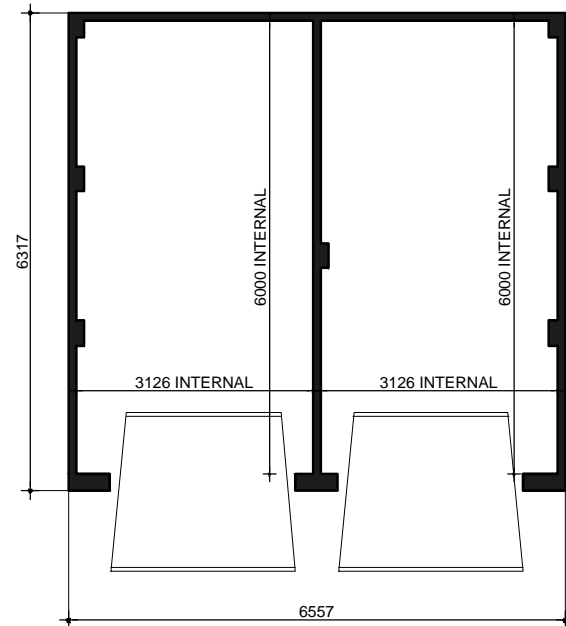
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

Single (2)

BRICK
GL02.PL-01

DATE: APRIL 2019 REV:
SCALE: 1:100 @ A3

DRAWN: KS
CHECKED: GPM

BLOOR HOMES

LITTLE PAXTON
EMPLOYMENT
LAND

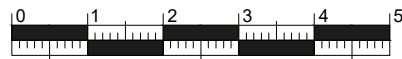
HOUSE TYPE PACK

NOVEMBER 2023

BLOOR HOMES

Little Paxton Employment Land (1-26)

Plot	House type	Character	Elevation Style	As Standard(AS) /Opposite(OPP)	Elevation Drawing Number
1	Lutterworth	Classics	Brick	As	M301.PL-01
2	Sedley	Classics	Brick	As	M2B4P.PL-01
3	Sedley	Classics	Brick	As	M2B4P.PL-01
4	Southey	Classics	Brick	As	M868.PL-01
5	Skoul	Classics	Brick	As	M868.PL-01
6	Southey	Classics	Brick	As	M3B5P.PL-01
7	Southey	Classics	Brick	As	M3B5P.PL-01
8	Sedley	Classics	Brick	As	M2B4P.PL-01
9	Sedley	Classics	Brick	As	M2B4P.PL-01
10	Keswick	Classics	Brick	As	M386.PL-01
11	Keswick	Classics	Brick	As	M386.PL-01
12	Dover	Classics	Brick	As	M496.PL-01
13	Warwick	Classics	Brick	As	M401.PL-01
14	Keswick	Classics	Brick	As	M386.PL-01
15	Keswick	Classics	Brick	As	M386.PL-01
16	Warwick	Classics	Brick	Opp	M401.PL-01
17	Lutterworth	Classics	Brick	Opp	M301.PL-01
18	Lutterworth	Classics	Brick	As	M301.PL-01
19	Warwick	Classics	Brick	As	M401.PL-01
20	Dover	Classics	Brick	Opp	M496.PL-01
21	Southey	Classics	Brick	As	M3B5P.PL-01
22	Southey	Classics	Brick	As	M3B5P.PL-01
23	Birchwood	Classics	Brick	As	M372_372-1.PL-01
24	Birchwood	Classics	Brick	As	M372_372-1.PL-01
25	Birchwood	Classics	Brick	As	M807.PL-01
26	Ludlow	Classics	Brick	As	M807.PL-01

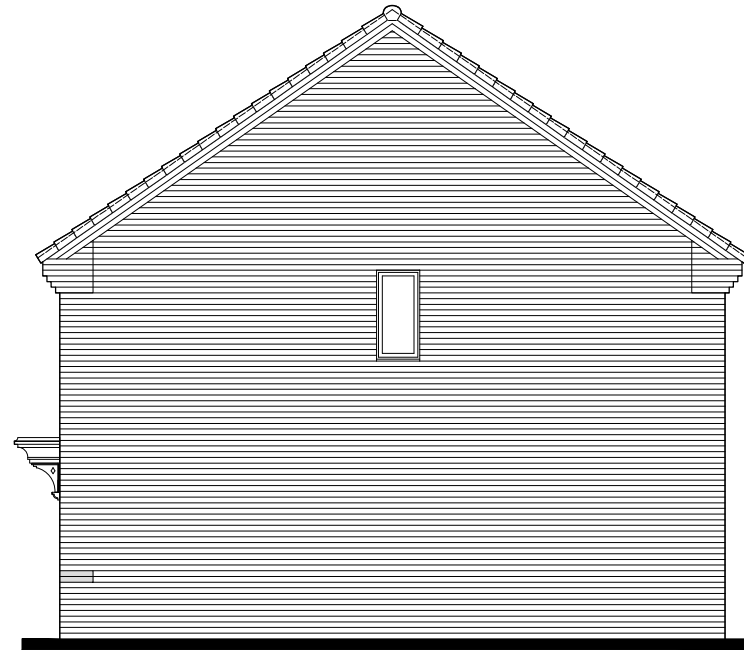


Scale 1:100



CLA372
FRONT ELEVATION

CLA372-1

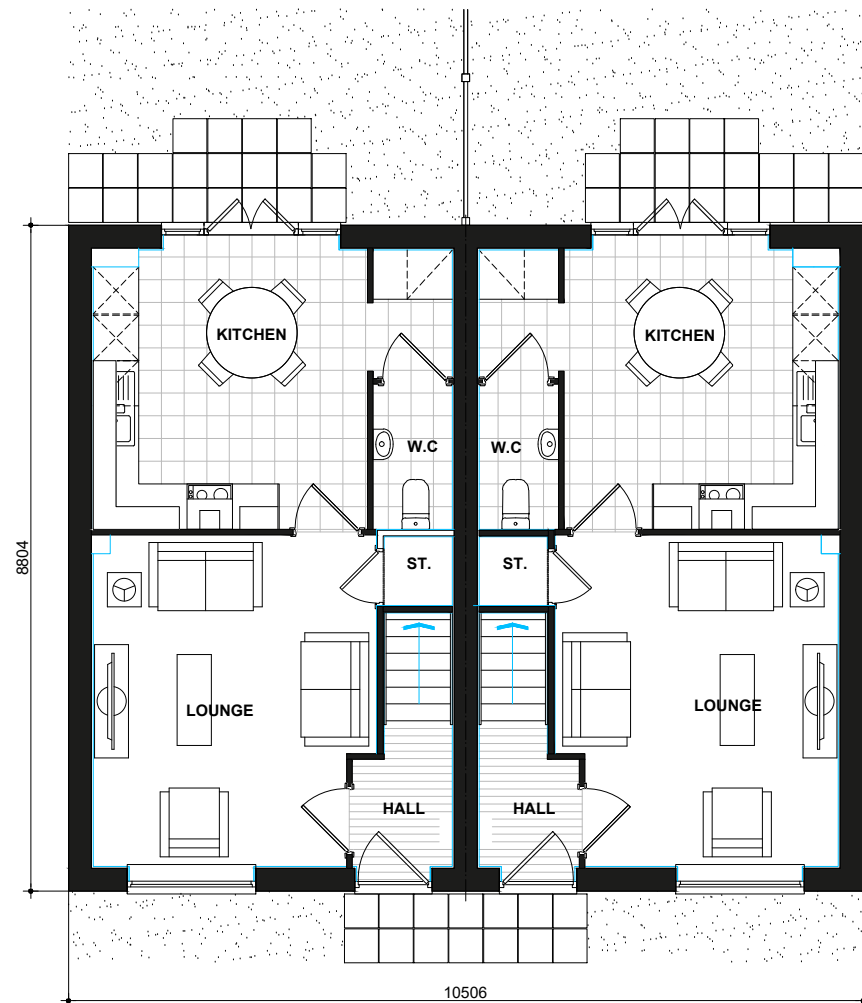


CLA372-1
SIDE ELEVATION



CLA372-1
REAR ELEVATION

CLA372



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BIRCHWOOD

CLA BRICK

372_372-1.PL-01

DATE: JUN 2023

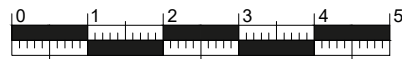
REV:

SCALE: 1:100 @ A3

DRAWN: MW
CHECKED: GPM

78.72m²
847ft²

BLOOR HOMES



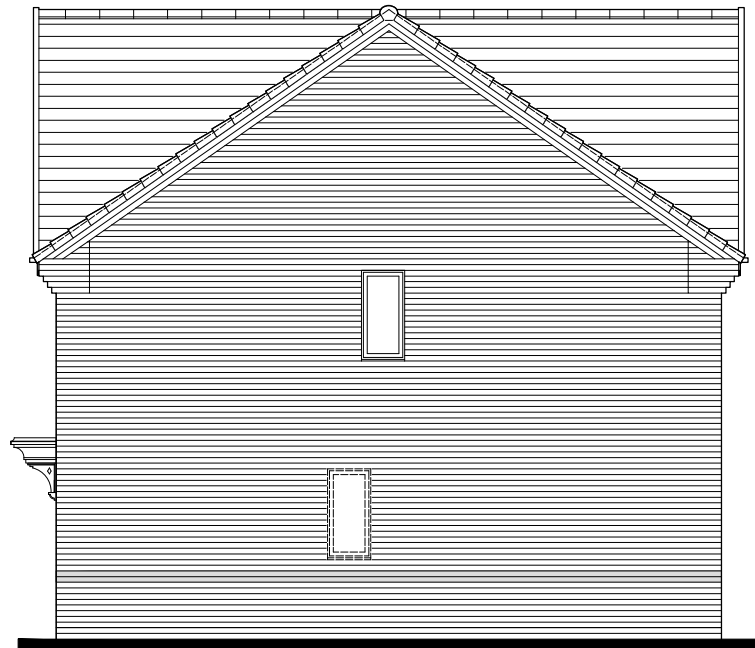
Scale 1:100



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

LUDLOW BIRCHWOOD

CLA BRICK
807.PL-01

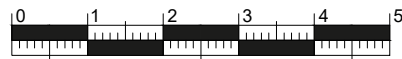
DATE: JUN 2023 REV:

SCALE: 1:100 @ A3

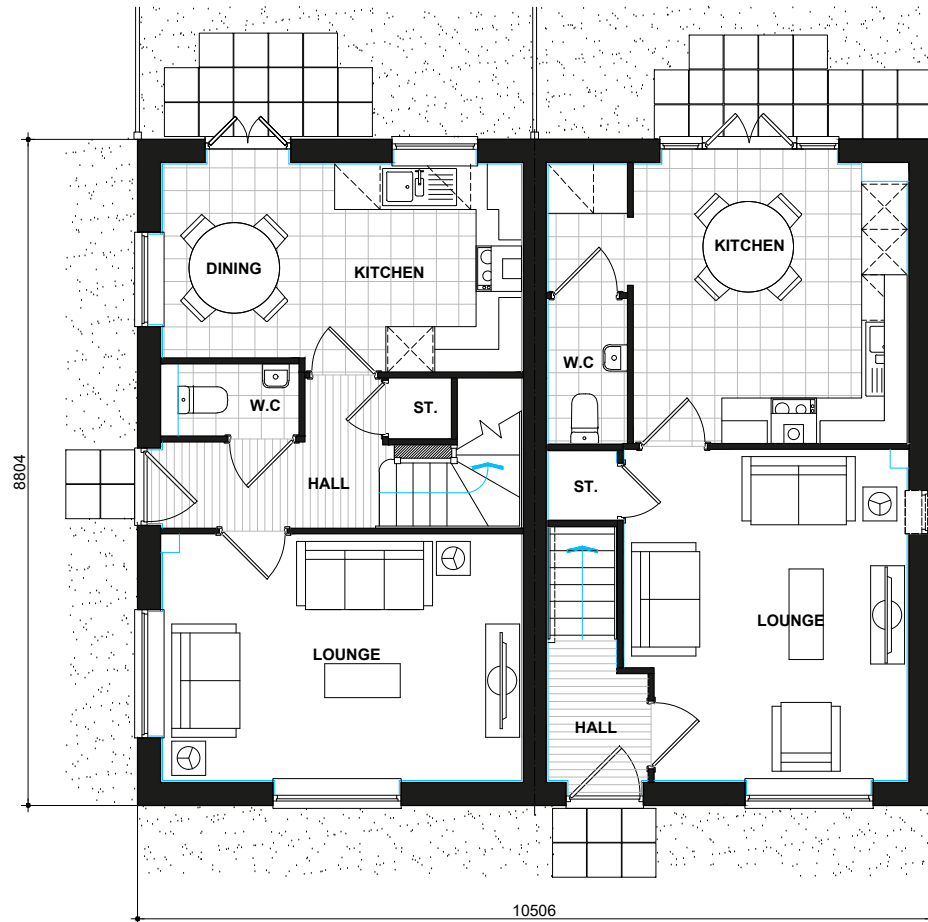
DRAWN: RW 78.72 m²/847 ft²

CHECKED: GPM 78.72m²/847ft²

BLOOR HOMES



Scale 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LUDLOW BIRCHWOOD

807.PL-09

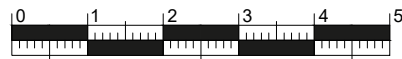
DATE: JUN 2023 REV:

SCALE: 1:100 @ A3

DRAWN: RW 78.72 m²/847 ft²

CHECKED: GPM 78.72m²/847ft²

BLOOR HOMES



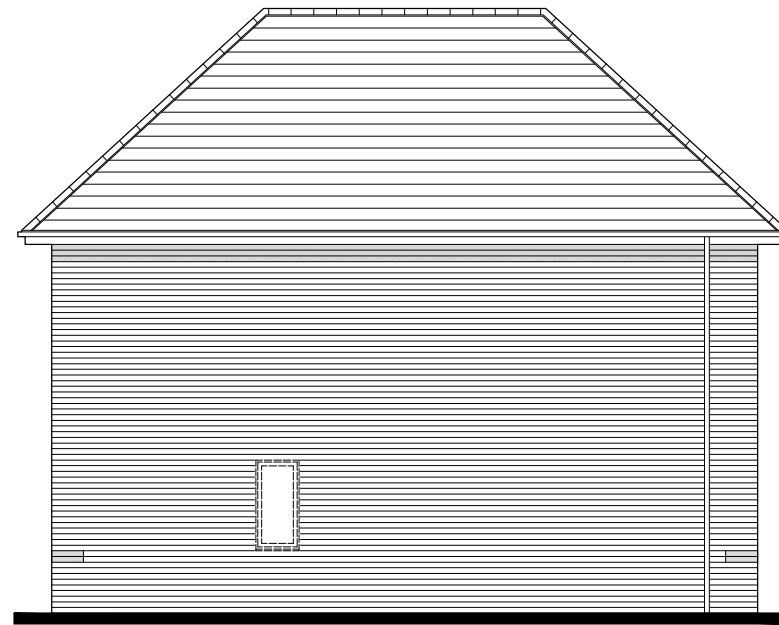
Scale 1:100



CLAM301
FRONT ELEVATION



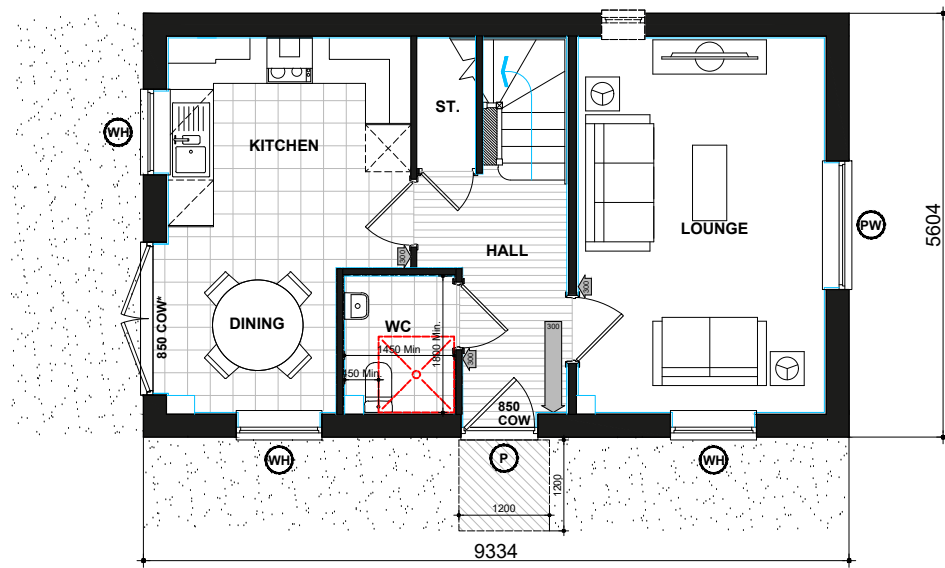
CLAM301
SIDE ELEVATION



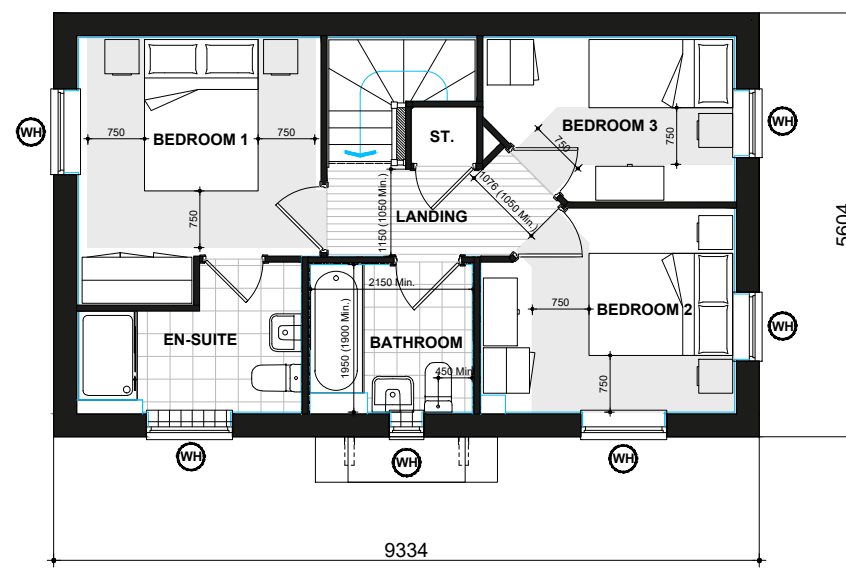
CLAM301
REAR ELEVATION



CLAM301
SIDE ELEVATION



M301
GROUND FLOOR PLAN



M301
FIRST FLOOR PLAN

(P) (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - 1 OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.) DOOR REVEAL DEPTH MAX 200MM TO DOOR FACE WHEN CLOSED.

850 COW DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

750 COW DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.

NOTE : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

LEVEL EXTERNAL LANDING IS COVERED BY PORCH. MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE

300 DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

300 DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

1200 1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

(PW) (DENOTES : PRINCIPLE LIVING SPACE. GLAZED DOOR OR WINDOW CILL TO START MAX. 850mm AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)

(WH) (DENOTES : ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)

BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:
 • MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
 • HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

ALL WALLS, DUCTS AND BOXINGS TO THE WC/CLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²

ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:
 KSB - KING SIZE BED 1500 X 2000
 DB - DOUBLE BED 1900 X 1350
 SB - SINGLE BED 900 X 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

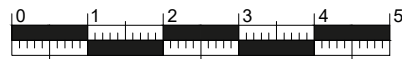
REFER TO DETAILS [IS906.1](#) & [IS906.2](#) FOR FURTHER INFORMATION.

**LUTTERWORTH
 CLA BRICK
 M301.PL-01**

DATE: JUN 2023 REV:
 SCALE: 1:100 @ A3

DRAWN: JC 87.30.m²
 CHECKED: GPM 940ft²





Scale 1:100



CLAM386
FRONT ELEVATION

CLAM386-1

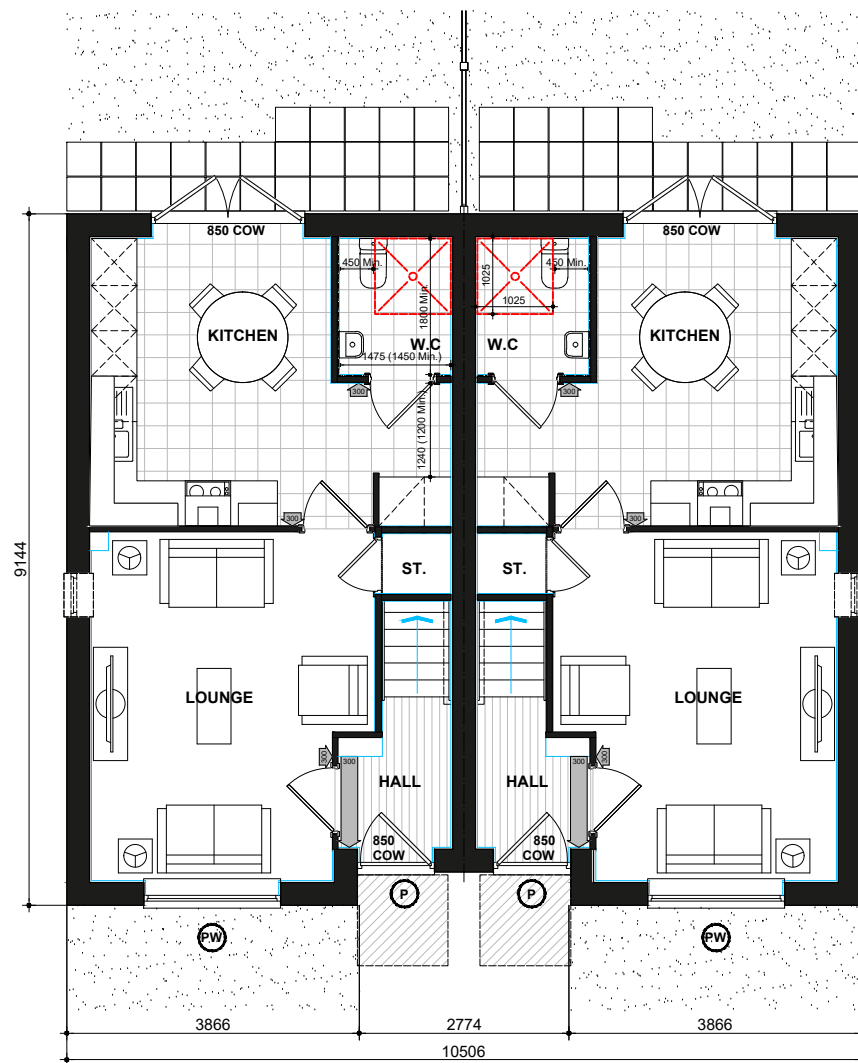


CLAM386-1
SIDE ELEVATION



CLAM386-1
REAR ELEVATION

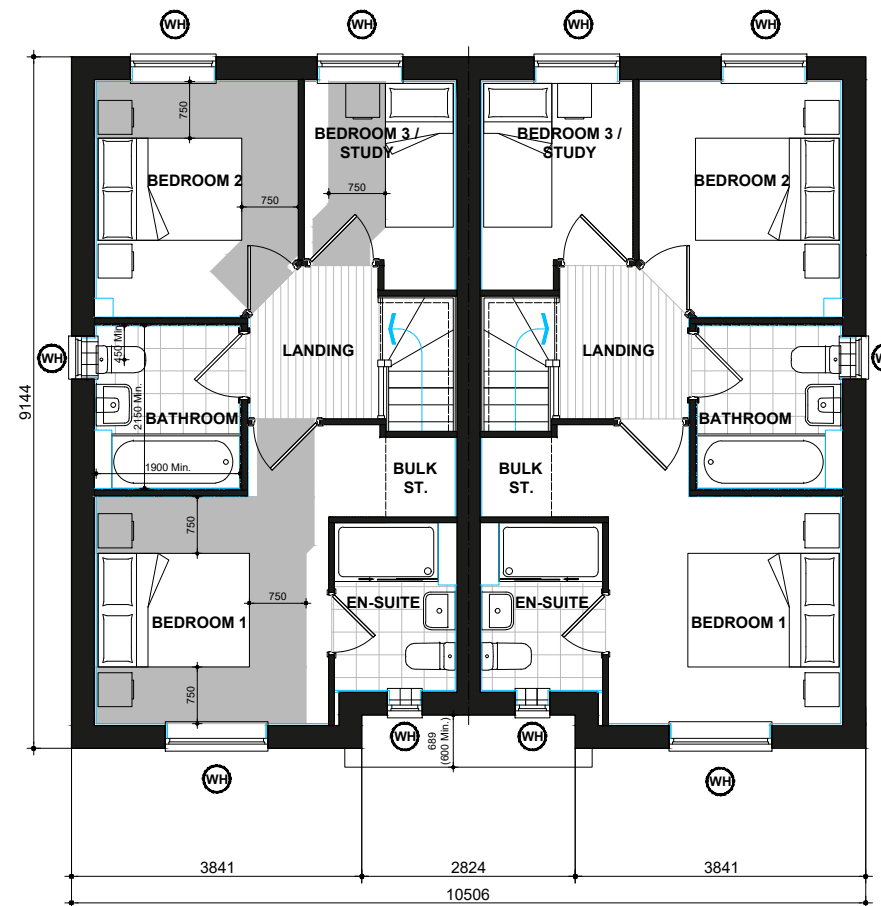
CLAM386



M386
GROUND FLOOR PLAN

M386-1

- P** (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A-1 OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.) DOOR REVEAL DEPTH MAX 200MM TO DOOR FACE WHEN CLOSED.
- DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.
- DOUBLE DOORS NOT CLASSIFIED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.
- NOTE** : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.
- LEVEL EXTERNAL LANDING IS COVERED BY PORCH, MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.
- NIB** (DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.
- DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.
- 1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.
- PW** (DENOTES : PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)
- WH** (DENOTES : ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)
- BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:
 - MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
 - HAVE SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE
- ALL WALLS, DUCTS AND BOXINGS TO THE WC/CLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²
- ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.
- BED REFERENCES:**
 - KSB - KING SIZE BED 1500 X 2000
 - DB - DOUBLE BED 1900 X 1350
 - SB - SINGLE BED 900 X 1900
- DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.
- SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.
- REFER TO DETAILS [IS906.1](#) & [IS906.2](#) FOR FURTHER INFORMATION.



M386
FIRST FLOOR PLAN

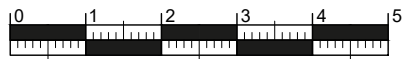
M386-1

KESWICK
CLA BRICK
M386.PL-01

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: JC 80.60m²
CHECKED: GPM 868ft²





Scale 1:100



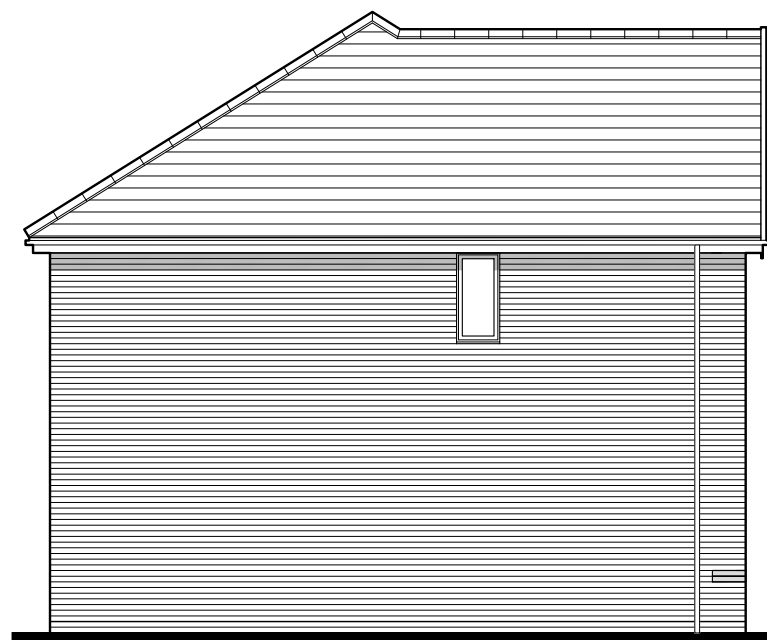
CLAM401
FRONT ELEVATION



CLAM401
SIDE ELEVATION



CLAM401
REAR ELEVATION



CLAM401
SIDE ELEVATION

WARWICK
BRICK
M401.PL-01

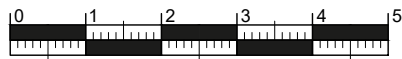
DATE: JUN 2023
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REV:

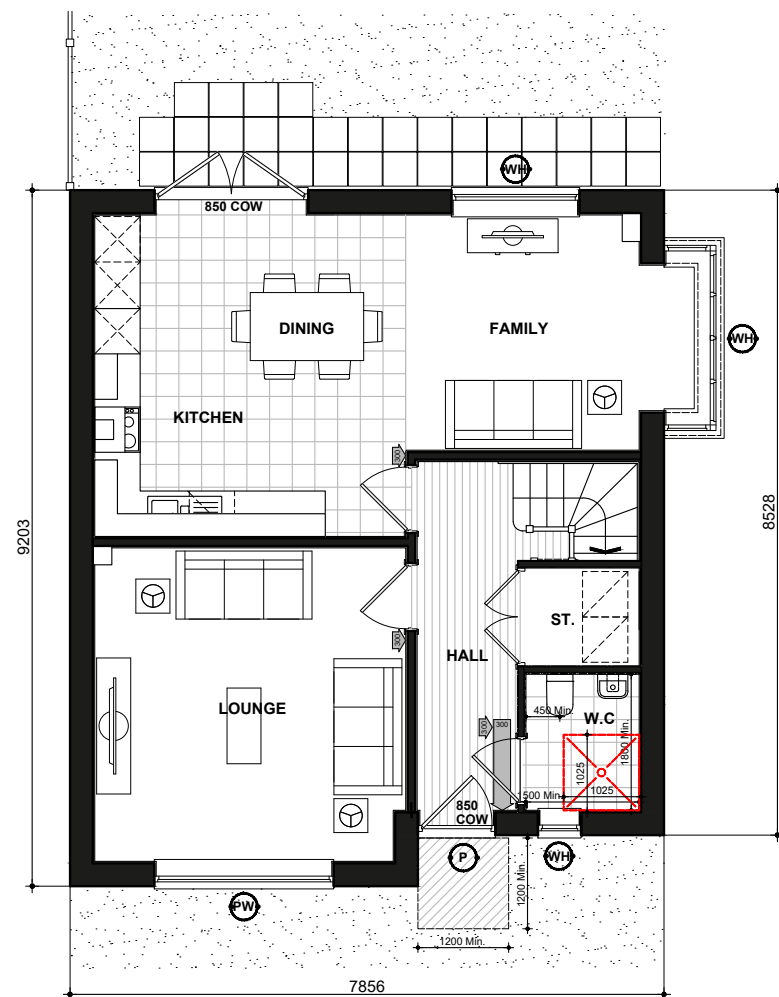
DRAWN: RW
CHECKED: GPM

121.81m²
1311ft²





Scale 1:100



M401
GROUND FLOOR PLAN

P (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - 1 OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.) DOOR REVEAL DEPTH MAX 200MM TO DOOR FACE WHEN CLOSED.

850 COW DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

750 COW DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.

NOTE : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

LEVEL EXTERNAL LANDING IS COVERED BY PORCH. MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE

300 DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

300 DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

1200 1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

PW (DENOTES : PRINCIPLE LIVING SPACE. GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)

WH (DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)

- BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER: MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
- HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

ALL WALLS, DUCTS AND BOXINGS TO THE WC/CLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²

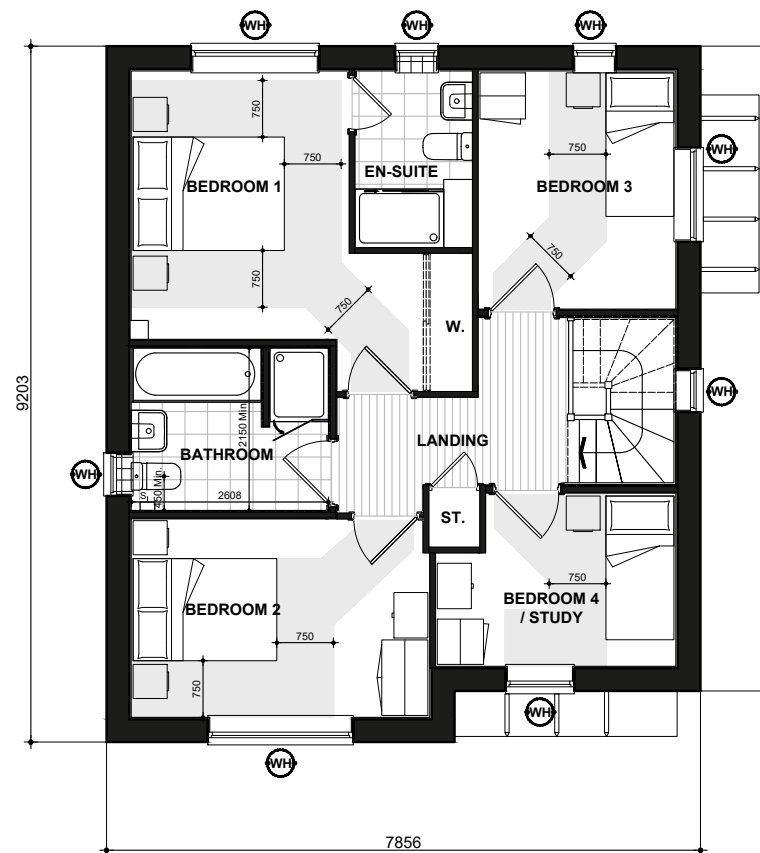
ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS [IS906.1](#) & [IS906.2](#) FOR FURTHER INFORMATION.



M401
FIRST FLOOR PLAN

WARWICK

FLOOR PLANS

M401.PL-05

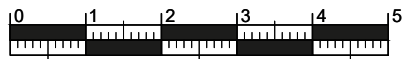
DATE: JUN 2023
SCALE: 1:100 @ A3

REV:

DRAWN: RW
CHECKED: GPM

121.81m²
1311ft²





Scale 1:100



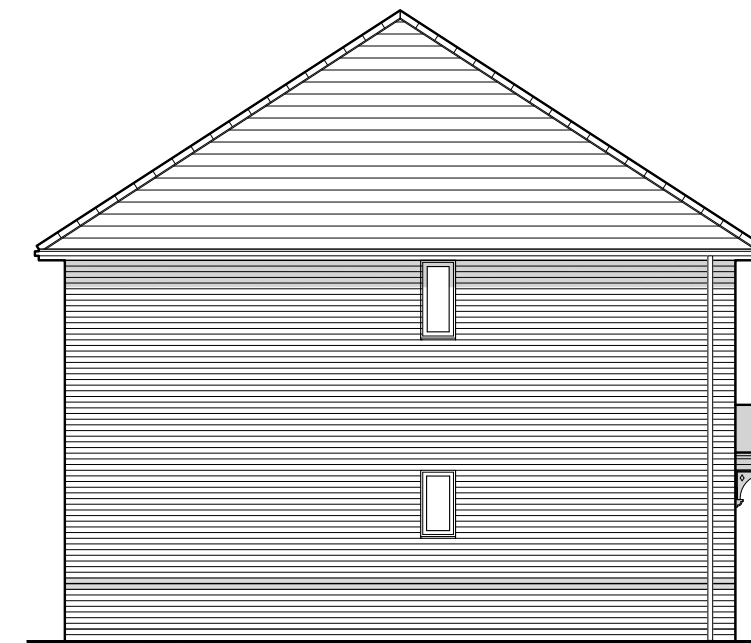
CLAM496
FRONT ELEVATION



CLAM496
SIDE ELEVATION



CLAM496
REAR ELEVATION



CLAM496
SIDE ELEVATION

DOVER

CLA BRICK
M496.PL-01

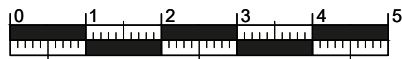
DATE: JUN 2023
SCALE: 1:100 @ A3

REV:

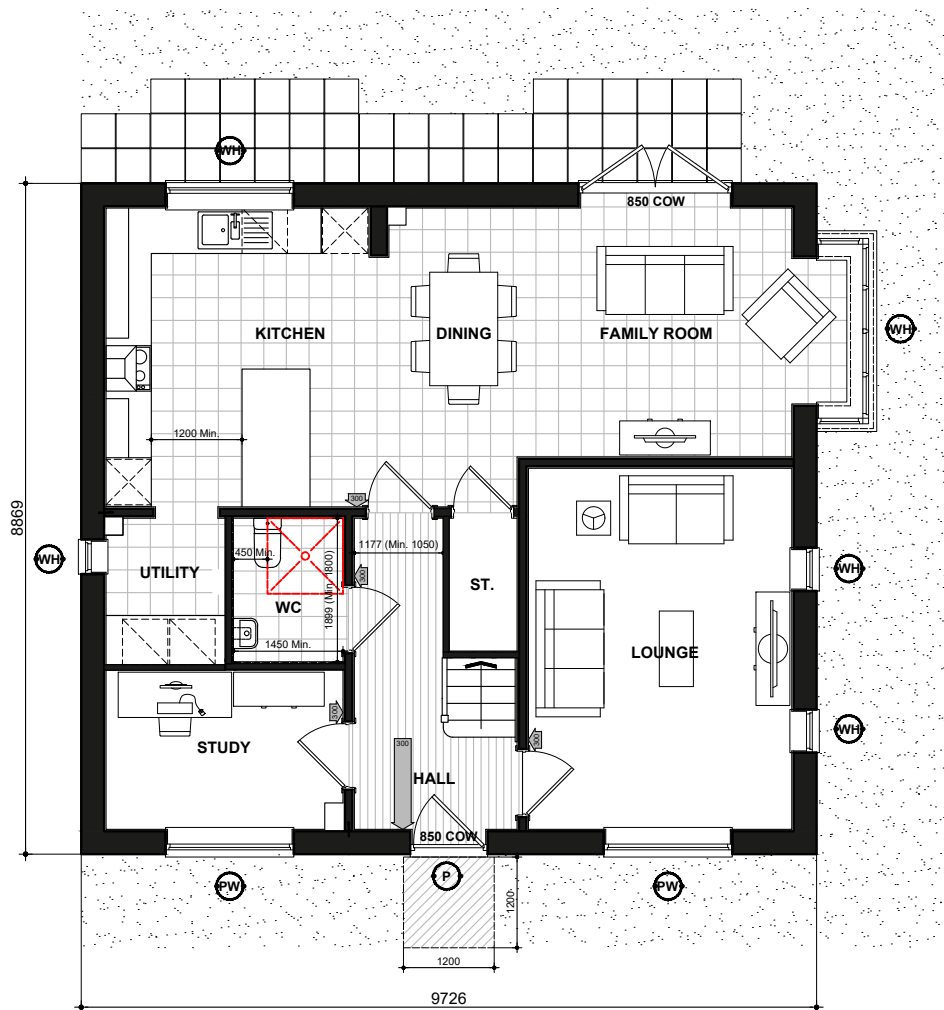
DRAWN: RW
CHECKED: GPM

152.26m²
1639ft²





Scale 1:100



M496 GROUND FLOOR PLAN

(P) (DENOTES: PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A-1 OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.) DOOR REVEAL DEPTH MAX 200MM TO DOOR FACE WHEN CLOSED.

(850 COW) DENOTES: ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

(750 COW) DENOTES: DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.

(NOTE) PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

(LEVEL EXTERNAL LANDING) IS COVERED BY PORCH, MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE

(300) DENOTES: 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

(300) DENOTES: PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

(1200) 1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

(PW) (DENOTES: PRINCIPLE LIVING SPACE. GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)

(WH) (DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)

BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER: MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

ALL WALLS, DUCTS AND BOXINGS TO THE WICLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²

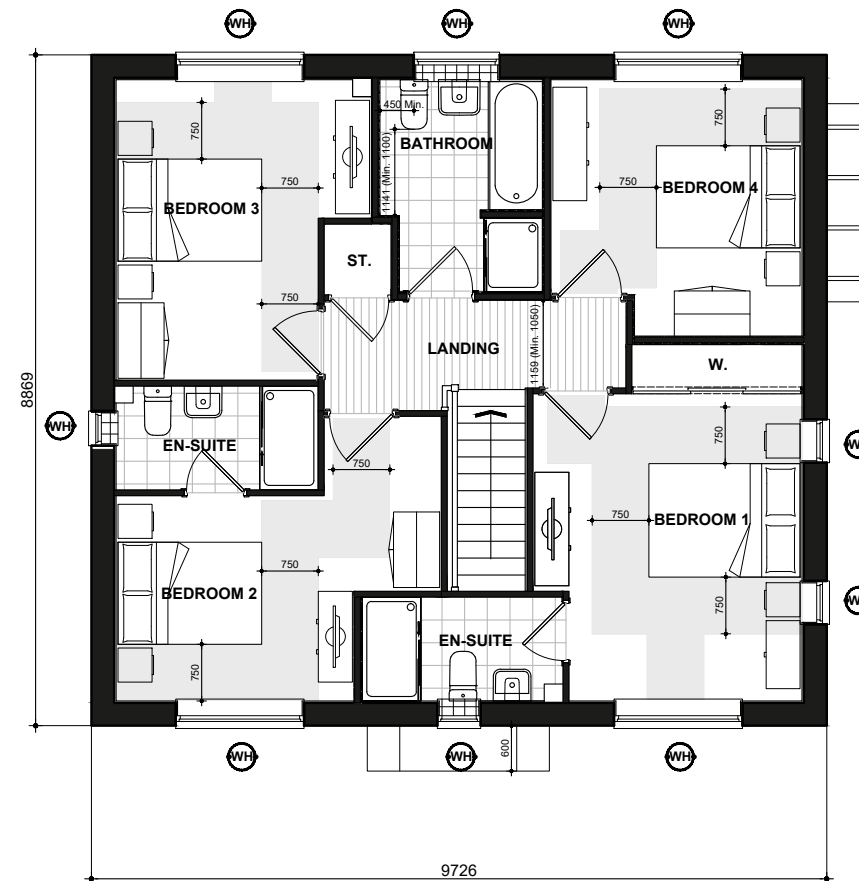
ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES: KSB - KING SIZE BED 1500 X 2000 DB - DOUBLE BED 1900 X 1350 SB - SINGLE BED 900 X 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS IS906.1 & IS906.2 FOR FURTHER INFORMATION.



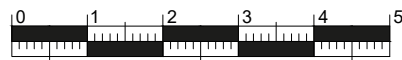
M496 FIRST FLOOR PLAN

DOVER FLOOR PLANS M496.PL-04

DATE: JUN 2023 REV: SCALE: 1:100 @ A3

DRAWN: RW 152.26m² CHECKED: GPM 1639ft²



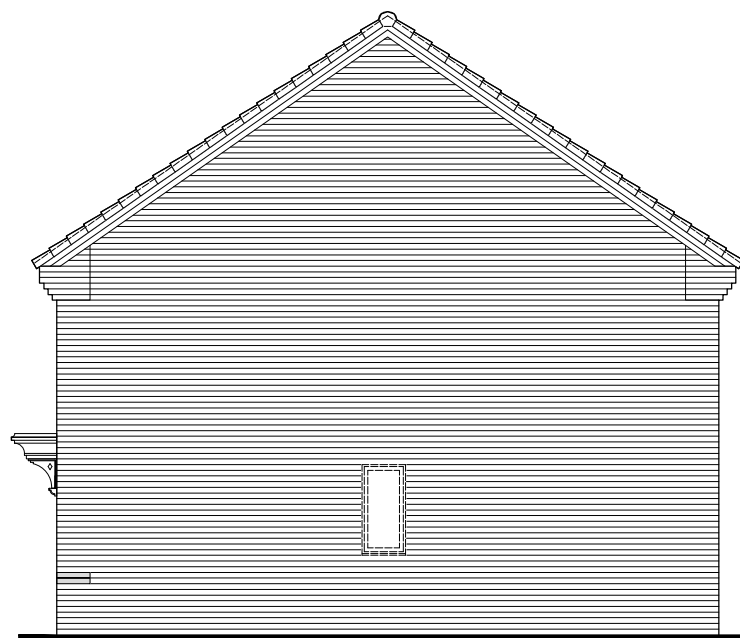


Scale 1:100



CLAM2B4P
FRONT ELEVATION

CLAM2B4P-1

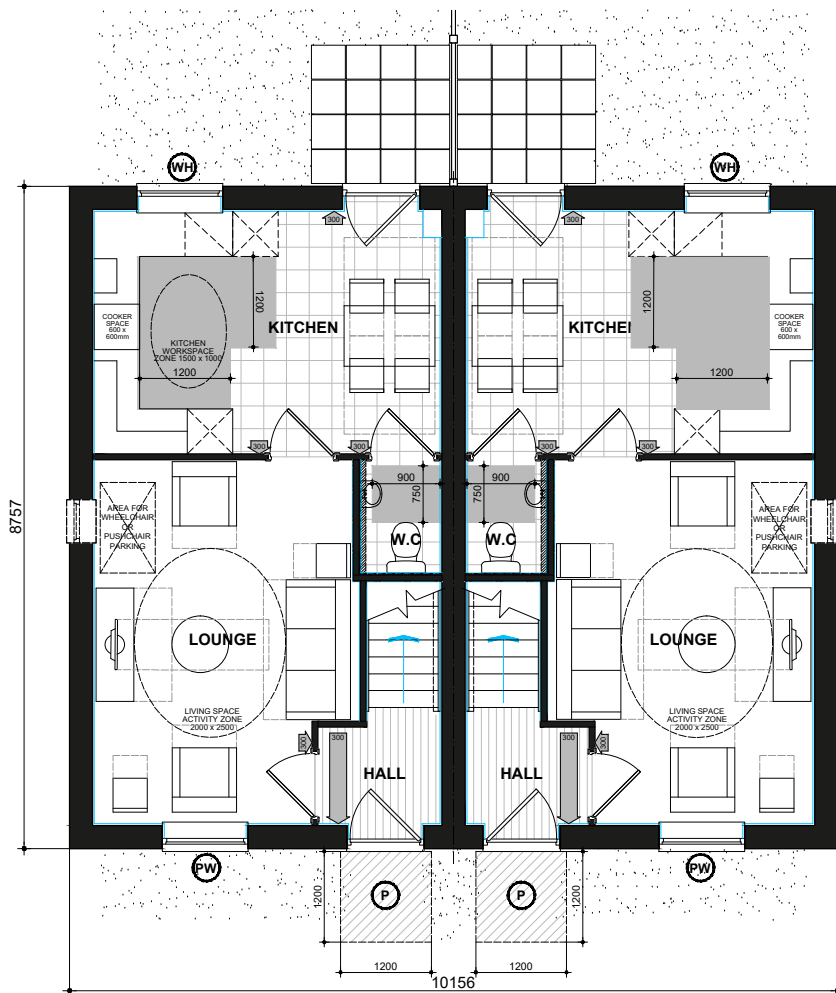


CLAM2B4P-1
SIDE ELEVATION



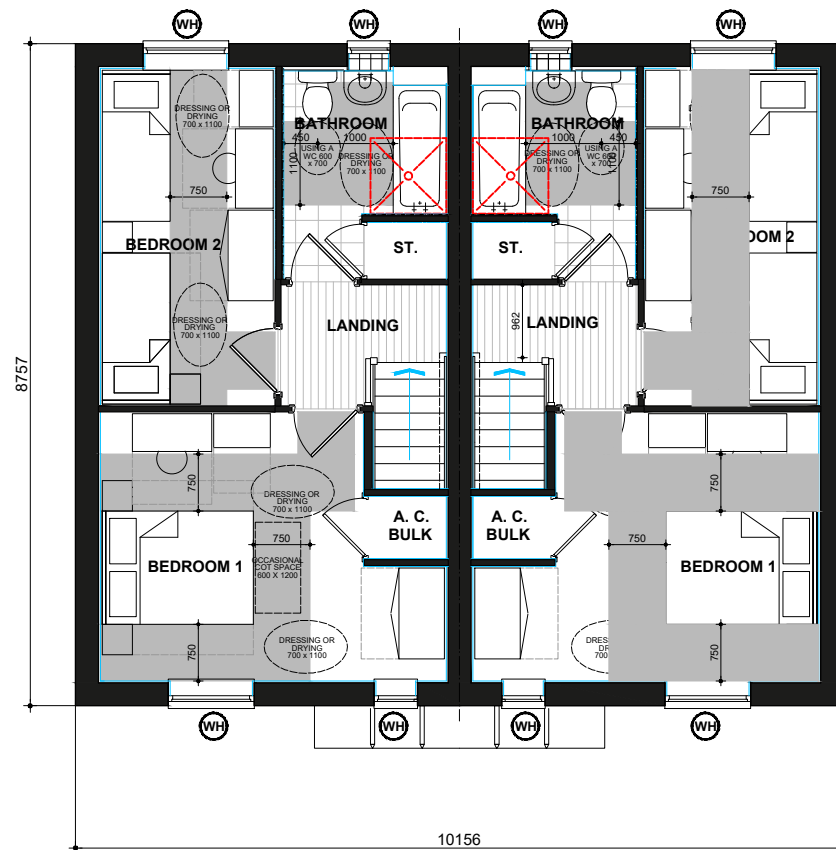
CLAM2B4P-1
REAR ELEVATION

CLAM2B4P



M2B4P
GROUND FLOOR PLAN

M2B4P-1



M2B4P
FIRST FLOOR PLAN

M2B4P-1

P (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - 1 OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.) DOOR REVEAL DEPTH MAX 200MM TO DOOR FACE WHEN CLOSED.

850 COW (DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

750 COW (DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.

NOTE : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

LEVEL EXTERNAL LANDING IS COVERED BY PORCH. MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE

300 (DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

(DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

1200 (1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

PW (DENOTES : PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)

WH (DENOTES : ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)

BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER:
 • MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
 • HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

ALL WALLS, DUCTS AND BOXINGS TO THE WC/CLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²

ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:
 KSB - KING SIZE BED 1500 X 2000
 DB - DOUBLE BED 1900 X 1350
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DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS IS906.1 & IS906.2 FOR FURTHER INFORMATION.

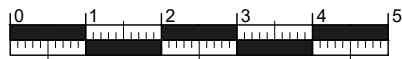
Sedley
 CLA BRICK
 M2B4P.PL-01

DATE: JUN 2023 REV:

SCALE: 1:100 @ A3

DRAWN: JC 74.14 m²
 CHECKED: GPM 798 ft²

BLOOR HOMES

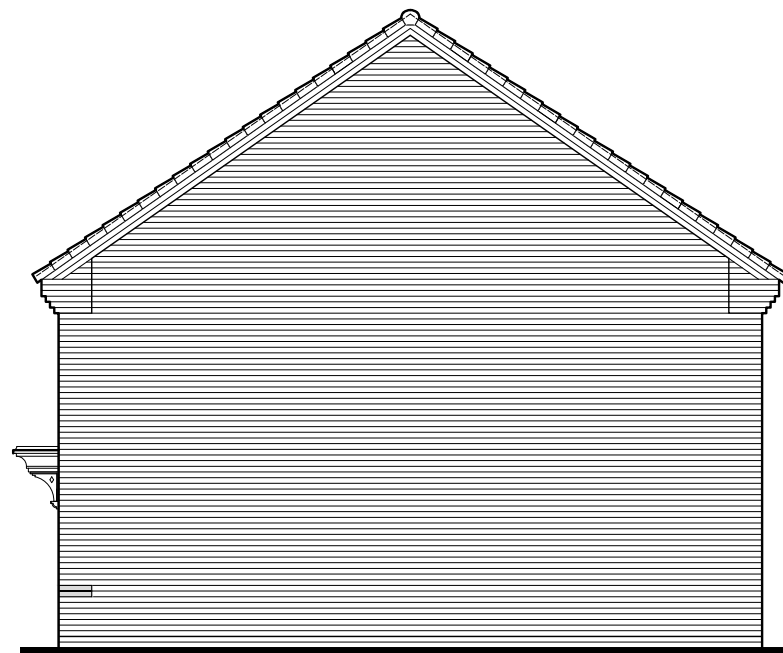


Scale 1:100



CLAM3B5P
FRONT ELEVATION

CLAM3B5P-1

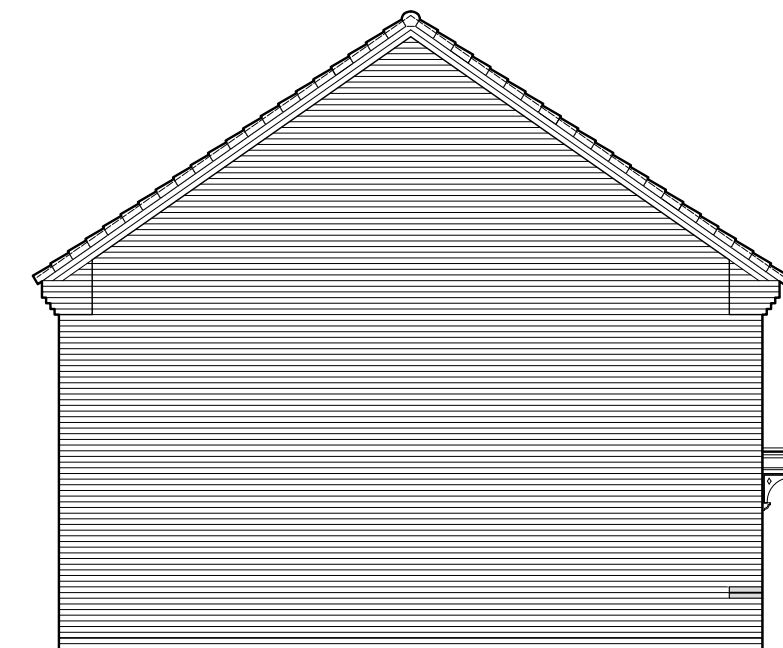


CLAM3B5P-1
SIDE ELEVATION



CLAM3B5P-1
REAR ELEVATION

CLAM3B5P



CLAM3B5P
SIDE ELEVATION

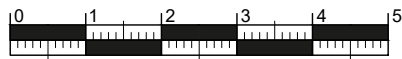
SOUTHEY
CLA BRICK
M3B5P.PL-01

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

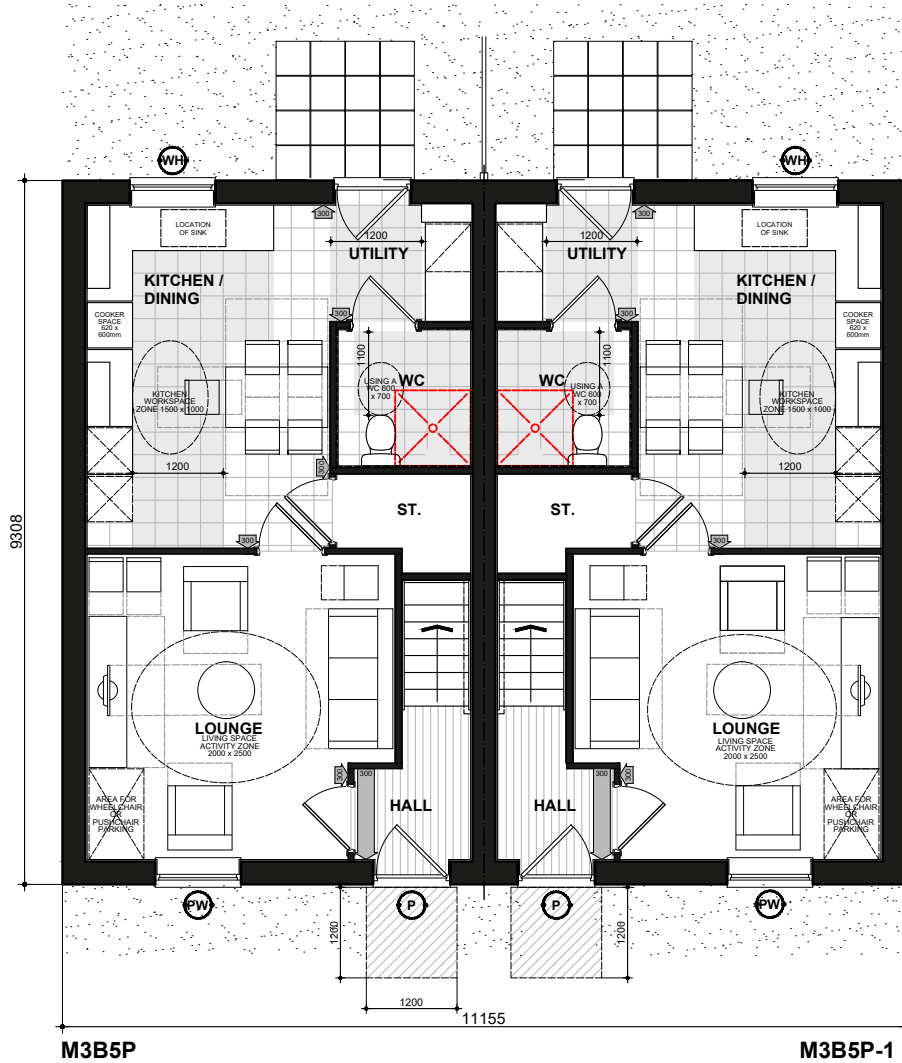
DRAWN: JC 87.82 m²
CHECKED: GPM 945 ft²

M3B5P - HQI Unit Type: 75-85sqm.





Scale 1:100



M3B5P
GROUND FLOOR PLAN

M3B5P-1

P (DENOTES: PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - 1 OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.) DOOR REVEAL DEPTH MAX 200MM TO DOOR FACE WHEN CLOSED.

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NOTE: PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

LEVEL EXTERNAL LANDING IS COVERED BY PORCH. MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE

1200 DENOTES: 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

800 DENOTES: PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT. 1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

PW (DENOTES: PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)

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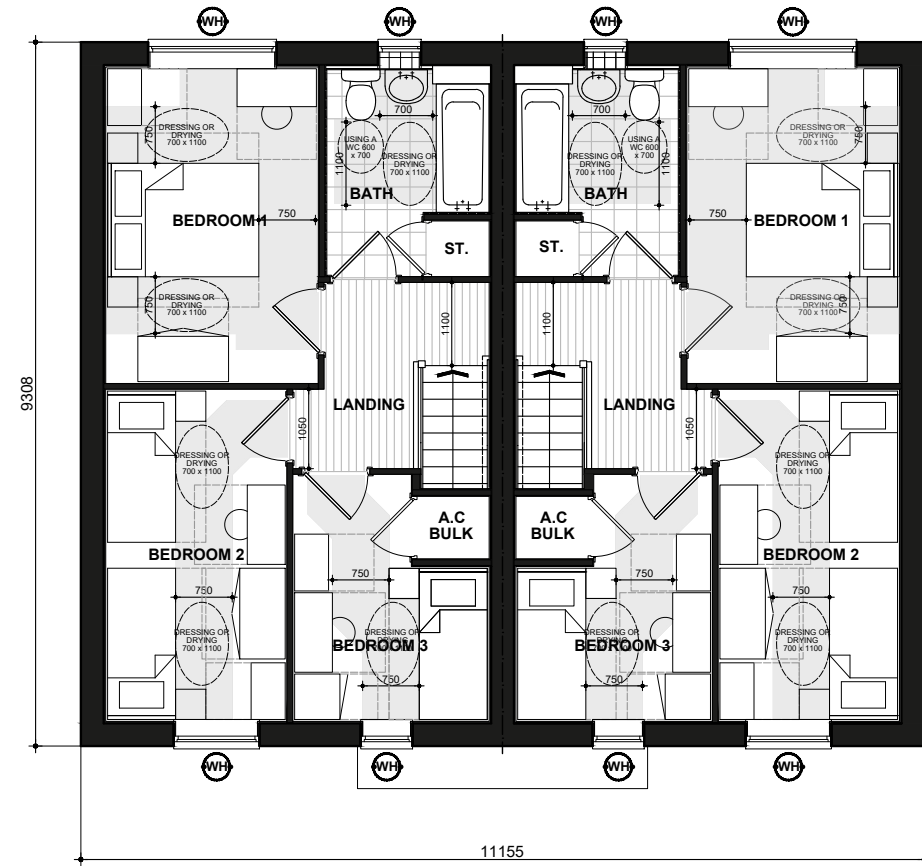
ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

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DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

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REFER TO DETAILS [IS906.1](#) & [IS906.2](#) FOR FURTHER INFORMATION.



M3B5P
FIRST FLOOR PLAN

M3B5P-1

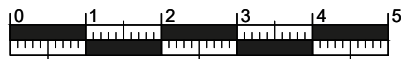
SOUTHEY FLOOR PLANS M3B5P.PL-03

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: JC 87.72 m²
CHECKED: GPM 945 ft²

M3B5P - HQI Unit Type: 75-85sqm.





Scale 1:100

*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22

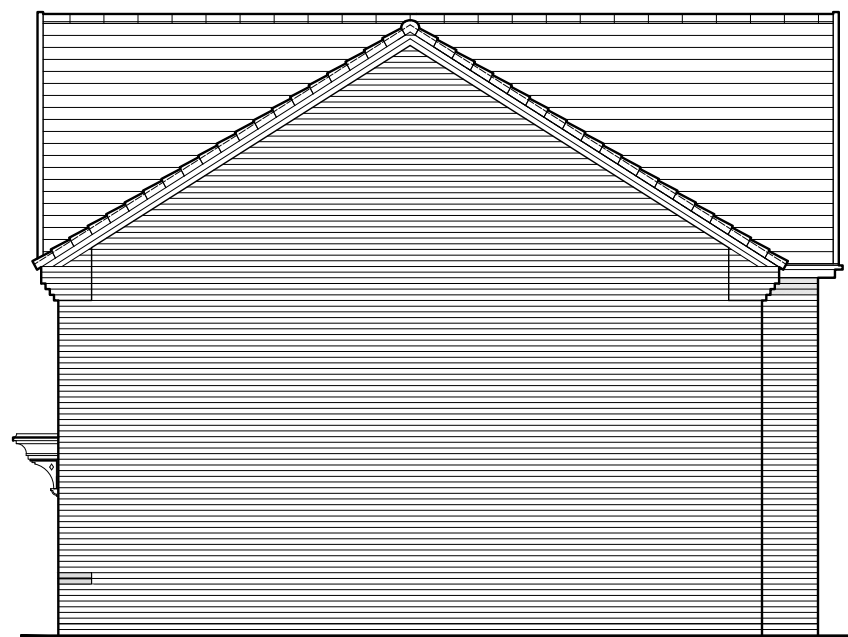


CLAM3B5PCT
FRONT ELEVATION



CLAM3B5PCT
FRONT ELEVATION

CLAM3B5P-1



CLAM3B5P-1
SIDE ELEVATION



CLAM3B5P-1
REAR ELEVATION

CLAM3B5PCT

**SKOUL
SOUTHEY**

CLA BRICK

M868.PL-01

DATE: JUN 2023

REV:

SCALE: 1:100 @ A3

DRAWN: RW

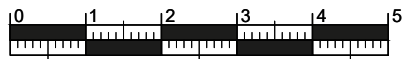
93.00m² / 1001ft²

CHECKED: GPM

87.82m² / 945ft²

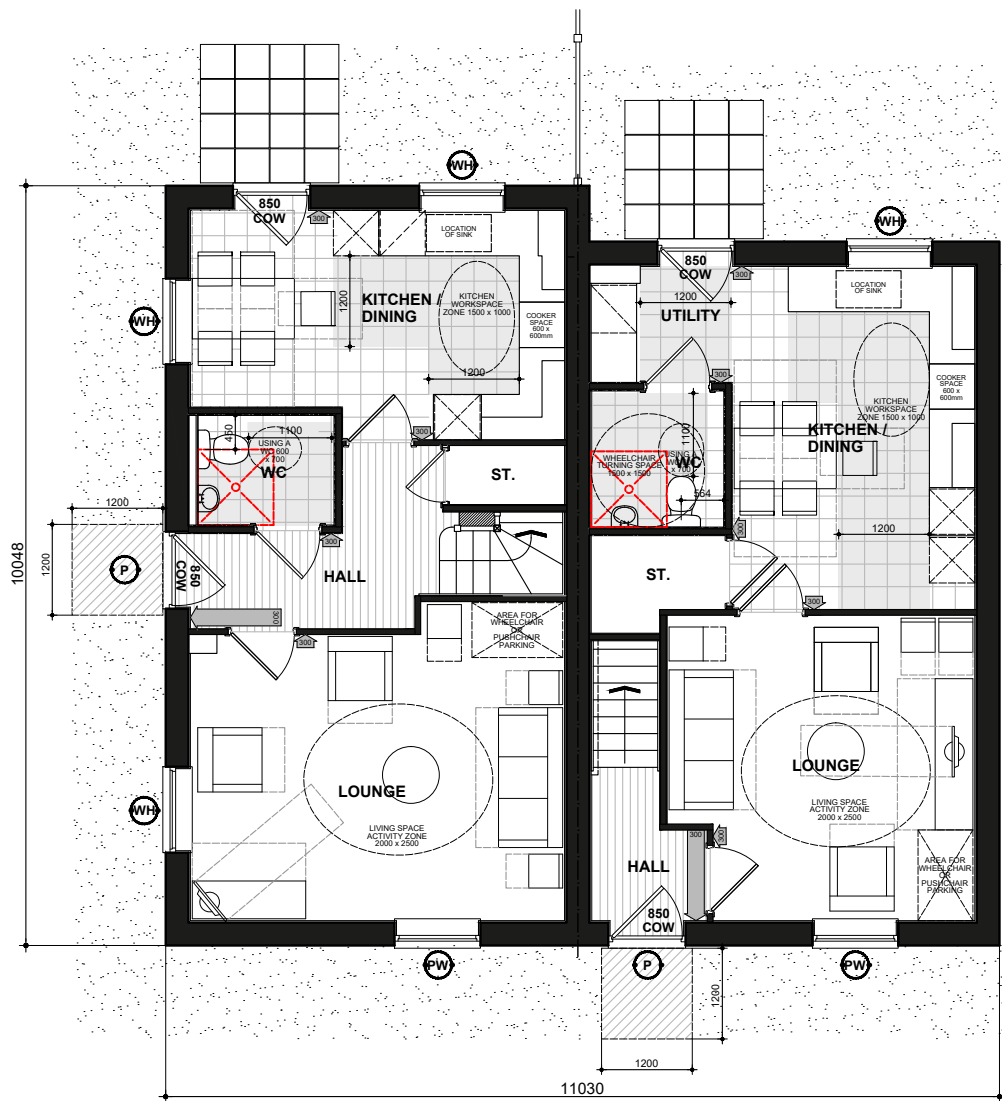
BLOOR HOMES

M3B5P HQI* Unit Type: 75-85sqm. HQI 5: 41% HQI 6: 56% HQI 7: 59%



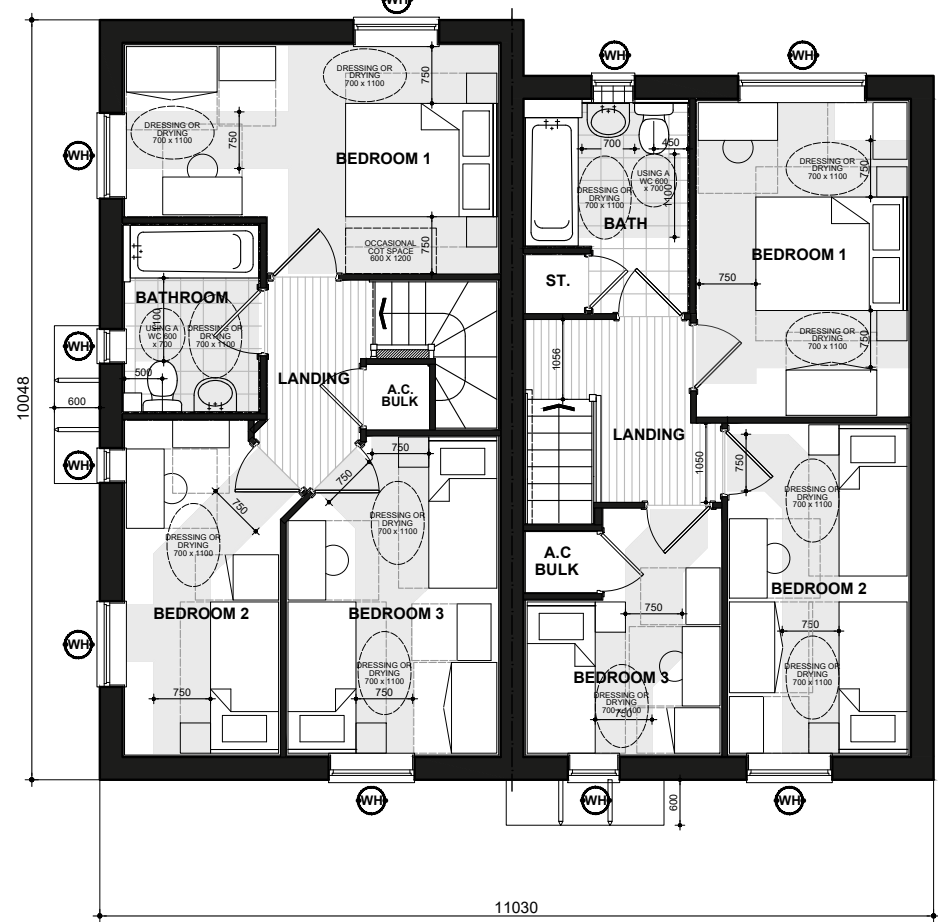
Scale 1:100

*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22



M3B5PCT
GROUND FLOOR PLAN

M3B5P-1



M3B5PCT
FIRST FLOOR PLAN

M3B5P-1

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SKOUL SOUTHEY FLOOR PLANS M868.PL-08

DATE: JUN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 93.00m² / 1001ft²
CHECKED: GPM 87.82m² / 945ft²



M3B5P HQI* Unit Type: 75-85sqm. HQI 5: 41% HQI 6: 56% HQI 7: 59%