

# DEVELOPMENT MANAGEMENT COMMITTEE 20<sup>th</sup> January 2025

**Case No:** 22/01460/OUT

**Proposal:** Outline with all matters (except access) reserved for the erection of 25 - 30 dwellings

**Location:** Land Northeast Of 2 Old Houghton Road And Southeast Of Main Street, Hartford

**Applicant:** Mr Andy Girvan

**Grid Ref:** 525997 272908

**Date of Registration:** 1<sup>st</sup> July 2022

**Parish:** HUNTINGDON

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## RECOMMENDATION - APPROVE

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

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and Surroundings

- 1.1 This broadly square application site comprises an area of approximately 1.2 hectares of paddock land fronting the south west of Main Street. To the north west on the north side of Main Street is the Owl Way residential estate and to the south west is the property no. 2 Old Houghton Road, where planning permission exists for 3 new properties (ref 16/00597/FUL and 18/00089/FUL). To the south the site is enclosed by the former West Anglia Training Centre. The A141/A1123/B1514 roundabout and A1123 are located to the north and east of the site, separated by an established tree belt. The site is bounded by vegetation and trees of various quality on other boundaries.
- 1.2 The application site is not within a Conservation area, however the Hartford Conservation area abuts the site on the southwestern boundary and part of the northwestern boundary. To the southwest along Main Street (approximately 157 metres southwest of the site) there is a grade II listed Late C18/early C19 farmhouse, No. 70 Main Street.

- 1.3 The application site lies within Flood Zone 2 on the Environment Agency Maps for Flooding and as designated within the Council's Strategic Flood Risk Assessment 2017.
- 1.4 The site and also a further parcel of land to the south-west (shown within the blue line and therefore in the same control as the application site) benefit from planning permission (22/01134/FUL) for Engineering works to improve drainage and ground conditions. This is discussed in further detail below in the relevant flood risk/drainage section.

#### Proposal

- 1.5 The application seeks outline planning permission for 25-30 dwellings with all matters reserved except for access.
- 1.6 The proposal includes 40% affordable housing.
- 1.7 Access is proposed from Main Street.
- 1.8 This application has been accompanied by the following drawings and documents:
  - Site Location Plan 040826/2
  - Site Plan as Existing 22.041.S101.A
  - Indicative Masterplan Layout 22.041.K101.C
  - Indicative Masterplan Accommodation Type Plan 22.041.K0102.B
  - Indicative Masterplan Building Heights Plan 22.041.K0103.C
  - Indicative Masterplan Highways & Parking Strategy Plan 22.041.K0104.C
  - Indicative Masterplan Refuse Strategy Plan 22.041.K0105.C
  - Indicative Masterplan Boundary Treatment Plan 22.041.K0106.C
  - Indicative Masterplan Biodiversity Net Gain Plan 22.041.K0107.D
  - Indicative Masterplan Massing Model Plan 22.041.K0108.A
  - Indicative Masterplan Layout Artist Impression 22.041.K001.C
  - Access Drawing 1506-02 Rev. A
  - Tree Survey & Constraints Report by Hayden's Arboricultural Consultants
  - Tree Survey & Constraints Plan by Hayden's Arboricultural Consultants
  - Ecological Impact Assessment by Green Environmental Consultants
  - Biodiversity Net Gain Assessment by Green Environmental Consultants
  - Highways Statement by MTC Engineering

- Flood Risk Assessment & Sustainable Drainage Strategy by MTC Engineering (with additional technical note)
- Outline Noise Impact Assessment by Spectrum Acoustic Consultants
- Air Quality Screening Assessment by MAS Environmental

1.9 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.

1.10 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 December 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 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 2024 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 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
- LP3: Green Infrastructure
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management

- LP7: Spatial Planning Areas
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP28: Rural Exceptions Housing
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP37: Ground Contamination and Groundwater Pollution

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

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- Annual Monitoring Review regarding housing land supply (2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

### 3.3 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.

### 3.4 Huntingdon Neighbourhood Plan 2018-2026

- Policy NE3 – Setting of Huntingdon
- Policy BE1 – Design and Landscaping
- Policy BE2 – Local Distinctiveness and Aesthetics

- Policy BE3 – Heritage Assets
- Policy TT1 – Sustainable Transport

#### **4. PLANNING HISTORY**

- 4.1 18/02239/OUT - Residential development with new access, open space and infrastructure (27 dwellings) - outline application with all matters reserved. (WITHDRAWN)
- 4.2 22/01134/FUL - Engineering works to improve drainage and ground conditions. (PERMITTED)

#### **5. CONSULTATIONS**

- 5.1 Huntingdon Town Council – Objection. While Members acknowledged the updated Flood Risk Assessment provided, it was noted that the LLFA had still raised concerns which Members would like to see addressed before the application proceeds. Members also questioned the impact on traffic around Main Street and noted this was already a particularly busy road. It was also noted that there was only one access road to the development which would leave residents unable to enter and exit if this road was blocked. It was questioned if an additional access road via Old Houghton Road could be added.
- 5.2 CCC Local Highway Authority – Following the completion of a road safety audit, no objections in principle to the proposed off-site works proposed. Prior to construction a Stage 2 (in detail) safety audit will be required. Recommends various highway safety conditions.
- 5.3 CCC Lead Local Flood Authority - No objection, following the receipt of additional information. Recommends various drainage conditions.
- 5.4 CCC Archaeology – No objection subject to a written scheme of investigation condition.
- 5.5 HDC Environmental Health Officer – No objection subject to conditions restricting working hours during construction, preventing the burning of waste during construction and a construction management plan.
- 5.6 HDC Urban Design Officer – No objection. Questions are raised regarding impacts to existing landscaping particularly from the acoustic fence adjacent to the eastern site boundary and loss of landscaping along the site frontage as a result of the access. Given the above concerns raised with the illustrative layout (arrangement of units and open space, landscaping, parking and boundaries), it is strongly recommended the development is limited to 25 dwellings maximum to allow an alternative layout.

- 5.7 HDC Conservation - Despite the isolation of the site from the rest of the rural landscape the paddock still represents a welcome area of green space that affords some relief from the intensive Huntingdon overspill development to the north and west. This is particularly evident when approaching Hartford from the A141 roundabout. The paddock acts as a semi-rural gateway feature that underlines the transition from the wider countryside to the historic character of the listed buildings further along Main Street. For this reason the site should be identified as making a useful contribution to the significance of the Hartford Conservation Area and its loss would be harmful, but less than substantially so. Well preserved medieval ridge and furrow earthworks that can be seen in the paddock. These earthworks indicate that the proposed site is located within one of the former common fields attached to the medieval settlement. Alongside the open green character of the paddock the earthworks are a further tangible reminder of the historic agricultural setting to the conservation area. The earthworks therefore have added significance and their loss will be harmful, albeit that loss would not be substantial. Harm to heritage asset should be weighed against public benefits of scheme.
- 5.8 Policy and Enabling Officer - The affordable housing element should comprise 40% of the dwelling numbers to a tenure mix of 70% rented and 30% shared ownership.

## **6. REPRESENTATIONS**

- 6.1 Representations have been received from 10 neighbouring properties, objecting on the following grounds:
- The location is congested, and the proposed location at the entrance and egress raises a safety concern due to the proximity of the roundabout and current traffic configuration, this will lead to safety risks to road users and further journey time delays along this route during AM peak, interim and PM peak periods.
  - Access is dangerous onto a very busy road.
  - Impact on local wildlife.
  - Impacts on trees.
  - The site is part of the flood plain and the development will increase flooding.
  - Sewage disposal
  - The site relates to the surrounding countryside.
  - A new development there would be very visible and ruin the character of the approach along Hartford main road to old, historic Hartford, and Houghton in the other direction.

## **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 (2024). 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
  - Flood Risk, Surface Water and Foul Drainage
  - Access, Transport, Highway Safety & Parking Provision
  - Parameter Plans, Indicative Layout, Landscape and Visual Impact, Trees and Open Space
  - Heritage
  - Biodiversity
  - Residential Amenity
  - Affordable housing and Housing Mix
  - Accessible Housing
  - Water efficiency
  - Other matters

### **The Principle of Development**

- 7.6 The site comprises a paddock fronting Main Street on the edge of Hartford. The application site is not allocated for development within Huntingdonshire's Local Plan to 2036. The site falls within

Huntingdon 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 Within paragraph 4.84, the Local Plan defines Built-up Area as: A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.
- 7.9 Paragraph 4.85 and its associated table provides guidance on interpretation of frequently arising situations. The location and nature of the site must be assessed against the guidance.
- 7.10 The application site is an area of former paddock that is enclosed by built development on 3 sides with the Owl Way housing development to the northwest; No. 2 Old Houghton Road with planning permission for 3 new properties to the southwest; and, the former training centre office and industrial buildings to the south. On the fourth side (to the northeast) the site is enclosed by an established belt of trees and the A1123 highway, which physically encloses the site from the open countryside to the east. The site is also well contained by existing hedgerows and tree belts on or close to the boundaries.
- 7.11 The site therefore meets one of the definitions of 'what the built-up area will include' within the table:

Principle: Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings.

Implementation guidance: Pockets of undeveloped land exist in some locations which relate to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is influenced by the buildings such that it is not perceived to be part of the surrounding countryside but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements'.

- 7.12 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.



- 7.13 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.
- 7.14 The application site is also in a highly accessible and sustainable location within walking and cycling distance of a range of facilities, including public transport.
- 7.15 The site is considered to relate physically, visually and functionally to the built-up area. 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.
- 7.16 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.

## **Flood Risk, Surface Water and Foul Drainage**

### Flood Risk & Surface Water

- 7.17 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 170-179 of the NPPF 2024).
- 7.18 The application site lies within Flood Zone 2 on the Environment Agency Maps for Flooding and as designated within the Council's Strategic Flood Risk Assessment 2017.
- 7.19 The concerns over Flood Risk, Surface Water and Foul Drainage raised by the Town Council and local residents are carefully noted.
- 7.20 This application follows a withdrawal of planning application 18/02239/OUT for a very similar scheme where concerns were raised regarding flood risk and the site being within Flood Zone 2 as shown on flooding maps.
- 7.21 Since that withdrawn application, the applicant has investigated the situation further and has advised:

'Since the Local Plan was adopted the flooding situation on the land has been further investigated and this has established the site is not at risk of flooding directly from the Great Ouse due to the raised heights of the surrounding roads, and the flood risk identified on the Environment Agency mapping is due to aerial photographs identifying parts of the land being under water to a shallow depth during the 1998 flood event. As for the source of the

water, investigations have established this is due to poor drainage and low spots that result in shallow ponding on areas of the site during prolonged wet periods. Additionally, areas will be under water during extreme flood events when the Environment Agency flap valve at the eastern end of the site will be closed, resulting in the drain along the northeast edge backing up and causing localised surface water flooding over the land enclosed within the roads. The surface water storage currently occurs on the land in a haphazard and unmanaged way depending on the rainfall and maintenance of the ditches and land.'

- 7.22 In order to address this, the applicant has obtained planning permission in May 2023 (22/01134/FUL) for an engineering works scheme that will achieve a managed surface water drainage arrangement whereby surface water storage will be formalised into a single area of flooding. This compensation area is to the west and south-west of the site and within the blue line, and therefore within the control of the applicant.
- 7.23 In conjunction with the creation of a managed attenuation area, the application includes ground raising over most of the land that will result in the application area being 'lifted' by approximately 0.40m to a minimum 9.05 AOD to bring the land into Flood Zone 1.
- 7.24 The Environment Agency (EA) has been in extensive discussions with the applicant and the Council. Following the submission of a Technical Note on Flood Compensation and a Baseline Modelling Report, the EA have removed their objection as the previously approved application for ground raising and compensation has been demonstrated to reduce the risk of flooding to the northern land parcel without increasing the risk of flooding elsewhere. However, the EA has outlined that they continue to have significant concerns over the long-term sustainability of the proposal and that the Council ensures use of the compensation area is designated and the obligations to maintain it are transferred to all future landowners.
- 7.25 In response to this, the applicant has since provided Management Scheme for the development (including the Flood Storage Compensation area) and a Maintenance Plan for the Flood Storage Compensation area which will result in a management company being set up to maintain it. Both are recommended to be secured by condition to ensure long-term sustainability of the proposal.
- 7.26 In addition to this, a Grampian (negative) condition is recommended to ensure the approved drainage engineering works (under 22/01134/FUL) are implemented fully prior to the commencement of development.

- 7.27 In consideration of the above, which is to be secured through suitably worded conditions, it is considered the site will operate as Flood Zone 1 and therefore a sequential test is not required in this instance. The principle of residential development on this site will be made acceptable through the imposition of conditions.
- 7.28 In regard to surface water flooding, The Lead Local Flood Authority (LLFA) has been consulted. Following the submission of further information, the LLFA have confirmed they have no objection in principle to the proposed development. The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, restricting surface water discharge to 1.3l/s. The use of permeable paving in addition to controlling the rate of surface water leaving the site is supported. This scheme would also provide water quality treatment, which is of particular importance when discharging into a watercourse. It is expected that the additional SuDS features are explored at the reserved matters stage and should be designed to provide biodiversity and amenity benefits.
- 7.29 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.

#### Foul Drainage

- 7.30 It is noted that on the previous application 18/02239/OUT, Anglian Water confirmed that the foul drainage from this development would be in the catchment of Huntingdon (Godmanchester) Water Recycling Centre and that would be available capacity for the flows.

### **Access, Transport, Highway Safety & Parking Provision**

#### Access, Transport & Highway Safety

- 7.31 Policies LP16 and LP17 of the Local Plan to 2036 seek 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.
- 7.32 The application seeks outline planning permission for 25-30 dwellings with all matters reserved except for access. The proposed access would be off Main Street.
- 7.33 The congestion and highway safety concerns raised by the Town Council and local residents are carefully noted.

- 7.34 The Highway Authority (Cambridgeshire County Council) have been consulted as part of the application. The Highway Authority has advised that as the development proposed is below the threshold of 50 dwelling therefore the amount of vehicle movements is unlikely to have a significant effect on the surrounding network. The movements calculated by TRICS equate to less than 1% of existing traffic flows along the B1514 Hartford Road and could therefore not be considered as significant in relation to the existing background flows.
- 7.35 The vehicle-to-vehicle visibility splays proposed are in accordance with the speed of the road and the existing features taking into account the roundabout to the Northeast. The site access plan indicates geometry 5.5m in width with 10m radii kerbing and 2m internal footways. The proposal includes a new 2m wide footway connection along the site frontage to the existing bus stop to the southwest of the site. Following the completion of a road safety audit, the Highway Authority have confirmed no objections in principle to the proposed off-site works proposed. A number of highway safety conditions are recommended.
- 7.36 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. The development would connect to existing networks of sustainable transport to encourage travellers to use the sustainable travel opportunities within the development and the surrounding areas. Therefore, in accordance with paragraph 116 of the NPPF (2024), the development should not be refused on transport grounds. Subject to the inclusion of the recommended conditions, the proposed development complies with the NPPF 2024, policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and policy TT1 of Huntingdon Neighbourhood Plan 2018-2026.

#### Parking

- 7.37 The application is for outline permission with all matter reserved except for access. Parking is a consideration for assessing whether the layout is acceptable and therefore would be consideration under any future reserved matters application. Notwithstanding this, the submitted masterplan does demonstrate that the scheme is capable of providing sufficient car and cycle parking in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

### **Parameter Plans, Indicative Layout, Landscape and Visual Impact, Trees and Open Space**

#### Parameter Plans & Indicative Layout

- 7.38 As previously highlighted, the application is for outline consent with matters relating to appearance; landscaping; layout; and scale being reserved. To allow full evaluation and consideration of the development and to determine whether the proposed amount of development could be satisfactorily accommodated within the site an Illustrative Masterplan has been submitted. The submitted 'Building Heights' Parameter Plan and 'accommodation type' Parameter Plan detail the storeys of the buildings and demonstrate that the whole of the site is proposed for residential use.
- 7.39 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.
- 7.40 Section 12 of the NPPF (2024) 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.
- 7.41 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.
- 7.42 The HDC 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.
- 7.43 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.

- 7.44 Whilst all matters are proposed to be reserved (accept access), an illustrative masterplan (K0101 P1) has been submitted to illustrate how 26 dwellings could be accommodated on the site. Urban Design have been consulted as part of the proposal and have provided feedback on the indicative site layout. In terms of site layout, the 5.5m access road with 2m footpaths either side extends southwards into the site terminating in a large turning head which provides access to a pair of tandem parking spaces and the shared surface loop road that extends to enclose the 12 units in the northwest corner. Whilst the introduction of the loop road following the previous 18/02239/OUT withdrawn application is supported, this turning head together with the group of 6 frontage parking spaces and two pairs of tandem spaces in the southeast corner dominate the centre of the development and result in a large area of hard standing. Amendments would be required to the arrangement of the turning head and parking to reduce their dominance – a more organic road layout is recommended as indicated in the illustrative masterplan provided with the previous withdrawn outline application 18/02239/OUT. Limiting the development to 25 dwellings would allow parking to be provided predominantly on plot to the side of the units, reducing the dominance of frontage parking.
- 7.45 The proposed loop road extends close to the root protection areas of existing trees to the eastern edge and extends beyond the area of land indicated to be raised as part of the 22/01134/FUL approval. Notwithstanding that layout is matter reserved, it is unclear at this stage what impact this road would have on the proposed ground levels adjacent to these trees. The submitted Masterplan Layout dwg 22\_041\_K0101 P1 indicates a 27.367m back-to-back separation distance between units fronting the eastern side of the internal spine road and units fronting the eastern site boundary. Reducing this separation distance to 21m in accordance with the HDC Design Guide would allow this loop road to be setback further from the RPA of retained trees and within the land permitted to be raised. It would also allow for enhanced soft landscaping along this important edge. This will need to be carefully considered as part of a reserved matters application.
- 7.46 The units are setback between 16m-24m from the Main Street frontage and comprise a mixture of detached and semi-detached

house types. The group of units to west have narrow breaks between and will result in displaced parking for the western semi-detached units. The Main Street frontage should comprise predominantly detached house type with wide breaks between (accommodating car parking and landscaping) to reflect the loose grain form of development within this part of Main Street. It is recommended that units either side of the access form similar house types with the same arrangement in order to create a sense of arrival.

- 7.47 Some of the units fronting Main Street have approximately 8.6m garden depths, whilst these relate to 2-bed dwellings (as indicated on dwg K0102 P1), deeper gardens (typically 10m) are recommended to create more functional amenity spaces and accommodate the basic functional needs for the dwelling (including refuse and cycle storage, space for planting, young children to play and space to dry washing ect.). It is recommended that predominantly larger detached house are provided along this frontage to reflect the existing grain of development within this part of Main Street.
- 7.48 The majority of the proposed units have a narrow frontage deep plan form (approx. 5.3m x 8.8m footprints) with gable frontages. Whilst the scale and appearance of units will be subject to a future reserved matters applicaion, wide frontage shallow plan form units should are recommended fronting the northern and western boundary, with the ridge parallel with the road to reflect the traditional building forms found within Hartford.
- 7.49 The Building Heights Parameter Plan indicates that height across the site will be no more than 2 storey. It is considered that the building heights proposed are reflective of the residential built-form within the locality and would respond to the context of the site. There may be scope for 2.5/3 storey dwellings on the site if design, scale and visual impact are deemed to be acceptable. Regardless, scale is a reserved matter. For this reason, it has been agreed with the applicant to not condition the height parameter plan. It is also noted that levels will also be raised to address flood risk. To reflect this, it is recommended that levels details are secured by condition; in the interest of visual and residential amenity.
- 7.50 The Illustrative Masterplan demonstrates how the development could be arranged such to accommodate the maximum quantum of development proposed. The Illustrative Masterplan shows the potential for development of a mix of building forms including terrace, semi-detached and detached dwellings. The variety of built form shown would reflect the existing variety in the built form within the locality albeit the mix of housing, as detailed within policy LP 25 of Huntingdonshire's Local Plan to 2036, would be determined at reserved matters stage.

- 7.51 As noted above the central turning head, together with the 6 frontage parking spaces and the pair of tandem spaces in the southeast corner dominate the centre of the site. It is recommended that parking is predominantly provided on plot in the form of tandem side drives to create a loose grain form of development. Any frontage parking should be limited to groups of no more than 4 continuous spaces and softened by generous landscape breaks (accommodating a tree), with footpath access and a minimum 1m defensible landscape buffer provided between the back edge of the footpath / parking spaces and the front elevation in accordance with the HDC Design Guide SPD. Side drives should measure 3.3m (single) or 6.6m (double) to allow bins and bikes to be manoeuvred past parked cars and to accommodate the requirements for M4(2) adaptable dwellings.
- 7.52 A scheme of 25 – 30 dwellings with garaging/parking reflects a density of 21-25 dwellings per hectare which is considered appropriate considering the site location, features and the character of the surrounding area. However, given the site constraints of noise (discussed in further detail below), the required engineering works to mitigate against flood risk, tree root protection areas, requirement of open space and the need to ensure residential amenity is protected for the newly approved dwellings/No.2 Old Houghton Road to the south, it is considered a lower density of 25 dwellings may be more appropriate in this case. Notwithstanding this, these matters are reserved and therefore it will fall to the applicant to demonstrate what number of dwellings between 25-30 dwellings is acceptable.

#### Landscape and Visual Impact

- 7.53 Landscaping will be subject to a future reserved matters application; however the submitted plans indicate the approach to proposed boundary treatments.
- 7.54 The submitted boundary treatments plan illustrates a variety of boundary treatment. The principle of brick boundary walls for public facing boundaries and close boarded fences for garden boundaries is acceptable. The submitted plan and Noise assessment shows a range of rear garden boundary heights from 1.8m to 3m with a 4m acoustic fence adjacent to the eastern site boundary to overcome noise impacts from Main Street and the A1123 Huntingdon Road. This acoustic fence is shown to extend through the canopy of existing trees adjacent to the eastern boundary and it is unclear what impact this would have in terms of crown lifting / pruning, particularly given the level changes approved for this part of the site under application ref 22/01134/FUL. It is recommended that this be located outside the RPA / tree crown, and located where soft landscaping can be provided either side of the fence to visually soften it. Landscaping is essential to soften and mitigate the impact of the taller public facing boundaries. A number of boundary fences are shown to



extend forward of the proposed building line and parking spaces and should be setback. Boundary fences are unnecessary between shared side drives.

- 7.55 A 2.4m timber fence is shown approximately 4.2m from the eastern boundary and approximately 3.1m from the southern boundary which appears to enclose existing hedges / cut leylandii trees, details of future maintenance will be required, however it is questioned if such enclosure is required.
- 7.56 Units adjacent to the western boundary are shown to back on to the 16m high Layland Cypress hedge (G009) within the adjacent site which were to be to be trimmed to 2.5m tall as part of the 18/00089/FUL approval. There is concern the units to the south back onto the existing 4m high Hawthorn Trees (G008) and proposed 2.4m fence. These units feature approximately 11.6m garden depths and there is concern these trees together with existing development within the Training Centre site could lead to overshadowing of these south facing gardens and increased pressure to prune / fell these trees by future occupants. A site section should be provided though this southern boundary with a reserved matters application illustrating the height of the retained trees and the training centre buildings beyond to fully understand the relationship proposed. Deeper rear garden depths may be required to create a more sympathetic relationship with these trees, alternatively, development should be arranged so that the loop road is extended to the south of these units so that the trees sit within the public realm.
- 7.57 Whilst the introduction of built form on the site will be noticeable in the local context, the visual impact of the scheme will be limited given the mature planting on the north-east corner/boundary and given the existing built form in the background.

### Trees

- 7.58 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.
- 7.59 This application is accompanied by a Tree Survey and a constraints Report (which includes tree protection plans). Adjacent to the boundaries of the site are established hedges and trees. Nothing of high value will be lost to accommodate the access, therefore this is considered to be acceptable. As all matters are reserved at this stage with the exception of access, the impact the development would have upon existing trees has not been assessed. It is therefore recommended that a condition be

imposed to secure the submission of a Tree Survey and Arboricultural Impact Assessment as part of any reserved matters application for layout or landscaping. A reserved matters application should include replacement / enhanced planting provided along the Main Street frontage behind the pavement and visibility splays. There is also an opportunity to strengthen the landscaping belt adjacent to the northern corner adjacent to the roundabout – this is currently thin with prominent views into the site when travelling into Huntingdon from the roundabout. The provision of robust soft landscaping including hedgerows and trees will help enhance any development and help to fully soften the development on the entrance to Huntingdon and respond to the mature landscaping on the opposite side of Main Street that screens the Owls Estate development.

### Open Space

- 7.60 The proposed 25-30 dwellings would require 1161sqm to 1393sqm of open space in accordance with the HDC Developer Contributions SPD 2011 (based on a projected population of 2.19 people per dwelling). The Illustrative Masterplan locates an approximately 1100sqm area of open space in the southwest corner of the site with smaller areas of open space to the rear of the hedge adjacent to Main Street, whilst this largely accords with the Developer Contributions SPD for 25 dwellings, the main open space is only fronted by two units and is enclosed by the 4m high acoustic fence to the east. A central area of open space is required to improve the relationship with units and surveillance of this space in accordance with the HDC Design Guide requirements for Local Scale landscape schemes set out on page 107. Open space provision would be secured through a S106 agreement.

### Summary

- 7.61 Overall, it is considered that the application site could satisfactorily accommodate 25-30 dwellings. Taking these points into account, and when considering the densities of development in the locality, it is considered that the density of development and mix of built form shown on the submitted Illustrative Masterplan would not be uncharacteristic to the area.
- 7.62 It is therefore concluded that the general layout could be made acceptable for reserved matters applications, and would achieve the quantum of development proposed. Therefore, whilst the indicative layout shown on the Illustrative Masterplan may be subject to change, and subject to the above site constraints and site requirements being satisfied, the quantum of development proposed is considered to be achievable without causing a significant detrimental impact upon visual amenity or the character and appearance of the locality. The proposal is therefore considered acceptable in principle and the 'appearance',

'landscaping', 'layout' and 'scale'; would be considered in detail as part of reserved matters should outline permission be granted.

- 7.63 The proposed development is therefore considered to be acceptable with regards to the impact upon visual amenity, the character of the area and the impact upon trees; with further details in relation to the impact on trees to be secured by condition. The proposed development would accord with the aims of the NPPF (2024), policies LP11, LP12, LP13 and LP31 of the Local Plan to 2036 and policies NE3, BE1 and BE3 of Huntingdon Neighbourhood Plan 2018-2026.

### **Impact on Heritage Assets**

- 7.64 The application site is not within a conservation area, however the Hartford conservation area does adjoin the site on the southwestern and part of the northwestern boundaries. To the southwest along Main Street (approximately 157 metres southwest of the site) there is a grade II listed Late C18/early C19 farmhouse, No. 70 Main Street.

- 7.65 The Conservation Team have been consulted as part of the application. Their comments highlight that 'Despite the isolation of the site from the rest of the rural landscape, the paddock still represents a welcome area of green space that affords some relief from the intensive Huntingdon overspill development to the north and west. This is particularly evident when approaching Hartford from the A141 roundabout. The paddock acts as a semi-rural gateway feature that underlines the transition from the wider countryside to the historic character of the listed buildings further along Main Street. For this reason the site should be identified as making a useful contribution to the significance of the Hartford Conservation Area and its loss would be harmful, but less than substantially so.' The Conservation Officer also highlights that well preserved medieval ridge and furrow earthworks that can be seen in the paddock. These earthworks indicate that the proposed site is located within one of the former common fields attached to the medieval settlement. Alongside the open green character of the paddock the earthworks are a further tangible reminder of the historic agricultural setting to the conservation area. The earthworks therefore have added significance and their loss will be harmful, albeit that loss would not be substantial. Harm to heritage asset should be weighed against public benefits of scheme.

- 7.66 These comments are noted. It is also noted that the site itself is not within the Conservation Area but within the setting of the Conservation Area. There is also not a 'Character Assessment Statement' for the Hartford Conservation area. As outlined by the Conservation Officer the site is isolated from the rest of the rural landscape.

- 7.67 In terms of the significance of the site, this is limited given the transient views of the site. There is mature planting on the north eastern boundary of the site which blocks views into or out of the site. Therefore, when entering Hartford from the roundabout, views are directed along Main Street. The views from Main Street are transient given the existing hedge, and any glimpses through the hedge are of a paddock with the former West Anglia Training Centre in the background. The recent approvals to the south for 3 dwellings will further obscure views of the site with the introduction of a two storey dwelling close to Main Street. Views of the ridge and furrow earthworks are not easily noticeable. Whilst it is regrettable that the ridge and furrow would be lost, it is not a Scheduled Ancient Monument, it is not within a setting of a listed building and is not within the conservation area. For these reasons, it is not a protected heritage assets and the loss of it is not considered to equate to harm.
- 7.68 With regard to the relationship of the site to the Conservation area, the site does not provide any long distant views into or out of the Conservation area and the available views are limited to glimpsed short views curtailed by established planting between poor quality hedgerow and trees with a backdrop of the former West Anglia Training Centre. No. 70 Main Street is approximately 157 metres south west of the site and they are separated by a range of established planting, built form and street furniture etc. As a result, the site and listed building cannot be viewed or appreciated in the same aspect.
- 7.69 It is therefore considered that the proposed development would not result in harm to the setting of the Hartford Conservation Area or the setting of nearby Listed Buildings in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990, Policy LP34 of Huntingdonshire's Local Plan to 2036 and Policy BE3 of Huntingdon Neighbourhood Plan 2018-2026.

### Archaeology

- 7.70 In terms of archaeology, The Historic Team at Cambridgeshire County Council have been consulted. They advise that the development lies in an area of archaeological potential, lying to the east of the historic core of Hartford and approximately 450m north east of the medieval All Saints church (Cambridgeshire Historic Environment Record reference CB14749). Archaeological investigations to the adjacent west found evidence for a number of ditches and pits, believed to be of an early medieval date (CHER ref. MCB30969). Archaeological investigations have also been undertaken c.60m to the south, which revealed activity dating to the Anglo-Saxon to medieval periods (CHER ref. MCB20184). Find spots within the wider area hint at earlier prehistoric to Roman activity in the area, from finds of Roman pottery (CHER ref. 02747) and multiple finds of prehistoric flint

implements (CHER refs. 02689, 02753 and 01689). Within the development area, medieval remains are well preserved as earthworks forming ridge and furrow cultivation (CHER ref. MCB10496).

- 7.71 The Historic Team advise that due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. A written scheme of investigation condition is therefore recommended.

## **Biodiversity**

- 7.72 Paragraph 187 of the NPPF (2024) 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.
- 7.73 A preliminary ecological assessment has been submitted as part of the application which concludes that the proposed development of the site is likely to have limited and low level impacts, due to the small area of land to be affected, its few features, and its evaluation as 'very low ecological value'. A condition will be imposed to secure a new PEA with the submission of the reserved matters given the amount of time that has passed.
- 7.74 The application predates the change in legislation requiring a mandatory 10% biodiversity net gain from residential developments of this scale.
- 7.75 Notwithstanding this, the application is supported by a Biodiversity Net Gain Report which outlines that the development has the potential to achieve a 20% net gain. A condition is recommended to secure a biodiversity net gain.
- 7.76 Subject to the imposition of the 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.

## **Residential Amenity**

- 7.77 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

- 7.78 The closest neighbouring residential properties to the south of the site will be the recently approved dwellings and No.2 Old Houghton Road. It is considered that a detailed layout could be designed to ensure that any future reserved matters application demonstrates no significant impact upon these properties. In terms of noise or lighting, there should also be no significant impact given the local context and separation distance.
- 7.79 The Environmental Health Team (EH) have been consulted as part of the application. To protect neighbouring properties during construction, conditions construction/delivery times and a construction environmental management plan are recommended.

Amenity for future occupiers

- 7.80 The Environmental Health Team (EH) have been consulted as part of the application. An Air Quality Screening Assessment was submitted with the application. EH have advised that the Air quality has improved in the District since 2018 and the proposals will not lead to a breach in national objectives or an unacceptable risk from air pollution. However, current advice from public health experts is that the health impacts of air pollution should be minimised, even if there is no risk that air quality standards will be breached. Measures such as sustainable modes of transport (cycles, electric vehicles etc). Cycle parking will be secured at reserved matters stage and the provision of electric charging points for residential dwellings now falls within the Building Regulations requirements.
- 7.81 In terms of noise, a noise impact assessment (NIA) was submitted with the application. The report demonstrates that with the use of barriers, external amenity areas will meet the upper guideline of 55dB(A), which is considered acceptable in this location. As this is an outline planning application, the detailed design layout is unknown, however it is likely that noise barriers will be required in order to achieve these levels. Further consideration will need to be given to the siting, height, visual impact etc of these at reserved matters stage.
- 7.82 With regard to internal sound levels it is likely that a number of the properties will breach internal sound guidelines with windows partially open and the NIA has considered ProPG guidance and suggested some mitigation regarding this. As discussed above and within the NIA, as this is an outline application the final design will be reviewed and signed off at reserved matters stage once the detailed design process is complete and final details of the

mitigation required is known. A condition is therefore recommended ensuring any reserved matters application is accompanied by a noise impact assessment and associated noise mitigation scheme.

- 7.83 In respect of the amenity of future occupants, it is considered that a detailed layout can likely be designed to ensure amenity of the future occupants of the development is of a high quality. 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.
- 7.84 The proposed development is therefore considered to be acceptable in terms amenity to both existing neighbouring properties and future occupants of the proposed development in accordance with Local Plan Policy LP14, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

### **Affordable Housing and Housing Mix**

- 7.85 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 need to be taken into account. In this instance, no site specific considerations have been submitted and therefore the proposal shall provide policy compliant on site affordable housing provision of 40%. This has been confirmed the Policy and Enabling Officer.
- 7.86 The affordable housing will be secured through the S106 Agreement, to accord with policy LP24 and section A of the Developer Contributions SPD.

### **Accessible Housing**

- 7.87 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. 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**

7.88 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. A condition will be attached to ensure that the dwellings are built in compliance.

### **Other Matters**

#### CIL

7.89 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments could cover infrastructure relating to footpath and access, health, community facilities, libraries and lifelong learning, and education.

#### Residential Wheeled Bins

7.90 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. This can be secured through a S106 agreement. On this basis the proposal would provide a satisfactory contribution to meet the tests within the CIL Regulations. The proposal would accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

#### Contamination

7.91 Policy LP37 of the Local Plan states that where ground contamination of a site is possible, the risks of such needs to be investigated. The submitted report finds no contamination issues for the site given its previous use as a paddock. The proposal therefore complies with Policy LP37 of Huntingdonshire's Local Plan.

### **Conclusion**

7.92 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

7.93 The application seeks outline planning permission with all matters (except access) reserved for the erection of 25 - 30 dwellings.

7.94 It is considered that the application site could satisfactorily accommodate 25-30 dwellings and the general layout could be made acceptable for reserved matters applications. Therefore,



whilst the indicative layout shown on the Illustrative Masterplan may be subject to change, and subject to the above site constraints and site requirements being satisfied, the quantum of development proposed is considered to be achievable without causing a significant detrimental impact upon visual amenity or the character and appearance of the locality. The proposal is therefore considered acceptable in principle and the 'appearance', 'landscaping', 'layout' and 'scale'; would be considered in detail as part of reserved matters should outline permission be granted.

- 7.95 The proposed access is considered to be safe and acceptable in highway terms. The level of traffic generated by the development would not result in adverse traffic impacts.
- 7.96 Subject to suitably worded conditions, it is considered the site would operate as Flood Zone 1, and the site is therefore acceptable in principle in terms of flood risk and drainage.
- 7.97 The NPPF (2024) has at its heart the presumption in favour of sustainable development'. 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 with a neutral impact upon the character and appearance of the area.
- 7.98 In terms of the economic dimension 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 and New Homes Bonus receipts arising from the development.
- 7.99 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 wide identified need for both private and affordable housing and the provision of market housing and a 40% affordable provision on the application site would amount to a benefit in terms of providing a greater flexibility to the supply of housing. The proposals would also make provision for contributions towards health, primary and early years education, formal green space, the provision of green space and maintenance, libraries and lifelong learning and community facilities through the Community Infrastructure Levy.
- 7.100 In terms of the environmental dimension of sustainable development, the proposal offers potential for the incorporation of energy efficiency measures (to be considered in detail at reserved matters stage) as well as 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 adjacent road noise could be made satisfactory for new residents. It is therefore considered that there will be a net benefit in environmental terms. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within wider Huntingdon Spatial Planning Area; and is accessible by sustainable transport modes.

7.101 Having regard to all relevant material considerations, it is recommended that approval be granted for the outline planning with all matters reserved except access.

**8. RECOMMENDATION - APPROVAL subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of open space and wheeled bins, and subject to conditions to include those listed below:**

- Approval of Reserved Matters Time Limit and Time limit following last Reserved Matters
- Timing of permission and submission of Reserved Matters
- Approved Plans (site location and access)
- Site levels and finished floor levels detailed as part of any reserved matters for layout
- Submission of Noise Mitigation Scheme as part of any reserved matters for layout
- Submission of Tree Survey and Arboricultural Impact Assessment as part of any reserved matters for layout or landscaping
- External lighting scheme be provided as part of any application for reserved matters.
- Recommendations of Preliminary Ecological Appraisal to be adhered to and a net gain in biodiversity to be demonstrate as part of any reserved matters application
- Grampian pre-commencement condition for works approved under 18/02239/OUT to be completed
- Management company & maintenance scheme for drainage
- Surface water drainage scheme
- Construction drainage
- Surface water drainage system sign off
- Construction Environmental Management Plan to include details of lighting
- Construction and delivery times
- Fire Hydrants
- Internal road and associated infrastructure layout of the site
- Access gradient, width, 10m radius kerbs, metalled surface 20m, construction including details of vehicular and crossing of the ditch at the frontage of the site
- Temporary facilities for construction clear of highway
- Visibility splays

- Off-site high improvement works
- Traffic Management Plan
- Written scheme of investigation
- M4(2) dwellings
- Water efficiency

or

**REFUSAL only in the event that the obligation referred to above has not been completed, 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 **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 21<sup>st</sup> September 2023

[REDACTED]

**22/01460/OUT**

Mr Andy Girvan, Mick George Property Ltd

Outline with all matters reserved for erection of 30 dwellings  
Land North Of 6 Old Houghton Road Hartford

**Recommend REFUSE. While Members acknowledged the updated Flood Risk Assessment provided, it was noted that the LLFA had still raised concerns which Members would like to see addressed before the application proceeds. Members also questioned the impact on traffic around Main Street and noted this was already a particularly busy road. It was also noted that there was only one access road to the development which would leave residents unable to enter and exit if this road was blocked. It was questioned if an additional access road via Old Houghton Road could be added.**

[REDACTED]

[REDACTED]

HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 21<sup>st</sup> September 2023

<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>

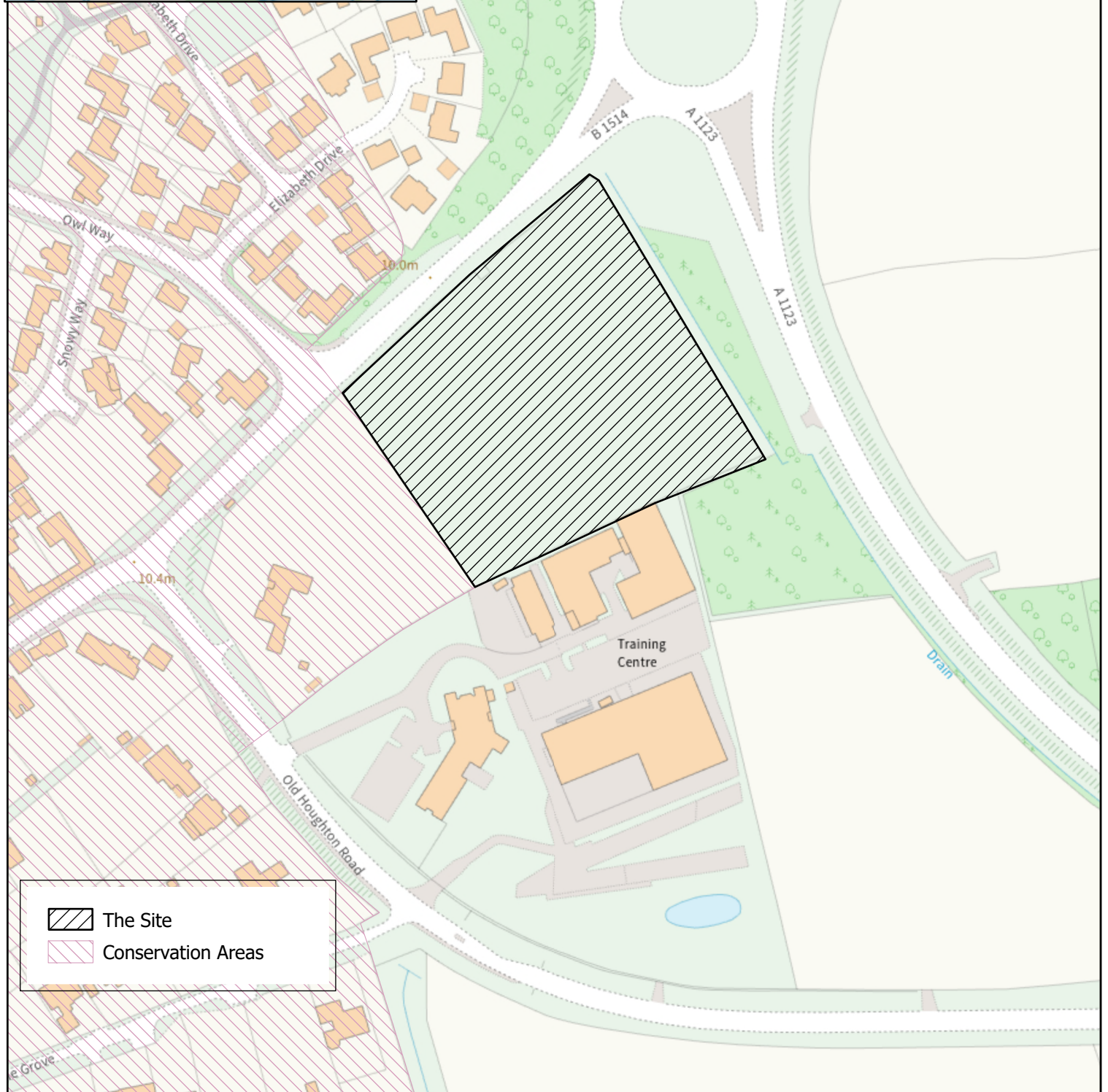
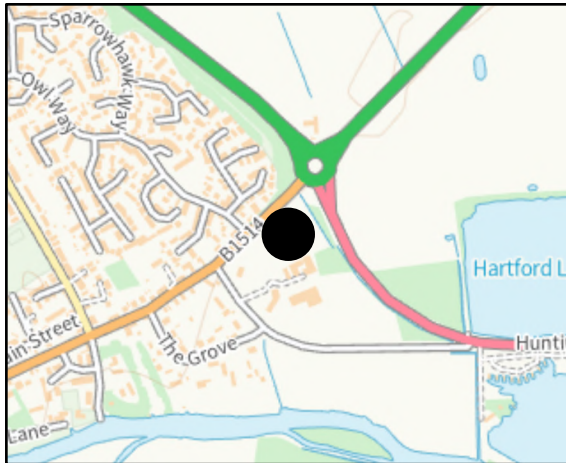
# Development Management Committee

Application Ref: 22/01460/OUT

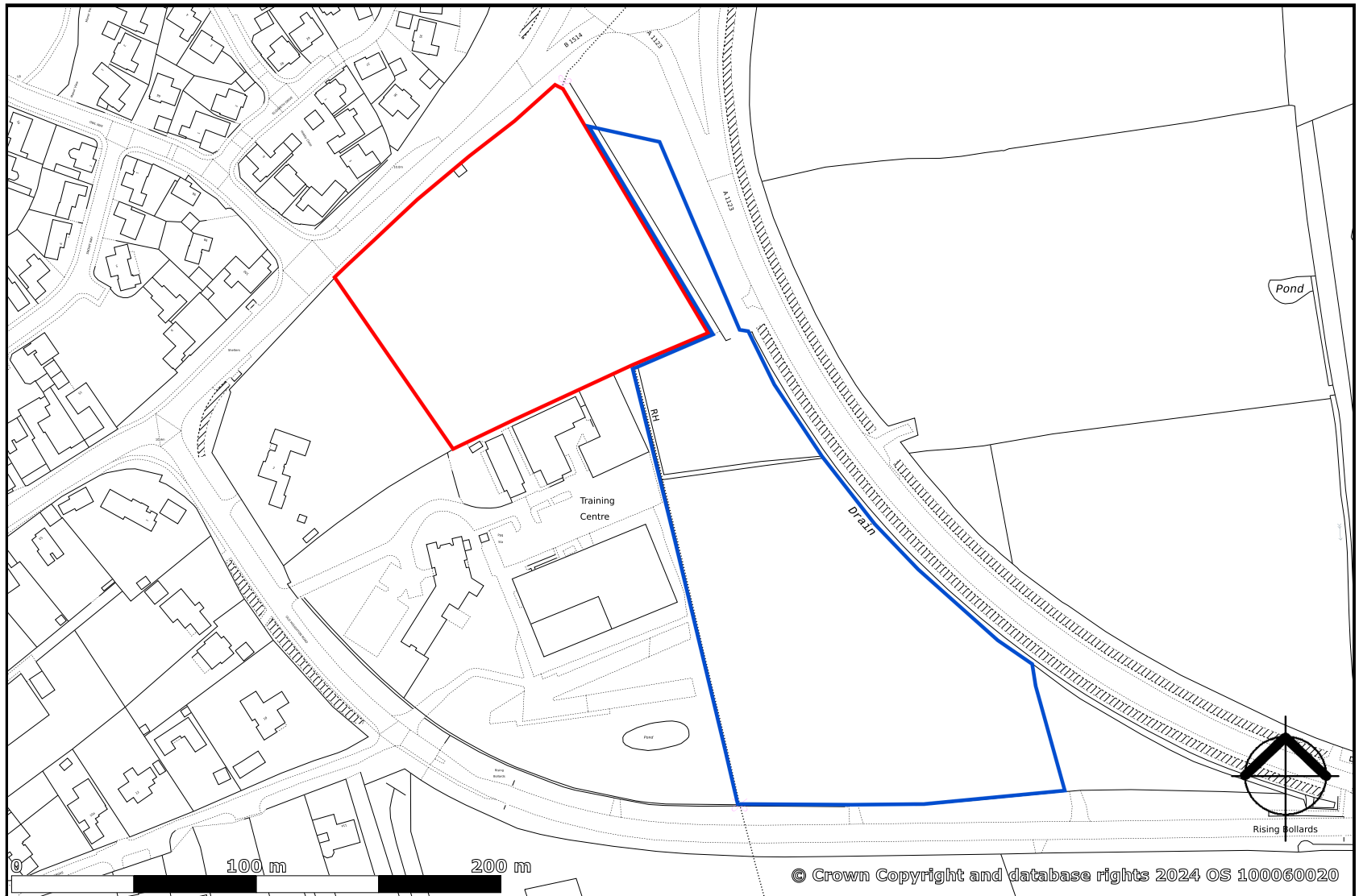


Scale = 1:2,000

Date Created: 08/01/2025



Land East of Old Hartford Road



created on edozo

Plotted Scale - 1:2,500

B	27-07-24	PEDESTRIAN CROSSING RELOCATED	MJB
A	07-08-23	UPDATED LAYOUT	MJB
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR



**ENGINEERING**  
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**TITLE**  
**MAIN STREET, HARTFORD**  
**SITE ACCESS, VISIBILITY SPLAYS,**  
**FOOTWAY CONNECTION, AND**  
**PEDESTRIAN CROSSING POINT**

ORIG	M.B	DATE	05-09-18
CHKD		SCALE	1:500
APPR		DRAWING NO	1506-02
		REV	B

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3m wide pedestrian crossing with 2m depth in line with CD143 desirable minimum physical refuse island provided within existing hatching at ghost island junction. Dropped kerbs and tactile paving provided either side of Main Street, tactile paving at island (kerbs can also be provided at island if requested). TMP Sodalite D610 with kep left arrow diag. 610 (600) or C.C.C. specified equivalent provided in islands. Appropriate removal/breaks in existing white lining as required to accommodate crossing and island

New 2m wide footway to provide link into existing footway on Owl Way

Existing Road markings diag. 1023

Existing Road markings 1004

Existing Road markings diag. 1003

Existing Road markings diag. 1009

Existing Road markings diag. 1038

Lane widths to remain as existing throughout right turn lane - Approximate dimensions of 3.0m for Right Turn Lane (6.10 of CD123) and through lanes between 3.0 and 3.65m (6.8 of CD123)

Section of existing road markings removed/updated as necessary to tie in to existing either side of new access. Only alterations required to existing road marking scheme are those to accommodate turning to/from new access and pedestrian refuge island

Existing taper from ghost island white lining extends to approximate speed limit sign shown on survey. Shape and length of ghost island to remain as existing

Proposed Road markings diag. 1009

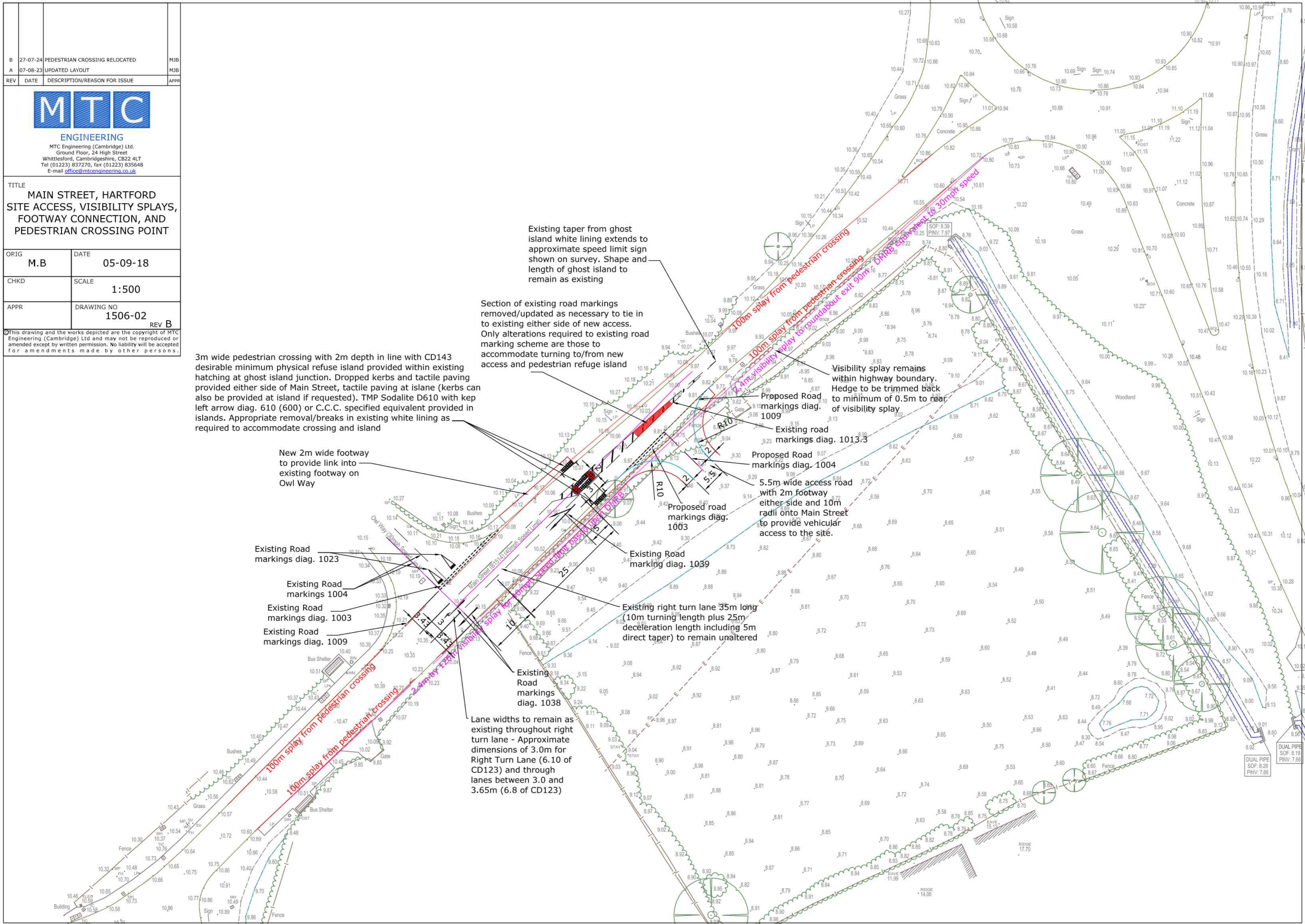
Existing road markings diag. 1013.3

Proposed Road markings diag. 1004

5.5m wide access road with 2m footway either side and 10m radii onto Main Street to provide vehicular access to the site.

Existing Road marking diag. 1039

Existing right turn lane 35m long (10m turning length plus 25m deceleration length including 5m direct taper) to remain unaltered

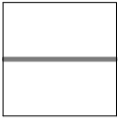
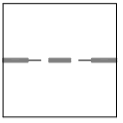








Issue Status			
<b>Planning</b>			
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Revision	Drawn	Check	Date
P1 Planning Issue	CR	AD	07.08.23

**Boundary Treatment Plan**

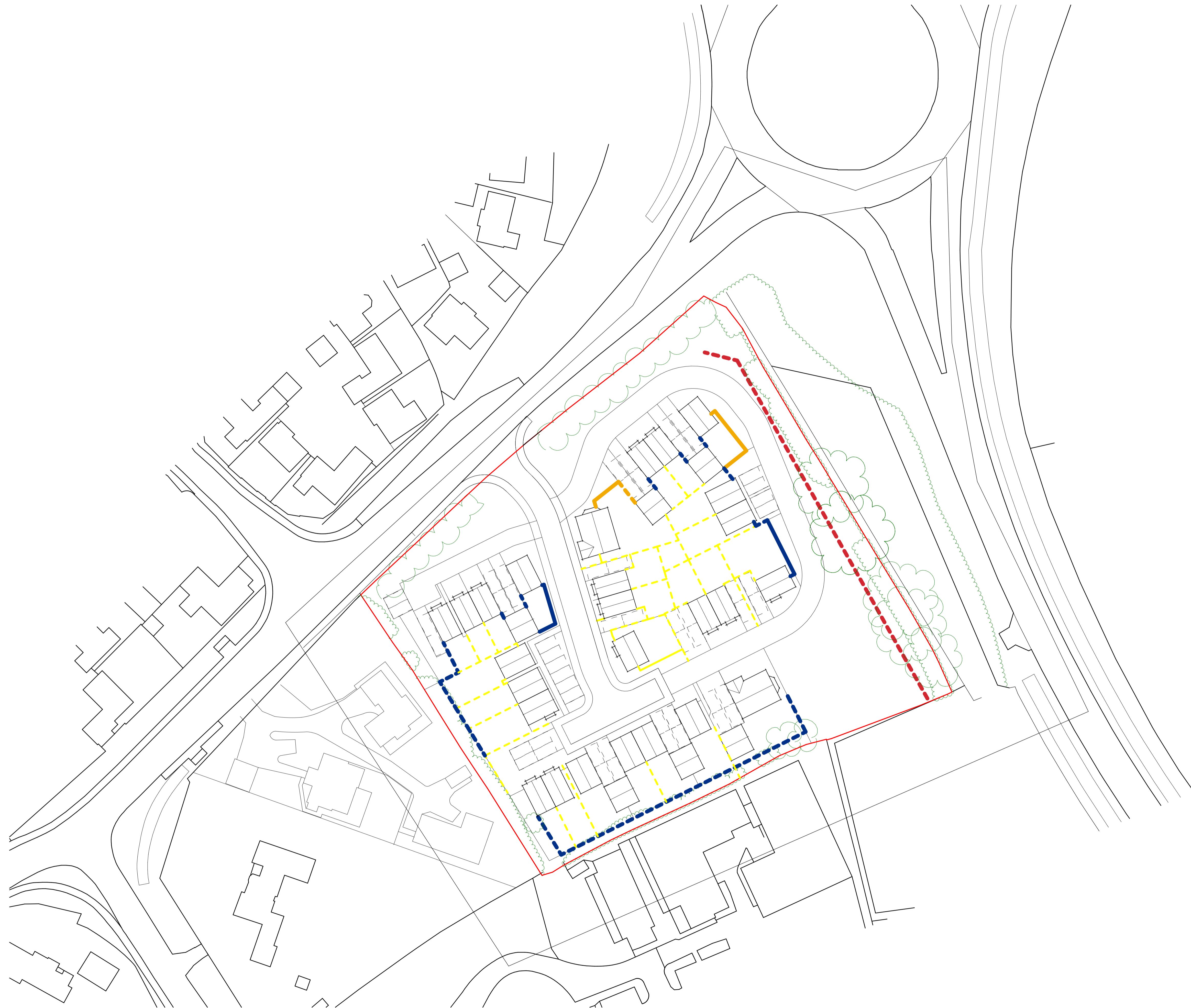
Boundary Treatments by Type

-  Brick wall
-  Timber Close Board Fencing

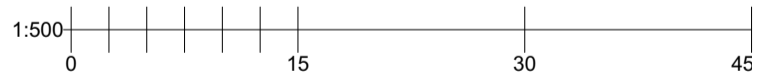
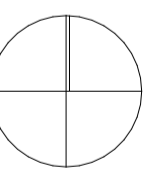
Boundary Treatments by Height

-  1.8m
-  2.4m
-  3.0m
-  4.0m

NB: Boundary Treatments and Heights to be read in conjunction with Spectrum Acoustic requirements.



N



client		
Campbell Buchanan George		
project		
Land East of Main Street, Hartford, Huntingdon Proposed Housing Development		
drawing		
Boundary Treatment Plan Supporting Information		
date	scale	@ A1
06.07.22	1:500	
drawn	check	
AD	AD	



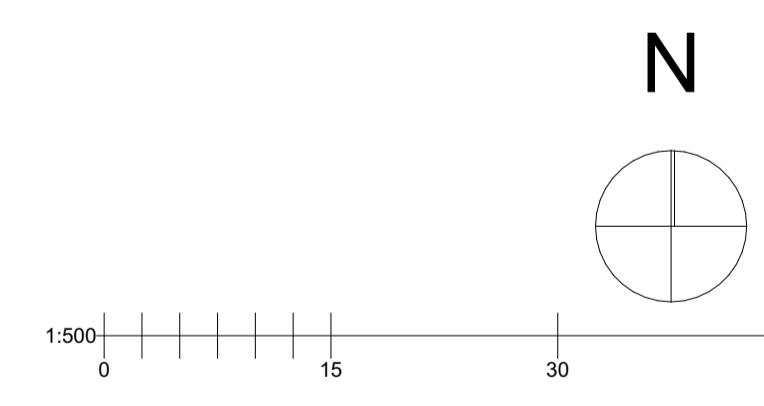
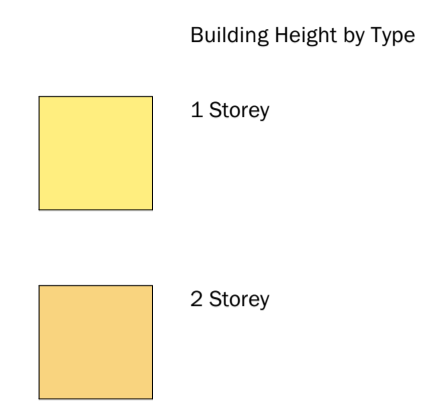
Norwich 01603 02981's  
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P1	Planning Issue	CR	AD 07.08.23

**Building Heights Plan**



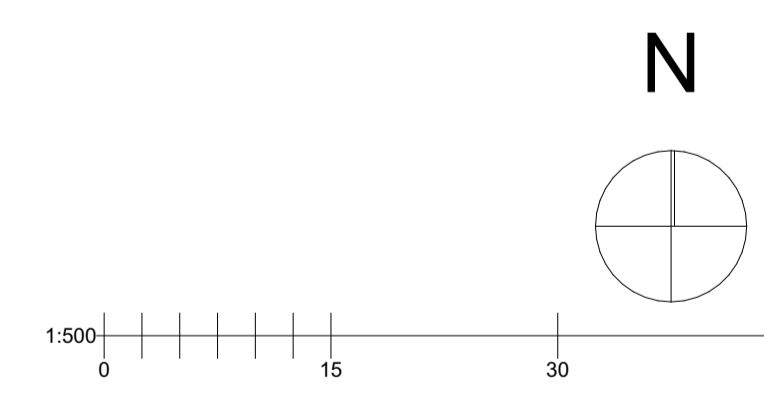
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project	Land East of Main Street, Hartford, Huntingdon Proposed Housing Development		
drawing	Building Heights Plan Supporting Information		
date	06.07.22	scale	1:500 @ A1
drawn	AD	check	AD

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Issue Status		Planning		
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Revision	Drawn	Check	Date	
P1 Planning Issue	JM	AD	07.08.23	



client	Campbell Buchanan George		
project	Land East of Main Street, Hartford, Huntingdon Proposed Housing Development		
drawing	Masterplan Layout		
date	06.07.22	scale	1:500 @ A1
drawn	AD	check	AD

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