

DEVELOPMENT MANAGEMENT COMMITTEE 17th JUNE 2024

Case No: 22/01946/REM

Proposal: ALL RESERVED MATTERS FOR THE ERECTION OF 87 DWELLINGS ALONG WITH LANDSCAPE, SCALE, LAYOUT AND APPEARANCE AND ALL ANCILLARY WORKS PURSUANT TO OUTLINE PERMISSION 20/00863/OUT.

Location: LAND OFF TUNKERS LANE BURY

Applicant: STONEWATER DEVELOPMENTS LTD

Grid Ref: 527970 283385

Date of Registration: 8th September 2022

Parish: BURY

RECOMMENDATION - APPROVE

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

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site covers an area of approximately 3.6 hectares and lies to the south and east of what is currently the built-up area of Bury. The site is bounded by residential development on Valiant Square to the west, Tunkers Lane to the north and by existing residential development on Buryfield to the north east and by the Buryfield development site to the east. To the south of the site is open countryside. The site currently comprises two agricultural fields.
- 1.2 The boundaries of the site are marked by mature hedge planting that is interspersed with small and semi-mature trees. In addition, there is a thick belt of mature tree planting to the centre of the site.
- 1.3 The application site lies within Flood Zone 1 on the Environment Agency Maps for Flooding and as designated within the Council's Strategic Flood Risk Assessment 2017.

- 1.4 The site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square). The Policy states that successful development of the site will require:
- Provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads
 - Retention of trees and hedgerows other than where removal is necessary to obtain access
 - Agreement with the Environment Agency and Anglian Water that waste flows from the site can be accommodated
 - Agreement with the Environment Agency that meeting the requirements of the Water Framework Directive
 - Agreement with the Middle Level commissioners that they will not object on the basis of flood risk in the Middle Level system.
- 1.5 Outline planning permission was granted under reference 20/00863/OUT for the 'Proposed development of up to 87 dwellings to include public open space, landscaping, access (including widening of Tunkers Lane) and associated works. Approval was given for Access at this outline stage, with Layout, Landscaping, Scale and Appearance to be considered as reserved matters.'

Proposal

- 1.6 This application seeks the approval of the reserved matters appearance, layout, scale and landscaping, for 87 dwellings at Land off Tunkers Lane Bury pursuant to the Outline planning permission 20/00863/OUT.
- 1.7 This submission addresses the Outline condition requirements of:
- Condition 8 (tree protection)
 - Condition 10 (site and floor levels)
 - Condition 11 (cycle parking)
 - Condition 16 (electric vehicle charging)
 - Condition 17 (drainage)
 - Condition 19 (Biodiversity)
 - Condition 21 (LEMP)
 - Condition 23 (design principles compliance statement)
 - Condition 31 (housing mix)
 - Condition 33 (Rapid Health Impact Assessment)
 - Condition 34 (foul drainage)
- 1.8 It was established as part of the outline planning permission that access to the site would be taken directly from Tunkers Lane.
- 1.9 The units proposed are to be 100% affordable with a mixture of one, two, three and four bed shared ownership, social rent, affordable rent and rent to buy properties.
- 1.10 During the determination period of the application, amended plans and documents have been submitted addressing requirements

raised by HDC's Urban Design, Lead Local Flood Authority and the Local Highway Authority. Multiple public consultations have taken place, including formal notification of 73 adjoining properties and advertisement of the application via press and site notice.

1.11 This application has been accompanied by the following drawings and documents:

- Proposed plans
- Planning Statement & DAS
- Rapid Health Impact Assessment
- Arboricultural Information
- Landscape Ecology Management Plan
- Drainage information

1.12 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

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 2023 sets out the Government's planning policies for (amongst other things):

- delivering a sufficient supply of homes;
- building a strong, competitive economy;
- achieving well-designed, beautiful and safe places;
- conserving and enhancing the natural, built and historic environment

2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

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

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements

- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP20: Homes for Rural Workers
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Bury Neighbourhood Plan (2021)

- * G1: Definition of 'Built-Up Area' (Settlement Boundary)
- * G3: Community Engagement
- * G4: Local Housing Needs
- * ISF1: Sustainable Transport
- * ISF2: Highway Impact
- * ISF3: Rights of Way Network
- * ISF4: Infrastructure Provision

3.3 Supplementary Planning Documents (SPD) and Guidance:

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

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

3.4 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces

- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 20/00863/OUT– Proposed development of up to 87 dwellings to include public open space, landscaping, access (including widening of Tunkers Lane) and associated works. Approval sought for Access at this stage with Layout, Landscaping, Scale and Appearance as reserved matters.– Approved.

5. CONSULTATIONS

- 5.1 Bury Parish Council – Recommend refusal. Bury Neighbourhood Plan Policy G3 required states pre-application community engagement should be undertaken with Bury Parish Council. The applicant has not engaged with the Parish council and has changed the housing mix. The tenure of purely affordable housing is considered unacceptable, as it would not develop a sustainable, inclusive and mixed community as part of the overall housing in Bury. Drainage issues have not been sufficiently discussed or publicly notified within the submitted papers with regard to overflow of excess surface water. 19/10/2022

It was noted a response has not yet been received from the LLFA regarding the Civil Engineers proposals put to them on the 26th March 2024 and ask that an extension of time be permitted to allow for receipt of this report. Bury Parish Council remain concerned for the potential exposure to flooding heightened by village developments and therefore cannot respond to this latest amendment until we have had sight of the LLFAs response. Concerns are that households below/between the new development sites and Bury Brook (Highlode/ River Nene) such as Upwood Road, Tunkers Lane, Buryfields, Brookfield Way, Owls End and Greenwood Close will see a higher level of flooding as a result of the lack of "joined up" working in relation to the surface water run off and connections to the AWA main drains from the new and oncoming development sites. During and after heavy rainfall attenuation ponds on the newly built Longland Crescent do not appear to be filling and surface water run off is seen flowing down our roads, pavements and in to gardens, this is something that has not been recorded as happening prior to development. Bury Parish Council asks that discussions are had with the LPA and LLFA on what can be put in place to mitigate major flooding through our village. 04/04/2024

- 5.2 Cambridgeshire County Council's Highway Authority – No Objection subject to conditions.
- 5.3 Lead Local Flood Authority - No Objection subject to conditions.

- 5.4 HDC Environmental Health Officer – No Objection.
- 5.5 HDC Tree Officer - No Objection subject to conditions.
- 5.6 HDC Urban Design Forum – No Objection subject to conditions.
- 5.7 HDC Policy and Enabling Officer – No Objection.
- 5.8 Cambridgeshire Constabulary Designing Out Crime Officer – No Objection.
- 5.9 Wildlife Trust – No Objection.
- 5.10 Anglian Water – No Objection.
- 5.11 Natural England – No comment.

6. REPRESENTATIONS

- 6.1 5 neighbouring properties have objected on the following grounds:
 - The site suffers from drainage issues which is unresolved
 - Additional traffic onto local roads which are already overcrowded
 - Local infrastructure (public transport, schools, doctors, dentists etc) already struggling
 - Materials are out of keeping with existing homes in Tunkers Lane and Valiant Square
 - The proposed number of homes along the southside of Tunkers Lane has increased from 7 to 9 which is out of character
 - Lack of solar panels

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 the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Design, Visual Amenity and Impact on character of the area – (Appearance, Layout, Scale and Landscaping)
 - Affordable Housing
 - Residential Amenity
 - Highway Safety
 - Flood Risk and Surface Water
 - Biodiversity
 - Impact on Trees
 - Other matters

The Principle of Development

- 7.6 The principle of residential development at the site has already been established through the granting of outline permission reference 20/00863/OUT. This current planning application for reserved matters, pursuant to the outline application, seeks the approval of the appearance, layout, scale and landscaping of the proposed development on site.

Design, Visual Amenity and Impact on character of the area – (Appearance, Layout, Scale and Landscaping)

- 7.7 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.8 Section 12 of the NPPF (2023) seeks to achieve well designed places, noting that the creation of high quality buildings and places

is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

- 7.9 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well designed, high quality and attractive and whether they are of an appropriate building type and form.
- 7.10 The HDS Design Guide (2017) is relevant to the current application proposals, in particular chapter 4 and sections 3.7 and 3.8. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional built forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks.
- 7.11 The guide notes that with regard to building detailing, the district has various architectural styles and materials which reflects the local vernacular. It is noted that new buildings should be designed in harmony and proportional to each other, complimenting the overall street character of the place. Appropriate spaces between buildings helps to create an interesting streetscape. Detailed guidance is also provided relating to roofs, eaves and ridge lines and chimneys. With regards to materials, these should complement the successful parts of any surrounding developments in order to conserve or enhance the distinctive character of the various parts of the district and to ensure that buildings sit comfortably within the landscape.
- 7.12 The application site covers an area of approximately 3.6 hectares and lies to the south and east of what is currently the built-up area of Bury. The site is bounded by residential development on Valiant Square to the west, Tunkers Lane to the north, existing residential development on Buryfield to the northeast and the Buryfield development site to the east (approved application ref 20/02495/REM). To the south of the site is open countryside. The site currently comprises two agricultural fields. Boundaries are marked by mature hedge planting to the east separating the site from the Buryfield development, a row of TPO trees to the west separating the site from Valiant Square and more sporadic tree

planting to the south, there is a belt of mature woodland planting to the centre of the site. The site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square).

- 7.13 This application seeks approval of the reserved matters for appearance, layout, scale and landscaping, for 87 dwellings at land off Tunkers Lane Bury pursuant to the Outline planning permission reference 20/00863/OUT.

Key design principles

- 7.14 The 20/00863/OUT application was accompanied by an Illustrative Masterplan (Proposed Site Layout Plan draw 17/92/01 Rev O) and Parameters Plan dwg 17/92/PP1 Rev A. The Parameters Plan identified maximum building heights up to 2 storeys for the southernmost part of the site and 2.5 storeys for the rest, the location of the Sustainable Urban Drainage (SUD) Pond to the east, retention of the tree belt, Tree Preservation Order (TPO) Root Protection Zones (RPZ) and minimum 6.1m setback from Tunkers Lane to allow planting. Two pedestrian connections and a vehicle access were shown connecting the site to the adjacent Buryfield Site (20/02495/REM).

- 7.15 Condition 23 of the outline planning permission states:

A Design Principles Compliance Statement shall be submitted with each reserved matters application demonstrating accordance with the Parameters Plan 17/92/PP1 Revision A, and any variance from the Design Principles shall be justified with details of the planning and place making benefits proposed.

Reason. For the avoidance of doubt and to ensure that the development is carried out in accordance with the requirements set out in Allocation RA7 of the Huntingdonshire Local Plan to 2036 and good urban design principles.

- 7.16 This compliance statement is set out in Section 7 of the supporting planning statement and shows adherence to the Parameters Plan and follows the zones and accesses proposed. The main difference relates to the road network where the southern half of the spine road has been relocated more centrally to run north-south through the entire site terminating in a smaller loop road. These changes are welcomed in that the spine road no longer runs immediately parallel with the West Road within the adjacent Buryfield development.

- 7.17 Whilst the applicant, Stonewater, owns both the application site and the adjacent Buryfield Site, there is however a strip of land between the two sites which is in third party ownership. This has created a 'ransom strip' of land scenario. Stonewater has attempted to resolve the issue but has been unable to secure the

ownership or use of the ransom strip between the Tunkers Lane and Buryfield developments. Whilst the lack of vehicle and pedestrian connections is disappointing and would fail to fully integrate the two developments into the rest of Bury and allow access between areas of open space, both developments are shown to provide vehicle and pedestrian footpath connections up to the edge of the boundary with the third party owned land, meaning these future connections could potentially come forward at a later date. Officers are therefore satisfied that variance from Parameter Plan 17/92/PP1 Rev A has been justified and Condition 23 of the Outline Parameter Plan has been adhered to.

Layout

- 7.18 Layout is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development".
- 7.19 The layout and form of the site has followed the parameter plan and has been the subject of pre-application discussions involving the Urban Design Team. The layout been evolved and been designed to ensure good place making and accessibility to high quality useable public open spaces (POS) as well. The existing tree belt and proposed pond required for surface water attenuation has influenced the site layout. The layout comprises of a main spine road with simple spurs coming off the road, benefitting from the public open space being located relatively central in the site accessible for all future residents of the site. Footpaths are positioned in the majority of areas and abut the central spine with shared spaces located on the spurs. Parking has been sited to the side of houses to reduce prominence, with minimal parking fronting on to the POS. The proposed frontage on Tunkers Lane have been designed carefully to ensure there is an active frontage, but is also set back from the road, to reflect local character of the area.
- 7.20 Two pumping stations are proposed centrally within the site and occupy prominent positions adjacent to the spine road and corner of the SUDs Pond and POS but would be generally well screened by the existing woodland planting and proposed native hedgerows.
- 7.21 Condition 16 of the outline planning permission states:

The 'scale', 'layout' and 'landscaping' reserved matter applications submitted in accordance with Condition 1 shall include a scheme for electric vehicle charging. The scheme shall provide as a minimum for:

- Each dwelling with off road parking with the wiring to facilitate the provision of double electric vehicle charging within 3m of the

associated vehicle car parking space. The wiring shall be capable of supporting a double Mode 3 "Fast" charging unit and shall be wired to a dedicated 32A spur to provide 7.4kW charging capacity;

- 10% of all dwellings to be fitted with double electric vehicle charging points, to the above specification;
- Cabling where practicable to all parking spaces for flats with external parking. The wiring shall be capable of supporting a Mode 3 "Fast" charging unit and shall be wired to a dedicated 32A spur to provide 7.4kW charging capacity;
- 10% of all flats, or a minimum of one flat, to be fitted with electric vehicle charging points to the above specification.

The approved scheme shall be implemented prior to each dwelling being occupied. The equipment shall be maintained and kept in good working order thereafter as specified by the manufacturer.

Reason. In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036 regarding sustainable design and making efficient use of energy and other resources and paragraphs 105 and 110 of the National Planning Policy Framework 2019, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life.

7.22 The application is accompanied by drawing no. AL0211 rev P18 which illustrates the arrangement EV charging points and EV ducting for potential charging points. To ensure the scheme as constructed complies with the technical specification requirements of condition 16, a compliance condition is recommended to be imposed. The terms of condition 16 has therefore been satisfied subject to the imposition of the condition, should permission be granted.

7.23 Condition 10 of the outline planning permission states:

The 'scale' and 'landscaping' reserved matters applications submitted in accordance with Condition 1 shall include details of finished ground floor levels of all buildings in relation to the existing and proposed site levels, the adjacent highway, adjacent properties and to existing vegetation and surrounding landforms, together with details of levels of all accesses to include pathways, driveway, steps and ramps to above Ordnance Datum. The development shall be carried out in accordance with the approved detail.

Reason: In order to achieve a satisfactory form of development with regard to the topography of the site and in the interests of amenity in accordance with Policies LP11, LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

7.24 The site wide, proposed finished floor levels are considered to be acceptable in terms of the relationship with proposed ground

levels (including levels of roads, footpaths and gardens) and it is therefore considered the requirements as set out within condition 8 have been met.

- 7.25 The layout of the development is considered to respond to the constraints of the site and forms a legible development. The proposed layout is supported by the Urban Design Team.

Scale

- 7.26 Scale is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the height, width and length of each building proposed within the development in relation to its surroundings".
- 7.27 The development would consist of a mixture of single storey, 2 storey and 2.5 storey scale dwellings. Officers consider this would reflect the built form in the surrounding area. The proposed scale is also supported by the Urban Design Team.

Appearance

- 7.26 Appearance is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture".
- 7.27 The adjacent Buryfield development comprises a predominantly red brick appearance with red facing brick for units within the outer ring of houses and the bungalows along the northern edge. Buff brick was limited to the inner ring of houses fronting Oak Walk, Oak View, Oak Square and the Central Road.
- 7.28 The proposal would reflect a contemporary development of detached and semi-detached dwellings similar to the adjacent Buryfield development. The dwellings would consist of a mixture of buff-multi, red-multi and black flush brick. The use of red brick reflected the predominantly red brick appearance of units within Buryfield to the north, Tunkers Lane as well as Valiant Square to the west.
- 7.29 All plots fronting the spine road, plots surrounding the POS, plots fronting the adjacent Buryfield development and key corner turning units fronting the southern boundary would have grey windows, whilst all other less prominent plots would have white windows.
- 7.30 The proposed appearance is supported by the Urban Design Team. Conditions regarding the proposed materials and

architectural details are recommended, to secure a high quality development.

Landscaping

- 7.31 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"
- 7.32 The proposed overall soft landscaping scheme ensures that all public areas would have effective landscaping such as the POS, footpaths and pond. The development also includes threshold planting to individual units and boundary treatments surrounding the POS and pumping stations to help integrate the built form into the overall development.
- 7.33 The proposed overall hard landscaping scheme includes the use of block paving for the shared surfaces, private drives, raised tables and individual driveways, which is supported.
- 7.34 The proposed landscaping is supported by the Urban Design Team. A condition regarding landscaping details is recommended in order to secure a high quality development.
- 7.35 Following a collaborative process with the Urban Design Team including a number of amendments to the design of the development, the Urban Design Team now support the proposal subject to the conditions outlined above. It is considered that the layout of the proposed development is now considered to be acceptable following on from the indicative masterplan which supported the outline application. The proposals are therefore considered to create a high-quality development, in keeping with the surrounding and adjacent development, and would be acceptable in relation to layout, scale, appearance and landscaping matters, in accordance with the NPPF and policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the HDC Urban Design Guide.

Affordable Housing and Housing Mix

- 7.36 Policy LP25 of the Local Plan to 2036 outlines that a proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures that help achieve sustainable, inclusive and mixed communities.

7.37 Condition 31 of the outline planning permission states:

The mix of types and sizes of dwellings submitted as part of any relevant reserved matters application should accord with criteria a. to e. as set out in Policy LP25 of Huntingdonshire's Local Plan to 2036.

Reason: To ensure that the development meets the housing needs of the district in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

7.38 Officers note the concerns raised by Bury Parish Council that the applicant has not engaged as required by Bury Neighbourhood Plan Policy G3: Community Engagement with Bury Parish Council, especially given that the proposed tenure has changed to be purely affordable. Whilst the lack of engagement is disappointing, making an applicant engage with the Parish Council is outside of the control of the Local Planning Authority. Members should note that in this instance the site is an allocated housing site in the adopted Local Plan, and also benefits from an outline planning permission.

7.39 Officers note the comments from Bury Parish Council about the proposed tenure of purely affordable housing being unacceptable. The issue of how many of the proposed houses are to be Affordable Housing units (AH) is not a material consideration for consideration under this reserved matters application, which seeks to determine the layout, appearance, scale and landscaping of the proposed development on site only. The outline planning permission (and accompanying S106 legal agreement) secured a 40% on site AH provision, which accords with policy LP24 of HLP 2036. The remaining 60% of the dwellings on site, secured through the Outline planning permission (i.e. the dwellings outside the 40% AH units) are controlled to the extent that the OPP permits residential dwellings with a C3 Use Class. But how these are otherwise occupied (e.g. as affordable houses or open market houses) is not a material consideration in determination of the reserved matters details. It is the choice of the applicant whether they want to make additional houses on site affordable units. In this instance, the developer wishes to use the remainder to provide AH. This has been subject to extensive discussions with the HDC Policy and Enabling Officer who supports the proposal.

7.40 The proposed housing mix would provide a mix of one-, two-, three and four-bedroom properties that are either Shared Ownership, Social Rent, Affordable Rent or Rent To Buy, to support the local housing need. The proposed mix is therefore considered to be acceptable and would help to achieve a sustainable, inclusive and mixed community in this locality with a good mix of sizes of dwellings in accordance with Policies LP24 and LP25 of the Local Plan. The requirements of condition 31 is therefore met.

Residential Amenity

- 7.41 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Amenity of neighbouring properties

- 7.42 The closest neighbouring residential properties to the west of the site, which are most likely to be impacted upon as a result of the proposed development are Valiat Square, which is separated by the retained extensive tree belt. Notwithstanding that, the proposed development has been designed to ensure compliance with HDC District Design Guide separations distances to ensure the proposed development respects the amenity and privacy of the neighbouring properties.
- 7.43 The other closest neighbouring residential properties to the east of the site, which are most likely to be impacted upon as a result of the proposed development is the recent Buryfield development to the east. Plots 21, 25, 28, 70, 71, 76 and 78 have been designed to ensure compliance with HDC District Design Guide separations distances to ensure the proposed development respects the amenity and privacy of the neighbouring properties.

Amenity for future occupiers

- 7.44 In respect to amenity of future occupants, 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.
- 7.45 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. Overall, taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework, in this regard.

Highway Safety & Parking Provision

- 7.46 Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle

movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

- 7.47 Officers note the concerns raised by residents. The vehicular access via Tunkers Lane was approved as part of the outline permission and was considered suitable and acceptable to serve the quantum of dwellings proposed, in highway safety terms. The impact of the quantum of dwellings on the local highway network was also deemed to be acceptable.

Highway Safety

- 7.48 In terms of the internal layout, the layout is detailed as a standard conventional layout with main spine and southern loop road and private shared drives accessed from a central spine road. Discussions have taken place with County Highways Officers during consideration of the application and amendments have been made to both the layout of the proposals and surface finishes to address their concerns.
- 7.49 The Highway Authority now support the application, subject to recommending a number of highway safety conditions.
- 7.50 It is considered that the submitted plans, that include vehicle and refuse tracking, demonstrate acceptable levels of highway safety, visibility, manoeuvrability and access to all individual plots. As such, the proposal is in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036 and with Policies ISF1 and ISF2 of the Bury Neighbourhood Plan.

Parking

- 7.51 At least two off street car parking spaces are to be provided for each dwelling with a number of visitor parking spaces being located close to the POS.
- 7.52 Condition 17 of the outline planning permission states:

Any reserved matters regarding 'scale', 'layout' or 'appearance', submitted in accordance with Condition 1 shall include details for the provision of secure and covered cycle parking for any dwelling. No dwelling shall be occupied until the cycle parking for that dwelling has been provided in accordance with the approved details and such parking shall thereafter be kept available for that use.

Reason: To ensure that the reserved matters provide satisfactory cycle parking to encourage travel by cycle in accordance with requirements of the Huntingdonshire Design Guide SPD 2017 and Policy LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

- 7.53 The proposed site plan shows cycle stores within the rear gardens of every dwelling/flat. Four different size of sheds are proposed incrementally bigger per size of dwelling/bed numbers. The requirements of condition 17 of the outline planning permission has been satisfied. The proposal would therefore help encourage sustainable modes of transport and would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan and with Policies ISF1 and ISF2 of the Bury Neighbourhood Plan in regards to car and cycle parking.

Flood Risk and Surface Water

- 7.54 National guidance and Policy LP5 of the Local Plan to 2036 seek to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).

- 7.55 Condition 17 of the outline planning permission states:

Any reserved matters application regarding 'landscaping', 'layout' or 'scale' shall include a detailed surface water drainage scheme for the site, based on the agreed Amazi Consulting Ltd Flood Risk assessment (ref: AMA732 Rev O) dated 12 May 2020, or any subsequent revised version. The scheme shall subsequently be implemented in full accordance with the approved details prior to the first occupation of any dwelling, and shall also include:

- a) Evidence of adherence to the drainage hierarchy as outlined in the NPPF a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants
- f) Full details of the maintenance/adoption of the surface water drainage system
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the National Planning Policy Framework and National Planning Practice Guidance.

Reason. To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

7.56 Condition 34 of the outline planning permission states:

Any reserved matters application regarding 'landscaping', 'layout' or 'scale' shall include a scheme for on site foul water drainage works, including connection point and discharge rate. The development shall be carried out in accordance with the approved details and implemented such that no dwelling hereby permitted is occupied until the approved foul drainage works connecting it to the public sewer have been implemented.

Reason. To prevent environmental and amenity problems arising from flooding in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

7.57 The application site falls within Flood Zone 1 as designated within the Strategic Flood Risk Assessment 2017 and Environment Agency Flood Maps, which represents the lowest flood risk of flooding from rivers and sea.

7.58 As outlined above, the site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square). The Policy states that successful development of the site will require:

- a. Provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads
- b. Retention of trees and hedgerows other than where removal is necessary to obtain access
- c. Agreement with the Environment Agency and Anglian Water that waste flows from the site can be accommodated
- d. Agreement with the Environment Agency that meeting the requirements of the Water Framework Directive
- e. Agreement with the Middle Level commissioners that they will not object on the basis of flood risk in the Middle Level system.

7.59 Criterion c, d and e of the allocation have been addressed in the outline planning permission committee report which stated:

7.17 Criterion c. – agreement with the Environment Agency and Anglian Water that waste water flows from the proposed development can be accommodated.

7.18 The applicant has submitted a Flood Risk Assessment and the responses from Anglian Water and the Environment Agency are set out above. Flood risk and drainage are addressed in greater detail below, but it is considered that the proposed development accords with criterion c.

7.19 Criterion d. – agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised.

7.20 The applicant has submitted a letter from the Environment Agency dated 26 February 2019 where the Agency advises that advice is sought from Anglian Water regarding foul drainage capacity. The comments of Anglian Water and the Environment Agency are set out above. It is considered that the proposed development accords with criterion d.

7.21 Criterion e. – agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system.

7.22 The applicant has confirmed that they and their agents have tried to engage with the Middle Level Commissioners but that no meaningful response has been provided to date. The Middle Level Commissioners operate their own consent process. As such, and given that the applicant has sought the advice of the Commissioners, it is considered that the development accords sufficiently with criterion e.

- 7.60 Furthermore, as outline planning permission was granted, it was deemed in principle that surface water drainage from the proposed development can be managed.
- 7.61 The concerns raised by the Parish Council and neighbouring properties is noted. The applicant has had extensive discussions and meetings with Anglian Water and the Lead Local Flood Authority (LLFA) regarding drainage for the development. Revised and additional information has been submitted throughout the application process and also sent out for public consultation.
- 7.62 Anglian Water has confirmed that the impacts on the public foul sewerage network are acceptable. The applicant has also confirmed that the foul sewerage network is partly in private ownership but can be managed effectively.
- 7.63 The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and an attenuation basin, restricting surface water drainage to an acceptable rate. The use of permeable paving, in addition to controlling the rate of surface water leaving the site, also provides water quality treatment, which is of particular importance when discharging into any watercourse. The

use of an attenuation basin also provides water quality, biodiversity, and amenity benefits.

- 7.64 Taking into account the outline planning permission, following the submission and consideration of further information, both Anglian Water and the Lead Local Flood Authority now support the application, officers are satisfied that the requirements of conditions 17 and 34 have therefore been met. Further consent will be required from the Middle Level Commissioners in terms of landownership connection.
- 7.65 Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water, and would not result in flooding on the site or elsewhere. The proposal therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

Biodiversity

- 7.66 Paragraph 180 of the NPPF (2023) states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.67 Condition 19 of the outline planning permission states:

Any reserved matters application for 'landscaping' submitted in accordance with Condition 1 shall include a scheme of biodiversity enhancement measures, taking into account the detailed landscaping proposals and off-site biodiversity enhancements. The scheme should build on the recommendations in the submitted Ecological Impact Assessment by Skilled Ecology Consultancy Ltd dated December 2019, the Biodiversity Net Gain Report by Wild Frontier Ecology dated September 2020 and the Biodiversity Net Gain Assessment by RPS dated 1 February 2021 to demonstrate that the development hereby approved results in a net gain in biodiversity and shall include but not be limited to details of the specification, location, programme for implementation, maintenance and monitoring of the biodiversity enhancement measures. The development shall be implemented in accordance with the approved details which shall remain in place thereafter.

Reason. To minimise disturbance, harm or potential impact on protected species and to ensure that biodiversity and ecology in and around the site is enhanced in accordance with the submitted

RPS Biodiversity Net Gain Assessment dated 29 October 2019 and the requirements of Policy LP30 of the Huntingdonshire Local Plan to 2036.

7.68 Condition 21 of the outline planning permission states:

Any reserved matters application for 'landscaping' submitted in accordance with Condition 1 shall include full details of a Landscape/Biodiversity and Ecology Management Plan (LEMP). The content of the LEMP shall include the following:

- i. Description and evaluation of features to be managed.
- ii. Ecological trends and constraints on site that might influence management.
- iii. Aims and objectives of management, including a biodiversity net gain (taking account of the off-site mitigation).
- iv. Appropriate management options for achieving aims and objectives, including the details of how and at what intervals the biodiversity of the site will be measured.
- v. Prescriptions for management actions.
- vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii. Details of the body or organization responsible for implementation of the plan, including details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.
- viii. Ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented if monitoring shows that the development is failing to deliver the biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason. In order to ensure that biodiversity and ecology in and around the site is enhanced in accordance with the requirements of Policy LP30 of the Huntingdonshire Local Plan to 2036.

7.69 The S106 associated with the outline planning permission secured the provision of the off-site biodiversity mitigation site including the retention and maintenance for a minimum period of 30 years.

7.70 This application has been accompanied by a Landscape and Ecology Management Plan (LEMP). It includes details of biodiversity enhancement measures in line with the previous ecological reports by Skilled Ecology, WFE and RPS Group. The LEMP also describes habitat creation, management and monitoring in line with the landscaping plans and previous ecology works, in order to ensure that the target habitats and conditions of the Biodiversity Net Gain Assessments are met.

- 7.71 The Wildlife Trust has reviewed the submitted information and advises that it is acceptable. It is considered that the requirements of conditions 19 and 21 are satisfied.
- 7.72 As such, subject to the imposition of recommended conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Impact on Trees

- 7.73 Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.74 Condition 8 of the outline planning permission states:

The 'landscape', 'layout' and 'scale' reserved matters applications submitted in accordance with Condition 1 shall include a scheme, including dimensioned plans for the protection of retained trees. The scheme shall include:

- (a) a layout plan which shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of all trees to be retained and which also shows those proposed to be removed;
- (b) a Tree Constraints Plan showing the Root Protection Area/s (RPA) and the crown radius in relation to the proposed development layout;
- (c) a schedule of tree works for those trees to be retained, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons;
- (d) the location, alignment and specification of tree protective barriers, the extent and type of ground protection, and any other physical tree protection measures. The Tree Protection must be erected/installed prior to work commencing with that plot or phase and shall remain in place for the duration of construction works;
- (e) details of the alignment and positions of underground service runs;
- (f) any proposed alteration to existing ground levels, and of the position of any proposed excavations, that occurs within the root protection area of any retained tree.

The development shall be undertaken in accordance with the approved details. Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason. In the interests of visual amenity and environmental quality in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036

- 7.75 This application is accompanied by an arboricultural report and impact statement and method statement (which includes tree protection plans).
- 7.76 The Tree Officer has reviewed the submitted information and has no objections from an arboricultural perspective. Given that there are a number of trees that require protection during construction, the Tree Officer recommends conditions to ensure this.
- 7.77 Accordingly, subject to the imposition of conditions regarding landscaping details, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Other Matters

- 7.78 The above neighbour representations are noted. However, the site is allocated within the local plan for housing and the principle of the development has already been established through the approval of 20/00863/OUT.
- 7.79 As the proposals comprise less than 200 dwellings the development is only CIL chargeable and no S106 contributions are required in relation to education or healthcare provision, as established through the outline consent.
- 7.80 In regard to solar panels, there is no policy requirement to provide solar panels per dwelling. Notwithstanding that, the development does include electric vehicle charging points and will ensure water efficiency. The proposal is therefore considered to encourage sustainability.
- 7.81 Condition 33 of the outline planning permission states:

Each reserved matters application shall be accompanied by a Rapid Health Impact Assessment based on the principles set out within the Rapid Health Impact by NRG Consulting dated May 2020 and the final relevant reserved matters application shall be accompanied by an updated Rapid Health Impact Assessment.

Reason: To demonstrate how the development would facilitate safe, healthy and inclusive communities, in accordance with the aims of Policy LP29 of the Huntingdonshire Local Plan to 2036.

- 7.82 A Rapid Health Impact Assessment has been submitted which concludes the development was found to have a positive health effect in relation to the majority of the key health themes. The requirements of condition 33 have been therefore been satisfied.

Conclusion

- 7.83 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.84 The site is allocated in the Huntingdonshire Local Plan to 2036 for residential development of approximately 90 homes (allocation RA7 East of Valiant Square).
- 7.85 Outline planning permission was granted under reference 20/00863/OUT for the 'Proposed development of up to 87 dwellings to include public open space, landscaping, access (including widening of Tunkers Lane) and associated works. Approval was also given for Access at this outline stage, with Layout, Landscaping, Scale and Appearance being reserved matters.'
- 7.86 This application deals with the details of appearance, layout, landscaping and scale of the site only. The applicant has worked extensively with Officers to ensure the proposal would result in a high-quality development ,whilst respecting the local character of the area. These details of appearance, layout, landscaping and scale details have therefore been found to be satisfactory.
- 7.87 The submitted information regarding Condition 8 (tree protection), Condition 10 (site and floor levels), Condition 11 (cycle parking), Condition 16 (electric vehicle charging), Condition 17 (drainage), Condition 19 (Biodiversity), Condition 21 (LEMP), Condition 23 (design principles compliance statement), Condition 31 (housing mix), Condition 33 (Rapid Health Impact Assessment) and Condition 34 (foul drainage) is considered to be acceptable and the submission requirements have therefore been met subject to a number of conditions.
- 7.88 The proposed development will deliver 87 dwellings towards the Council's 5 year housing land supply as well as affordable housing.
- 7.89 The development will be bound by the S106 and conditions associated with 20/00863/OUT.
- 7.90 Having regard to all relevant material considerations, it is recommended that approval be granted for the reserved matters which comprise appearance, layout, scale and landscaping subject to the imposition of appropriate conditions.

8. RECOMMENDATION - APPROVAL subject to the following conditions:

- Approved Plans
- Architectural details
- Materials
- Hard and soft landscaping
- Cycle store
- Street lighting
- Electric vehicle charging specification
- Tree protection plan
- Arboricultural method statement
- Tree programme of monitoring
- Management of streets
- Binder course roads
- Site laid out for parking etc
- Temporary facilities during construction
- Visibility splays
- Construction traffic route

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 **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

From: DevelopmentControl
Sent: 04 April 2024 16:16
To: DevelopmentControl
Subject: Comments for Planning Application 22/01946/REM

Categories: [REDACTED]

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/04/2024 4:16 PM from Miss Parish Clerk.

Application Summary

Address:	Land Off Tunkers Lane Bury
Proposal:	All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT.
Case Officer:	Lewis Tomlinson

[Click for further information](#)

Customer Details

Name:	Miss Parish Clerk
Email:	[REDACTED]
Address:	37 Station Road, Ramsey, Huntingdon PE26 1JB

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	At full council meeting on the 4th April 2024 members considered this 14 day consultation which allows until the 10th April to receive comments. It was noted a response has not yet been received from the LLFA regarding the Civil Engineers proposals put to them on the 26th March 2024 and ask that an extension of time be permitted to allow for receipt of this report. Bury Parish Council remain concerned for the potential exposure to flooding heightened by village developments and therefore cannot respond to this latest amendment until we have had sight of the LLFAs response.

Concerns are that households below/between the new development sites and Bury Brook (Highlode/ River Nene) such as Upwood Road, Tunkers Lane, Buryfields, Brookfield Way, Owls End and Greenwood Close will see a higher level of flooding as a result of the lack of "joined up" working in relation to the surface water run off and connections to the AWA main drains from the new and oncoming development sites.

During and after heavy rainfall attenuation ponds on the newly built Longland Crescent do not appear to be filling and surface water run off is seen flowing down our roads, pavements and in to gardens, this is something that has not been recorded as happening prior to development.

Bury Parish Council asks that discussions are had with the LPA and LLFA on what can be put in place to mitigate major flooding through our village.

Kind regards



Bury Parish Council

37 Station Road, Ramsey, Cambridgeshire, PE26 1JB

Website: www.buryparishcouncil.co.uk

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council
Pathfinder House
St Marys Street
Huntingdon
PE29 3TN

Planning Permission Consultation 22/01946/REM

All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT.

Land Off Tunkers Lane Bury

At full Council meeting on Wednesday 5th October 2022, Bury Parish Council voted unanimously to oppose this reserve matters application. Members of public also present attended with the purpose to voice their opposition to this development.

The Council's reasons for refusal are:

Bury Neighbourhood Plan Policy G3 states:

"Developers considering making proposals for major development within Bury are encouraged to contact Bury Parish Council at the earliest opportunity to discuss how pre-application community engagement can be undertaken. Bury Parish Council will work with developers to facilitate effective and proactive community engagement and to ensure that the requirements of this Neighbourhood Plan are taken into consideration. Proposals for development which are accompanied by a community engagement report that details how the outcome of the pre-application community engagement has been taken into account in the scheme submitted will be particularly supported."

Stonewater since acquiring the site have not engaged at all with either the council or local community. The housing mix has been changed considerably from the outline permission, which was discussed at length with the original developers, Abbey Group. Whilst we understand that it was purely illustrative it would be reasonable to expect such a major deviation to be discussed with the council and community.

Policy LP25 Housing Mix of the Local Plan states:

"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."

The tenure of purely affordable housing is unacceptable as it is not developing a sustainable, inclusive, and mixed community as part of the overall housing in Bury. One of the visual identifiers for affordable housing is that they never have garages, whereas market housing does have garages. In our opinion it is misguided



to design this site to conform with the rural exception site adjacent. The predominance of this type of home in concentrated developments will have an inordinate effect on the local community and is disproportionate to the existing built environment. It would be far better to conform to existing planning ratios and have mixed developments to facilitate better integration and thus give the building of the new community a better chance of success.

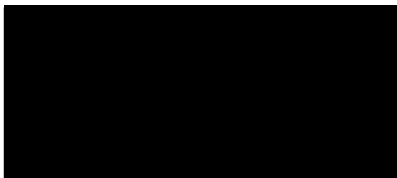
We do not believe that drainage issues have been sufficiently discussed or publicly notified within submitted papers with regard to overflow of excess surface water

These are all points that we would hope to have been able to discuss with the developer so that they understood our concerns and those of our community as laid out in our neighbourhood plan:

- Provide existing and future residents with the opportunity to live in a decent home.
- Provide new housing including affordable housing and housing required to meet the local needs of Bury residents; including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home, and those working locally in businesses including agriculture.
- Ensure that new development is of high-quality design, is built to a high sustainability standard and reinforces local distinctiveness.
- Ensure that the design and location of new development is resilient to the effects of climate change and flooding.

We await your response.

Yours sincerely



Clerk
Bury Parish Council

Development Management Committee



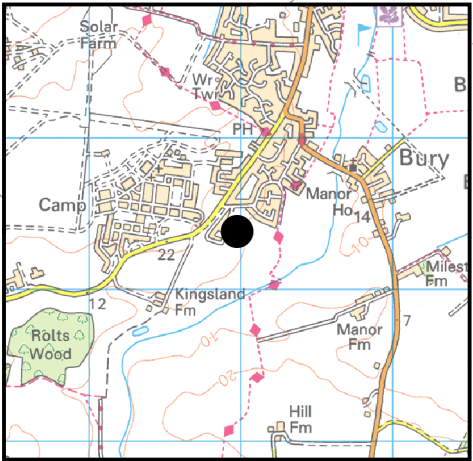
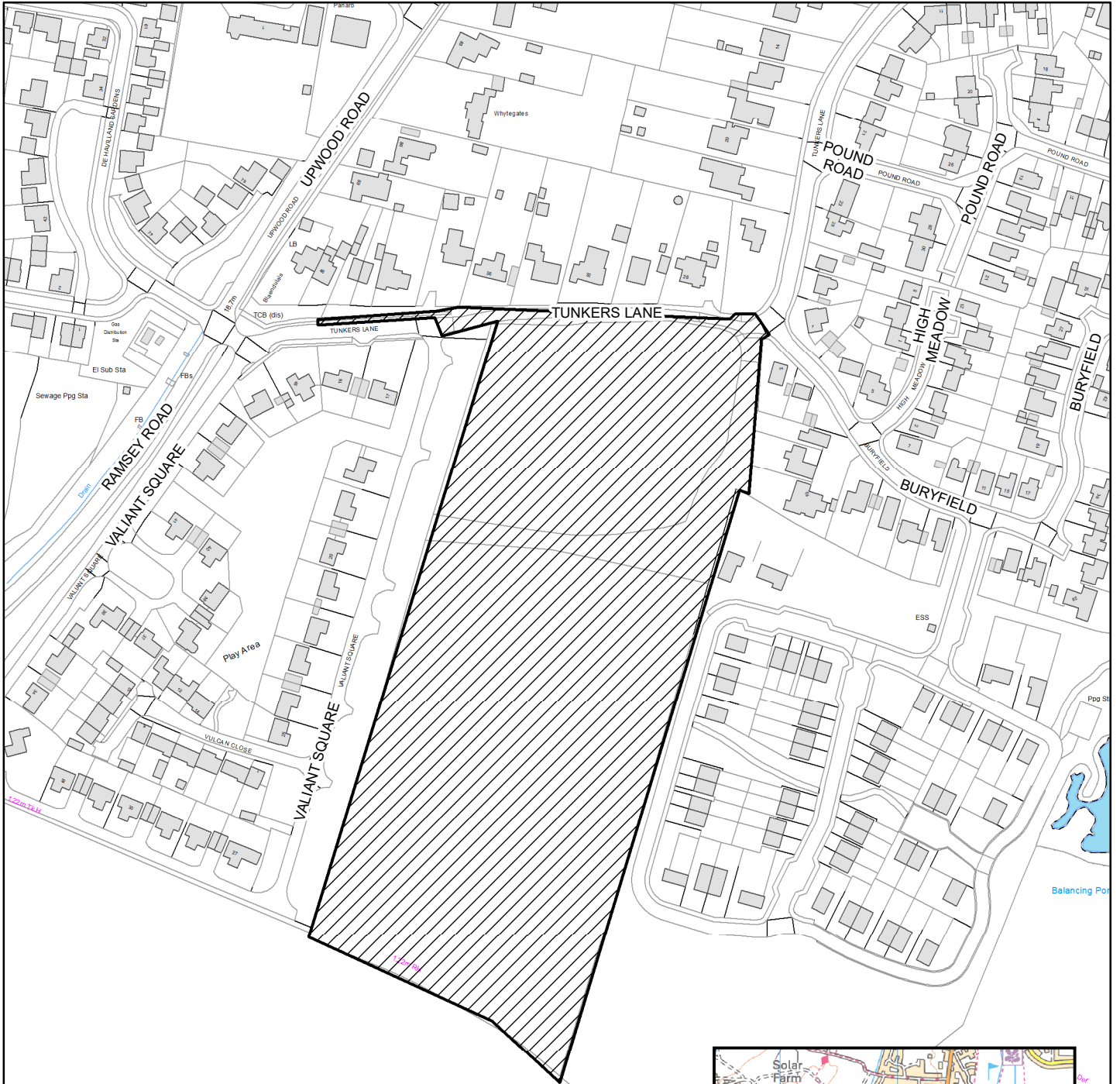
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Application Ref:22/01946/REM

Date Created: 09/04/2024

Location: Bury

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Ordnance Survey HDC 100022322



Key

- HT1A, HT1B, HT1A-F, HT1B-F
- HT2A, HT2B, HT2C, HT2A-F, HT2B-F, HT2D-F
- HT3, HT3-F
- HT4A, HT4B, HT4C, HT4B-F, HT4C-F
- HT5B, HT5C, HT5B-F
- HT6, HT6-F
- HT7, HT7-F
- HT8B, HT8A-F
- HT9B
- HT10
- HT11B-F
- HT12A
- Existing Tree
- Tree to be removed
- Indicative Proposed Tree
Exact positions to Landscape Architect's design
- Bin Store
- Cycle Shed
- F Feature elevation
- G Elevation with grey windows
- EV EV Charging Point
- EV EV Ducting for Potential Charging Point
- Reserved Matters Application Boundary
- POS boundary
- Buff Brick House
- Red Brick House

Total POS -
 approximately 5874.4m² (including pond and pond contour area)
 approximately 5495.9m² (excluding pond and including pond contour area)
 approximately 4196.1m² (excluding pond and pond contour area)

P18	updated road treatment to match highway engineer's design and cycle store for 4 bed plots	20.02.24
P17	added EV charging points and grey window elevations for selected plots, adjusted layout in accordance with the highway engineers' comments	15.12.23
P16	updated Buryfield's ransom strip, added bin store in the key	09.11.23
P15	adjusted cycle stores for all 4 bed plots, added cycle stores for the flats and labelled EV ducting for all plots	27.10.23
P14	updated layout to meet UD officer's comments	08.09.23
P13	updated layout to match updated house types	16.05.23
P12	updated plots details	21.04.23
P11	changed Plots 55, 56, 57, 75 & 76 house type	14.04.23
P10	swapped Plots 55, 56 & 57 around	24.03.23

For previous revisions see earlier drawings
 revision note date
 client

Burmor Construction for Stonewater

project title
Residential Development Tunkers Lane Bury Ramsey
 drawing title
Proposed Site Plan

drawing status
Planning
 scale date
1:500 @ A1 August 2022
 project number drawing number revision
2647 AL0211 P18

