

DEVELOPMENT MANAGEMENT COMMITTEE 20th JANUARY 2025

Case No: 24/00433/FUL

Proposal: Erection of 6 residential dwellings and garages following demolition of 5 barns (Pursuant to 22/00950/FUL)

Location: Agricultural Buildings, Washingley Farm, Green End, Great Stukeley.

Applicant: Mr. Allgood

Grid Ref: 522598 274616

Date of Registration: 06.03.24

Parish: The Stukeleys

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) as the officer's recommendation of approval is contrary to that of the Parish Council

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is approximately 0.8ha in area and currently comprises of five agricultural buildings on land north and east of Green End, Great Stukeley. The majority of buildings on site are brick built and are considered traditional agricultural buildings in their form and design. The remainder of the site contains hardstanding, areas of grassland, and two ponds with surrounding vegetation. The site is accessed via an existing access off Green End and the site benefits from a hedgerow boundary with various trees on site.
- 1.2 This application seeks approval for the erection of 6 residential dwellings and garages following the demolition of 5 barns at Washingley Farm, Green End, Great Stukeley.
- 1.3 This application forms a re-submission of approved application 22/00950/FUL and seeks amendments to Plots 3 and 4 to demolish and replace, rather than convert the existing barns. There are no proposed changes to Plots 1, 2, 5 and 6.
- 1.4 The justification for the changes is set out in the planning statement which notes the proposals will provide the opportunity to embed energy saving technologies into the rebuild. The rebuilt barns are proposed be constructed from the original bricks and will include the following changes:

Plot 3 – Raise the eaves and ridge height by 500mm and introduce two additional heritage roof lights on the east roof pitch above the large window opening. The single storey side extension and garage will remain as approved by 22/00950/FUL.

Plot 4 - Raise the ridge height by 364mm (eaves height will be retained as previously approved). Submitted plans show the proposed barn would increase 1.4m in length and 0.75m in width compared to the 22/00950/FUL approval. The single storey side extension will remain as approved by 22/00950/FUL.

- 1.5 It is worth noting that since the determination of 22/00950/FUL, The Stukeleys Neighbourhood Plan has been adopted (July 2023).
- 1.6 The site is situated immediately north of the residential built-up area of the village, at the far northern end of Green End Road and north of the unadopted track leading to Nos. 48 and 50 Green End (which have approval for the erection of two replacement dwellings with detached garages - planning ref 18/02365/FUL).
- 1.7 Open countryside abuts all other boundaries of the site although this is subject to change following submitted applications for allocation site HU1 Ermine Street, Huntingdon to the east - ref 20/00847/OUT for the erection of up to 648 dwellings, the Alconbury Weald County Park - ref 19/01320/S73 and the larger Grange Farm Development - ref 19/01341/OUT for the erection of up to 1,500 dwellings including a primary school and a local centre. Plans are also proposed to realign the A141 to the east of the site.
- 1.8 Bridleway 230/12 runs parallel along the south side of the site along the unadopted track, this connects to bridleway 133/21 that continues eastwards towards the A141. A crossing is planned over the A141 as part of approved application ref 18/01577/REM for the Southern Gateway Access into Alconbury Weald. This proposed crossing will provide connectivity to the Tower Fields retail park and further afield to Huntingdon Town Centre.
- 1.9 The site is in close proximity to the Grade II Listed Building of No. 35 Green End, Great Stukeley.
- 1.10 This application has been accompanied by:
 - A Covering Letter/Planning Statement;
 - Heritage Statement;
 - Highways Statement;
 - Arboricultural Impact Assessment;
 - Preliminary Ecological Appraisal;

- 1.11 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 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 Section 66 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.

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
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
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerow
LP33: Rural Buildings
LP34: Heritage Assets and their Settings
- 3.2 The Stukeleys Neighbourhood Plan 2022-2036 – adopted July 2023

Policy 1: Definition of 'Built-up Area' (Settlement Boundary)

- 3.3 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)
 - LDF Developer Contributions SPD (2011)
 - 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

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

4. PLANNING HISTORY

- 4.1 22/00950/FUL - Erection of no4 residential dwellings following the demolition of 3no barns and the conversion of 2no barns to provide 2no dwellings, a total of 6no dwellings all with garaging – Approved.
- 4.2 20/00788/PMBPA - Conversion of No. 2 barns to form No. 5 dwellings (part A and part B) - Non-determination.

5. CONSULTATIONS

- 5.1 Stukeley Parish Council – Objection to the proposed development as it is outside of the settlement boundary, the site is an over development, and the increased traffic volume is a concern. The road is not fit for increased traffic. Also in the Stukeley Parish

Council Neighbourhood Plan this site was not listed as a site for development.

- 5.2 Cambridgeshire County Council Highway Authority – No objection.

This is a re-submission of 22/00950/FUL with the same number of dwellings proposed. Therefore re-iterate the same comments as previously made for the approved scheme.

- The change in traffic related to the possible existing use and the proposed use would indeed see fewer large vehicles which would be associated with the livestock storage.
- The mitigation in the form of off-site localised widening would be suitable to mitigate vehicles meeting with suitable visibility towards each area of widening.
- The main access to the development is from a private drive and not a public highway.

Further comments received:-

Notes the amended locations of road widening (drawing 3055-02 Rev C) which relocates them where possible away from areas that have been looked after or cultivated by residents (but still acceptable to the Highway Authority). These have been assessed by the searches team to ensure the works indicated are solely within the highway and are not in 3rd Party ownership and are therefore available for any improvement works required.

- 5.3 Cambridgeshire County Council Archaeology – No objections, subject to the imposition of conditions on any planning permission granted.

- 5.4 Huntingdonshire District Council's Environmental Protection Team – No objections to the proposal, subject to the imposition of conditions regarding contamination on any planning permission granted.

- 5.5 Huntingdonshire District Council's Conservation Officer (13.05.24) – The proposal includes the total loss of the existing farm buildings. The applicant has not submitted a Heritage Statement and therefore because no information has been submitted in respect of the buildings which are proposed to be demolished it is not possible to make the necessary assessment or balanced judgement in respect of the proposed total loss of these non-designated heritage assets. Therefore recommend not to support the proposal.

- 5.6 A Heritage Statement has now been submitted and further comments have been received from the Conservation Officer who is now in support of the application as follows –

The Listed Building (35 Green End) stands some distance to the south of the proposal site with buildings between and there is a

bend in the land at its northern end. There is therefore little potential impact on the setting of the Listed Buildings from the proposal.

In addition, the proposed development follows that previously approved in 2022 with minor amendments and the proposed replacement of the existing buildings are of a similar design to that of the proposed conversion of the buildings originally approved. The two buildings to be demolished are not considered to be non-designated heritage assets for the purposes of the NPPF and the proposal is considered to preserve the setting and significance of the Listed Building, 35 Green End.

- 5.7 Huntingdonshire District Council's Arboricultural Officer – No objections. There have been additions to the proposal in the form of added passing spaces on the driveway; this needs to be reflected in the Tree Protection Plan. Also request an Arboricultural Method Statement and Schedule of Monitoring to ensure trees are not damaged through construction – to be secured via condition.
- 5.8 Huntingdonshire District Council's Ecology – Objection to the proposed development as the submitted PEA and associated surveys are out of date. In accordance with CIEEM's Advice note on the Lifespan of Ecological Reports and Surveys (attached), the report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated.
- 5.9 Huntingdonshire District Council's Landscape Officer – The proposals are acceptable in terms of the proposed scale and siting of the dwellings in landscape and visual terms. Recommend conditions requiring hard and soft landscaping and landscape management.
- 5.10 Huntingdonshire District Council's Urban Design Forum – No objections. The amendments to the height and footprint of the barns are considered minor, and would retain the appearance, form and arrangement of door and window openings as originally proposed by the 22/00950/FUL application. The demolition and rebuild of the barns is considered acceptable in design terms.

Should the application be approved a condition is recommended to ensure these barns use reclaimed brick (source from the site where possible). Conditions from the previous 22/00950/FUL are also applicable to this revised application.

- 5.11 Policy and Enabling Officer – Queried the gross internal floor area of the development to assess whether the proposal should be subject to Affordable Housing

Officer Comment – the Agent has confirmed that the proposal has a GIFA of 997 sqm and is therefore below the threshold for Affordable Housing requirements.

6. REPRESENTATIONS

- 6.1 Six letters of objection were received during the course of the application. The concerns raised have been summarised below:
- Impact on the character and appearance of the area;
 - Impact on neighbouring properties amenities and
 - Increased Traffic
 - Location of proposed passing places
- 6.2 Concerns were also raised during the course of the application over the impacts of the development on property values. However, as this is not a material consideration, it will not be considered as part of this application.
- 6.3 One letter of support was received during the course of the application noting the current site is an eye-sore and the proposal is well designed.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 48 of 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)
 - The Stukeleys Neighbourhood Plan 2022-2036 – adopted July 2023

- 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 Heritage Assets
 - Residential Amenity
 - Highway Safety, Access and parking provision
 - Flood Risk and Surface Water
 - Biodiversity
 - Impact on Trees
 - Accessible and Adaptable Homes
 - Water Efficiency
 - Developer Contributions

The Principle of Development

- 7.6 A presumption in favour of sustainable development is clearly outlined within the NPPF, with the goal of creating positive improvements in the quality of the built, natural and historic environment, which includes widening the choice of high quality homes, supporting sustainable rural leisure developments, recognising the intrinsic character and beauty of the countryside and actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling.
- 7.7 Initially, it is worth noting that the site benefits from extant planning permission for the creation of six residential dwellings following the demolition and conversion of existing barns (Reference number 22/00950/FUL). This is a material consideration in the determination of the application hereby submitted. The current application seeks to alter the proposal in order to demolish the two barns previously sought to be retained and converted and make alterations to Plots 3 and 4.
- 7.8 Since the determination of planning permission 22/00950/FUL, The Stukeleys Neighbourhood Plan 2022-2036 has been adopted by Huntingdonshire District Council. In accordance with The Stukeleys Neighbourhood Plan, the site is located outside the settlement boundary of Great Stukeley. Policy 1 of the Neighbourhood Plan states that land outside or not well related to

the settlement boundary should be determined in accordance with the relevant Local Plan and Neighbourhood Plan policies.

- 7.9 The site is located immediately north of the residential built-up area of the village of Great Stukeley, at the far northern end of Green End Road and is therefore classified as Countryside land in accordance with the adopted Huntingdonshire Local Plan (2019). Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of the Local Plan. All development in the countryside must seek to use land of lower agricultural value in preference to land of higher agricultural value, recognise the intrinsic character and beauty of the countryside and not give rise to noise, odour, obtrusive light or other impacts which would affect the use and enjoyment of the countryside.
- 7.10 Given the proposal seeks approval for the demolition of existing barns and the erection of six residential dwellings, Policy LP33 of the adopted Local Plan is considered relevant in this instance.
- 7.11 Policy LP33 of the adopted Local Plan is also considered relevant. Policy LP33 states that a proposal for the conversion of a building in the countryside will be supported where it can be demonstrated that the building is:
- (a) i. redundant or disused,
 - ii. Of permanent and substantial construction,
 - iii. Not in such a state of dereliction or disrepair that significant reconstruction would be required; and
 - iv. Structurally capable of being converted for the proposed use.
- 7.12 A proposal for a replacement of a building in the countryside will be supported where criteria a, i to iii of Policy LP33 are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported and the position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.
- 7.13 The five barns located on site currently stand vacant and are no longer required for agricultural purposes. As evidenced in the structural engineers report submitted with the previous planning application (22/00950/FUL), they are considered to be of permanent and substantial construction and with modest repairs the buildings could be re-used for farming purposes.

- 7.14 As discussed in greater detail in the following sections of this report, the proposal is considered to lead to an enhancement of the immediate setting, given the redundant and vacant status of the existing buildings. The proposals are also not considered to adversely affect the form, scale, massing or proportion of the buildings to be retained with Policy LP33 stating that a modest increase in floorspace will be supported. While the footprint for the proposed dwelling at Plot 4 would increase as a result of this amended scheme, the overall proposal would not result in an increase in floorspace. The location of the dwellings is broadly located on the footprint of the existing agricultural buildings and therefore the impact on the immediate surroundings and the wider landscape is minimised. As such, the proposal is considered to be in accordance with the criteria of Policy LP33 of the adopted Local Plan.
- 7.15 The existing land that is the subject of this application is classified as Grade 3 (Good to Moderate) agricultural land. Some 98% of the district comprises land within Grades 1 to 3, with 15% being Grade 1 and an estimated 77% of land falling within the definition of best and most versatile land. The proposal, if granted, would result to the loss of this land.
- 7.16 Given there is a limited supply of land of lower grades in the district and that a significant number of sites allocated for development in the District in the Local Plan to 2036 are on land that is the best and most versatile, it is considered that the proposed development does not represent an unacceptable loss of agricultural land and any harm that results is very limited.
- 7.17 As discussed in further detail in the following sections of this report, the Local Planning Authority consider that the proposal recognises the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others as required by Policy LP10.
- 7.18 Accordingly, the principle of development is considered to be acceptable in this instance, subject to all other planning matters being addressed.

Design, Visual Amenity and Impact on Heritage Assets

- 7.19 The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is also reflected in Policy LP34 of the adopted Huntingdonshire Local Plan to 2036 and Section 16 of the National Planning Policy Framework.

- 7.20 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. This is also reflected in Policy LP10 and LP33 of the adopted Local Plan, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.
- 7.21 This application seeks the erection of six dwellings and garages following the demolition of five existing barns at Washingley Farm, Green End, Great Stukeley. The site is located in close proximity to the Grade II Listed Building of No. 35 Green End, Great Stukeley.
- 7.22 The proposed dwellings would be a variety of two-storey, one-and-a-half storey and single-storey in height. The scheme comprises a farmhouse style dwelling at Plot 1 with the remaining dwellings retaining a barn style. Plots 1, 2 and 6 will front the southern edge to Green End with Plots 4 and 5 abutting the western edge and Plot 3 fronting the central access road. The arrangement of the units and the central access road maintains views through the site towards the retained ponds and the open countryside beyond.
- 7.23 The units are considered to be well related to the existing scale, form and layout of buildings currently on site and the proposal is therefore considered to have an acceptable general arrangement. Furthermore, the Local Planning Authority are satisfied that the appearance of the proposed dwellings with regard to scale, mass, fenestration and detailing is acceptable. The dwellings will utilise an acceptable range of materials - black cladding, buff and multi-buff facing brickwork, with a mixture of slate tiles for 1.5 and 2 storey elements and red pan tiles for single storey elements and car barns.
- 7.24 The proposed hard landscaping involves the use of tarmacadam at the access point and gravel for the remainder of the site. The proposed materials and limited quantum of hardsurfacing is considered to be acceptable in this instance given the countryside location. The proposed soft landscaping is considered to be extensive with the planting of new trees and hedgerows as well as the retention of existing trees and hedgerows, particularly on the site perimeter and boundaries which is welcomed. A condition would be imposed on any planning permission granted to secure specific details of the proposed soft and hard landscaping.
- 7.25 The proposed boundary treatments include existing and proposed 1.4m post and rail fencing and hedgerows and 1.8m close-boarded fencing used to subdivide rear gardens. The proposed

boundary treatments are considered to be acceptable and would respect and be sympathetic to the countryside setting.

- 7.26 The site is not within a Conservation Area however, most of the existing buildings on the site are recorded on the earliest Ordnance Survey maps of 1880 so were in existence at that date and may pre-date the 19th Century. In addition, the existing buildings have an association with the (now lost) mid-16th Century Farmhouse. The existing farm buildings are therefore likely to be considered non-designated heritage assets. Paragraph 207 of the NPPF (2024) states that in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of details should be proportionate to the assets importance. The NPPF also requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset (Para 216).
- 7.27 During the course of the application, the Council's Conservation Officer initially raised concerns over the lack of information submitted in respect of the proposed total loss of these non-designated heritage assets and requested the submission of a Heritage Statement in order to make a balanced judgement. This has subsequently been submitted and concludes that the proposal will not have any adverse bearing on the significance of the identified heritage assets and will have a neutral bearing on their setting.
- 7.28 The Listed Building (35 Green End) stands some distance to the south of the proposal site with buildings between and there is a bend in the land at its northern end. It is therefore considered that there is little potential impact on the setting of the Listed Buildings from the proposal because the proposed development is contained within the site and because the location of the site, beyond a bend in the Lane, the distance between it and the Listed Building, as well as the intervening buildings.
- 7.29 In addition, the proposed development follows that previously approved in 2022 with minor amendments and the proposed replacement of the existing buildings are of a similar design to that of the proposed conversion of the buildings originally approved. The Conservation Officer has therefore concluded that the two buildings to be demolished are in poor condition and are not considered to be non-designated heritage assets for the purposes of the NPPF. The proposal is therefore considered to preserve the setting and significance of the Listed Building, 35 Green End.
- 7.30 While the loss of the existing barns is regrettable, their historical significance will be recorded in perpetuity and preserved in an

alternative form. The replacement barns are designed to reflect the special architectural and historic rural nature of the existing barns and will enable sustainable energy saving systems to be embedded within the fabric of the buildings. Given their limited value and lack of protection by virtue of being neither listed, locally listed nor situated within a Conservation Area, it is considered that, on balance it would be unreasonable to refuse planning permission in this instance.

- 7.31 As such, the proposal is deemed to be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP10, LP11, LP12, LP33 and LP34 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

Residential Amenity

- 7.32 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.

- 7.33 The closest neighbouring residential property is approximately 40m south of the site and as such, the proposed development would not result in any detrimental overbearing, overshadowing or overlooking impacts. Furthermore, given the extant permission (22/00950/FUL) and the minor alterations to the proposed dwellings, the proposal is not considered to result in any additional noise and disturbance impacts and comings and goings that would be unacceptable.

- 7.34 In regard to amenity of the future occupiers, the layout, orientation and fenestration positioning will ensure privacy of all properties is maintained to a good level in accordance with planning policy.

- 7.35 As such, 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, access and Parking Provision

- 7.36 Policy 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.

- 7.37 The site is accessed via an existing access off Green End. The Parish Council and neighbours have raised concerns regarding the increased traffic volume and that the road is not fit for the increased traffic. The submitted transport statement concludes that as a result of the proposal, the site would see fewer large vehicles associated with the livestock storage, the main access to the development would be via a private drive and mitigation measures in the form of off-site localised widening would allow an acceptable width and visibility.
- 7.38 During the course of the application an amended plan was submitted detailing the proposed site access design and location of off-site passing places (Drawing No 3055-02 Rev C) on Green End. These were revised to avoid any culverting requirements as well as any sensitive locations as a result of neighbouring objections. Three passing bays/areas of widened highway are now located between existing access points along Green End to avoid any conflicts with existing accesses.
- 7.39 Cambridgeshire County Council's Highway Authority have confirmed that the areas of widened highway are within the limits of the highway and are satisfied that the proposal, including the proposed access arrangements are considered to be acceptable and would not result in any highway safety concerns, subject to the imposition of conditions on any planning permission granted.
- 7.40 It must also be borne in mind that the site benefits from extant planning permission for the creation of six residential dwellings following the demolition and conversion of existing barns (Reference number 22/00950/FUL). This application seeks permission for the same number of dwellings and is therefore not materially different from the current approval.
- 7.41 The proposal is considered to provide an appropriate level of off-street car parking provision for the proposed dwellings with each property including a double garage/carport. The proposal also includes the provision of turning heads to ensure that vehicles enter the highway in a forward gear. A condition would be imposed on any planning permission granted to ensure the adequate provision of cycle parking.
- 7.42 As such, subject to appropriate conditions, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

Flood Risk and Surface Water

- 7.43 The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1). Accordingly the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.
- 7.44 It is proposed to manage surface water from the proposed development through the use of soakaways with the disposal of foul sewage unknown at this stage. The proposed methods are considered to be acceptable in this instance, subject to a condition imposed on any planning permission granted to secure specific details of the drainage.
- 7.45 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and 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

- 7.46 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.
- 7.47 This application has been accompanied by a Preliminary Ecological Appraisal including an Update Great Crested Newt Assessment & Further Bat Surveys.
- 7.48 The Council's Ecology Officer has raised concerns that the submitted Preliminary Ecological Appraisal and associated surveys are out of date and therefore the Local Planning Authority are not able to satisfy themselves that the development will not cause significant adverse impact to the ecology of the site or surrounding land. Initially, it is worth noting that the Preliminary Ecological Appraisal was deemed to be acceptable under application 22/00950/FUL with a condition being imposed on the planning permission ensuring the submission of an Ecological Design Strategy.

- 7.49 The Local Planning Authority consider that given the site benefits from an extant planning permission and subject to the imposition of the same condition to secure an Ecological Design Strategy, the proposal would be acceptable in terms of its impact on biodiversity. The application was submitted before the requirement for the provision of a 10% biodiversity net gain on small sites, so this application is not subject to this requirement.
- 7.50 As such, the proposal is broadly deemed to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

Impact on Trees

- 7.51 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.
- 7.52 The site is not within a Conservation Area and there are no Tree Preservation Orders that apply to trees on or adjacent the site. However, the trees and hedgerows make a valuable contribution to the character of Green End as a rural "hamlet", and their retention, is essential in ensuring the existing character of the settlement is not harmed. They will also significantly assist in integrating the proposed development with its surroundings.
- 7.53 The application is accompanied by an Arboricultural Impact Assessment. This states a total of 4 trees, 2 groups of trees and 2 sections of hedge are to be removed as part of the development. The most notable tree to be removed is poplar T20. The survey found this tree to be extensively decayed and at risk of collapse and therefore removal is recommended for safety reasons. The other trees to be removed are all of low value (Category C and Category U). Their removal will have little impact on local character and can be compensated for by replacement planting. The sections of hedge to be removed do not form external boundary screens and so their removal will not impact views from the surrounding public realm.
- 7.54 The Proposed Block Plan shows 15 no. trees to be planted and other hedges and shrubs. This is considered to compensate for the trees and hedges that are to be removed. The trees to be retained contribute to the setting of the site and do not cause any real conflict with the proposed site use. There is no significant shading of the plots, and the crowns do not overhang roofs or parking areas.

7.55 Accordingly, subject to the imposition of conditions regarding a landscaping plan and suitable tree protection in accordance with the details submitted, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Accessible and Adaptable Dwellings

7.56 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.

7.57 To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

Water Efficiency

7.58 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Developer Obligations

Bins

7.59 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 5th November 2024. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

Community Infrastructure Levy (CIL)

7.60 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Other

Archaeology

- 7.61 Records indicate that this site lies in an area of very high archaeological potential, north of the major Roman routeway of Ermine Street and immediately north of a confluence of trackways indicated on the 1st edition Ordnance Survey mapping dated to 1885. Large areas of medieval ridge and furrow agriculture on either side of Green End are visible as cropmarks on aerial imagery. Taken in conjunction with earthwork features including house platforms in the immediate vicinity it indicates that the development site lies at the former core of a shrunken medieval settlement at Green End. 240m to the south-east of the application site is a large area which was evaluated in advance of development at Ermine Business Park, identifying features relating to an industrial site of Iron Age date, with an associated Iron Age settlement area to the immediate south. Archaeological excavations to the west have previously revealed multi-period remains (including human remains) ranging from the Romano-British period through to the Post-Medieval period. In addition, to the north west are two Roman burial mounds adjacent to the line of Ermine Street which are nationally designated as Scheduled Monuments.
- 7.62 The majority of the farm buildings proposed for demolition are clearly illustrated on early edition Ordnance Survey mapping dated to 1885. 'Washingley's Manor Farm', described as 'A mid 16th century farmhouse with 18 and 19th century alterations and/or additions' in the National Building record Index (1941), along with its associated complex of agricultural buildings, is recorded on the Cambridgeshire HER (Cambridgeshire Historic Environment Record reference MCB25679). Although the 16th century farmhouse itself has subsequently been demolished, the surviving farm buildings represent an important grouping, as typologically they suffer very high attrition rates, both regionally and nationally, due to limited capacity for adaptation to modern agricultural processes and consequent redevelopment pressures. Accordingly Archaeology have requested a condition requiring a programme of historic building recording in advance of any demolition or alteration taking place.

Conclusion

- 7.63 The proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle

And it:

- * Is of an appropriate scale and design;
- * Would not have a significantly detrimental impact upon the amenity of neighbours.
- * Would not be detrimental to highway safety in the locality;

- * Would not result in an increased risk of flooding in the locality;
- * There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

7.64 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following:

- Time Limit
- In accordance with Plans
- Materials submission
- Architectural Details submission
- Landscaping
- Landscape Management
- Tree Protection Plan
- Ecological Design Strategy
- Foul and Surface water
- Access construction
- Access width
- Parking and Turning
- Surface and Drainage
- Off-site highways works
- Cycle storage
- Bin Storage
- Archaeology
- Contamination
- Accessible and Adaptable dwelling
- Water efficiency

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:

Enquires about this report to **Hannah Hodges, Senior Development Management Officer** Hannah.hodges@huntingdonshire.gov.uk

From: [REDACTED]
To: [DMAdmin](#)
Subject: RE: Planning Permission Consultation - Agricultural Buildings Washingley Farm Green End (ref 24/00433/FUL)
Date: 08 October 2024 10:54:02

Stukeley PC object to this planning application as it is outside of the settlement boundary, the site is an over development, and the increased traffic volume is a concern. The road is not fit for increased traffic.

Many Thanks

Kind Regards

[REDACTED]
Clerk of Stukeley PC
[REDACTED]

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 06 September 2024 14:57
To: [REDACTED]
Subject: RE: Planning Permission Consultation - Agricultural Buildings Washingley Farm Green End (ref 24/00433/FUL)

Dear Parish Clerk,

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

Proposal: Erection of 6 residential dwellings and garages following demolition of 5 barns (Pursuant to 22/00950/FUL).

Site Address: Agricultural Buildings Washingley Farm Green End

Reference: 24/00433/FUL

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If you would prefer not to receive correspondence from us via email you have the right to opt out. If you wish to opt out please contact us at the address provided below so that we

can remove your email details from our records.

Keeping safe on the internet

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

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

Development Management
Huntingdonshire District Council

T: 01480 388388

E: dadmin@huntingdonshire.gov.uk

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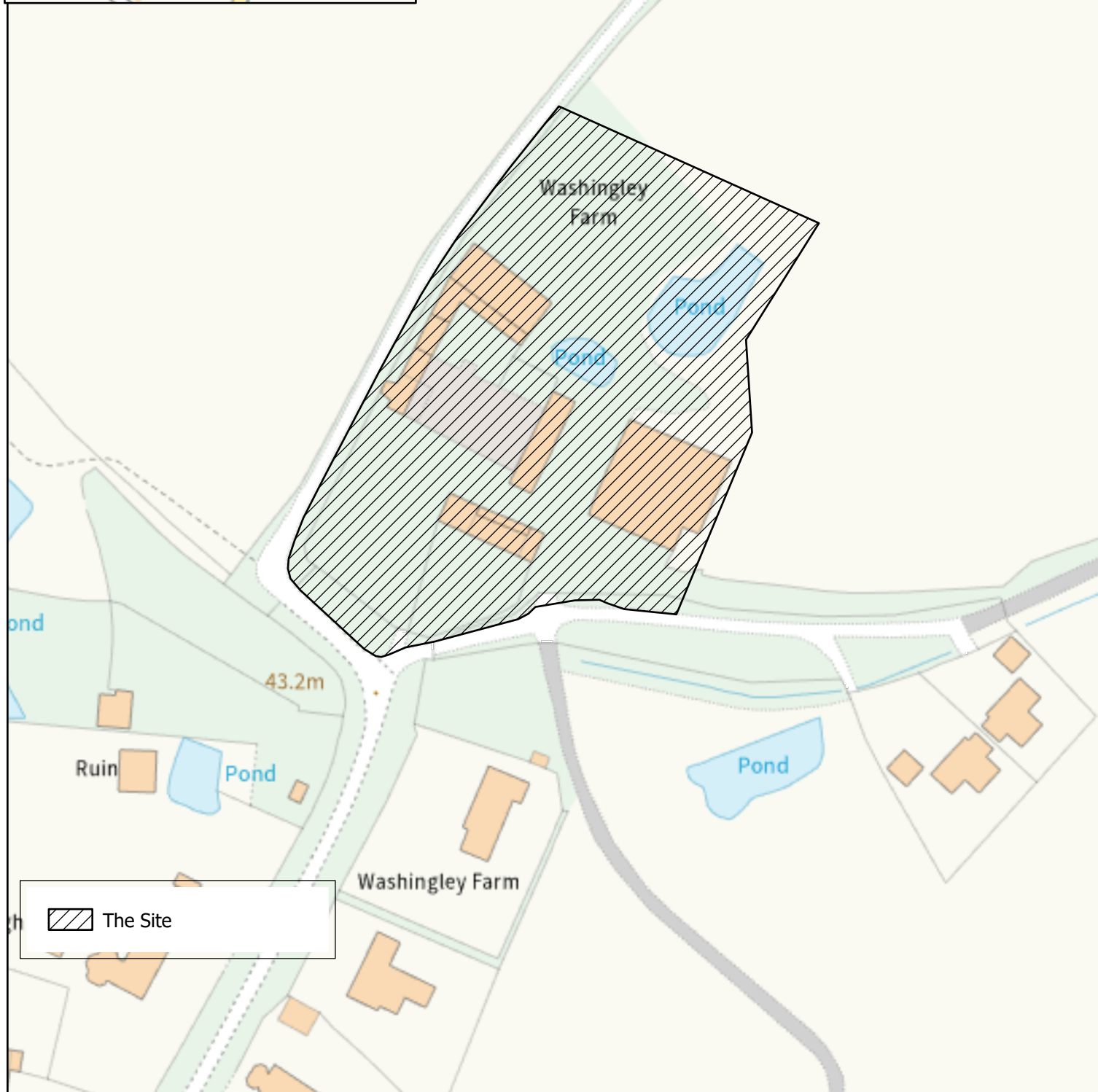
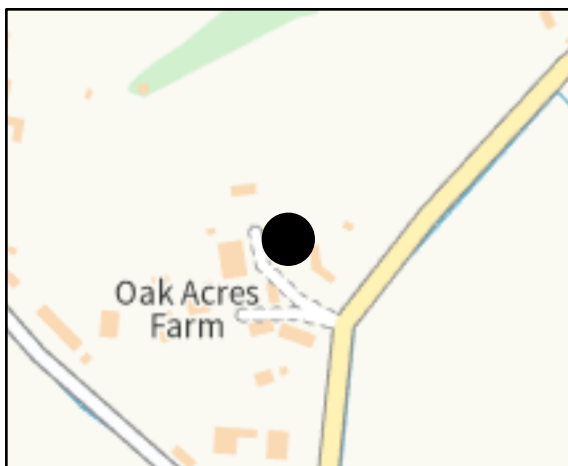
Development Management Committee

Application Ref: 24/00433/FUL

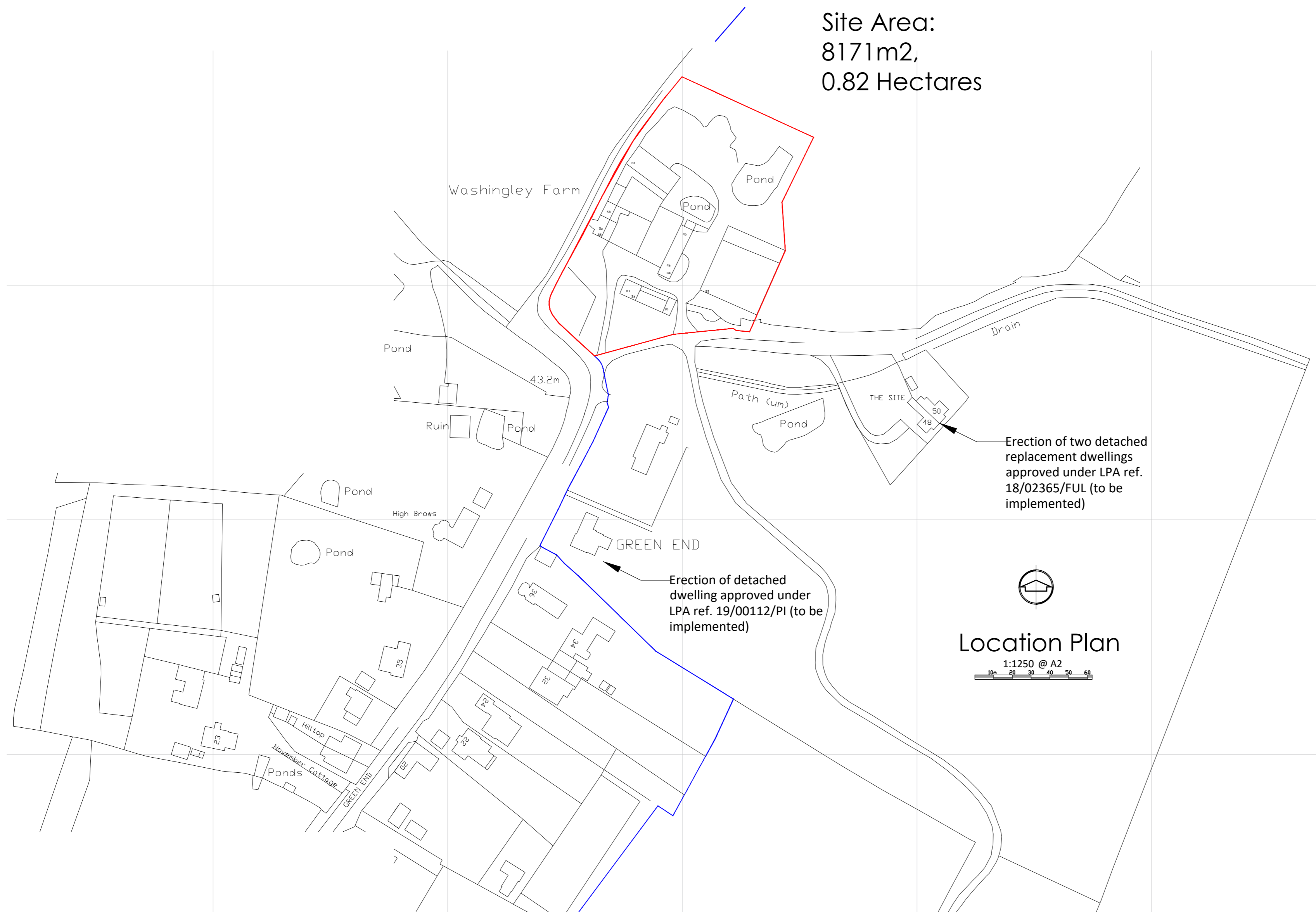


Scale = 1:1,250

Date Created: 08/01/2025

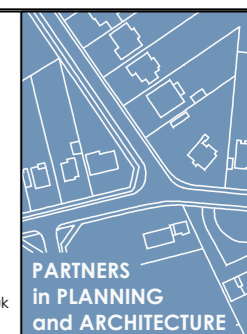


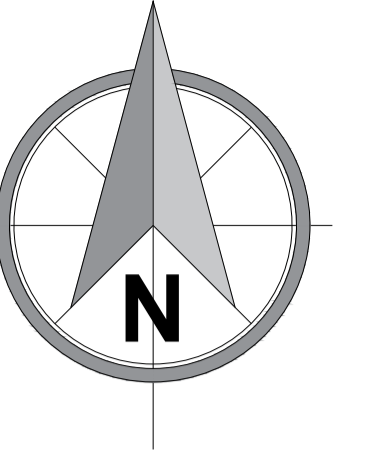
Site Area:
8171m²,
0.82 Hectares



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REV	DATE	BY	REVISION NOTES
Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY			
© COPYRIGHT Tel: 01480 494959 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk			
PROJECT Barn Conversion Green End, Great Stukeley, Huntingdon PE28 4AE			
CLIENT St John's College			
DRAWING TITLE Location Plan			
DRAWN BY		SCALE	
AS		1:1250 @ A2	
DATE		DWG. No.	
09/08/18		2018.14.01	
		REV.	
		-	





Legend

- Existing G.I.F.A:
- Barn 1 -200m²
- Barn 2 -576m²
- Barn 3 -145m²
- Barn 4 -193.5m²
- Barn 5 -171m²

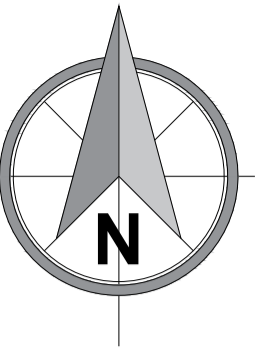
Total Existing GIFA: 1285.5m²

Total Existing Footprint: 1274m²



1:200 Existing Block Plan

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PROJECT Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Combs, PE27 4WY		
PROJECT Proposed farmstead re-development Washingley Farm Great Stukeley Huntingdon PE28 4AE		
CLIENT St John's College		
DRAWING TITLE Existing Block Plan		
DRAWN BY SD	SCALE 1:200@ A1	
DATE 12/03/21	DWG. No. 2018.14.109	REV.



KEY

- 36.16 Existing floor level in accordance with site survey
- PL 00.00 Proposed level
- Existing trees to be retained
- Proposed new tree
- Existing hedge to be retained
- Overgrowth / Brambles to be cut back
- Proposed new hedgerow
- Proposed new soft landscaping
- Proposed 1.8m high C/B fence
- Proposed 1.4m high post & rail fence
- Existing 1.4m high post & rail fence
- P&W fence 1.1m
- Proposed underground electric cables
- Proposed fence around pedestrian splays
- Indian Sandstone patio slabs
- Grass
- Gravel
- Grey Tarmac
- Paviments
- Roof Tiles- Natural Slate
- Roof Tiles- Plain Clay Tiles
- Roof Tiles- Pantiles
- Building to be removed

Existing wall to be retained.
Existing condition to be checked.

Existing access to be upgraded and utilised
(surface to be hardbound and min.5m wide by
10m in accordance with CCC standards



1:200 Proposed Block Plan

Legend

House type

- Plot 1 - 4 bed 2 storey plot
- Plot 2 - 3 bed 2 storey plot
- Plot 3 - 2/3 bed 1.5 storey plot
- Plot 4 - 3 bed 2 and 1 storey plot
- Plot 5 - 3/4 bed 1.5 storey plot
- Plot 6 - 4 bed 2 storey plot

Footprint

- Plot 1 - 119m²
- Plot 2 - 97m²
- Plot 3 - 100m²
- Plot 4 - 125m²
- Plot 5 - 103m²
- Plot 6 - 137m²

Garages: 234m² Total

Estimated G.I.F.A.:

- Plot 1 -196m²
- Plot 2 -163m²
- Plot 3 -132m²
- Plot 4 -135m²
- Plot 5 -142m²
- Plot 6 -205m²

Garages: 210m² Total

Total Existing Footprint: 1274m²

Total Proposed Footprint: 972.5m²

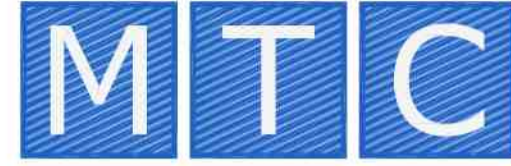
Total Existing GIFA: 1285.5m²

Existing Floor area to be retained: 102.5m²

Total Proposed GIFA (inc. garages): 1183m²

E	15.02.24	SD	Converted elements changed to new build
D	20.07.23	SD	Garages and retained floor space added to legend
C	28.04.23	SD	Dimensions added to accesses
B	28.03.23	SD	Plot 4 Roof Plan Amended
A	15.01.23	SD	Layout updated following 3D comments
REV	DATE	BY	REVISION NOTES
Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY			
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PROJECT Proposed farmstead re-development Washingley Farm Great Stukeley Huntingdon PE28 4AE			
CLIENT Mr P. Allgood			
DRAWING TITLE Proposed Block Plan			
DRAWN BY	SCALE	1:200@ A1	
SD			
DATE	DWG. No.	REV.	
12/03/21	2018.14.p2.102	E	

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR
C	08-11-24	BAY 2 UPDATED	MJB
B	06-09-24	PASSING BAY 2 MOVED	MJB
A	25-07-24	NEW SURVEY & P BAY LOCATIONS UPDATED	MJB

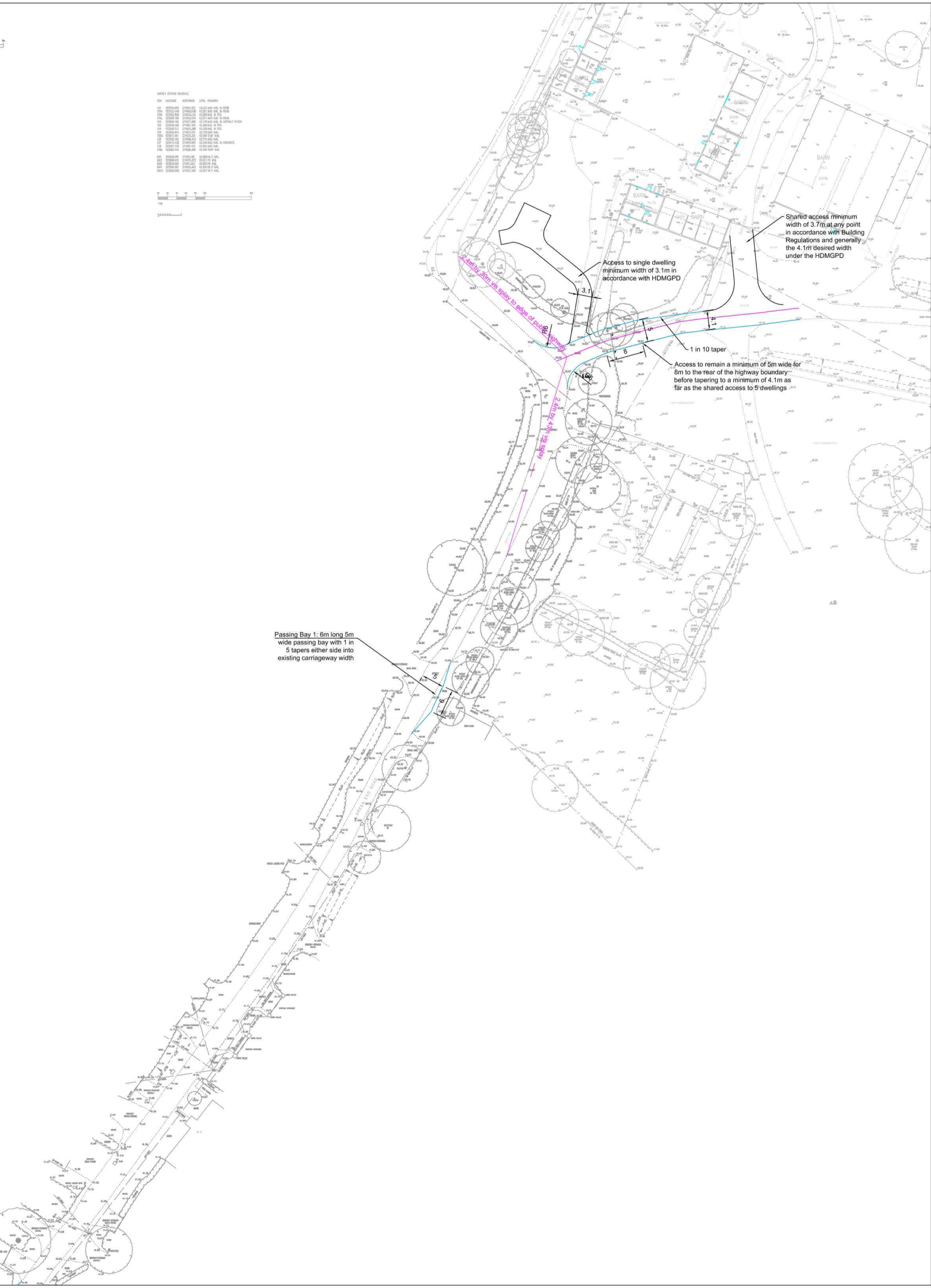
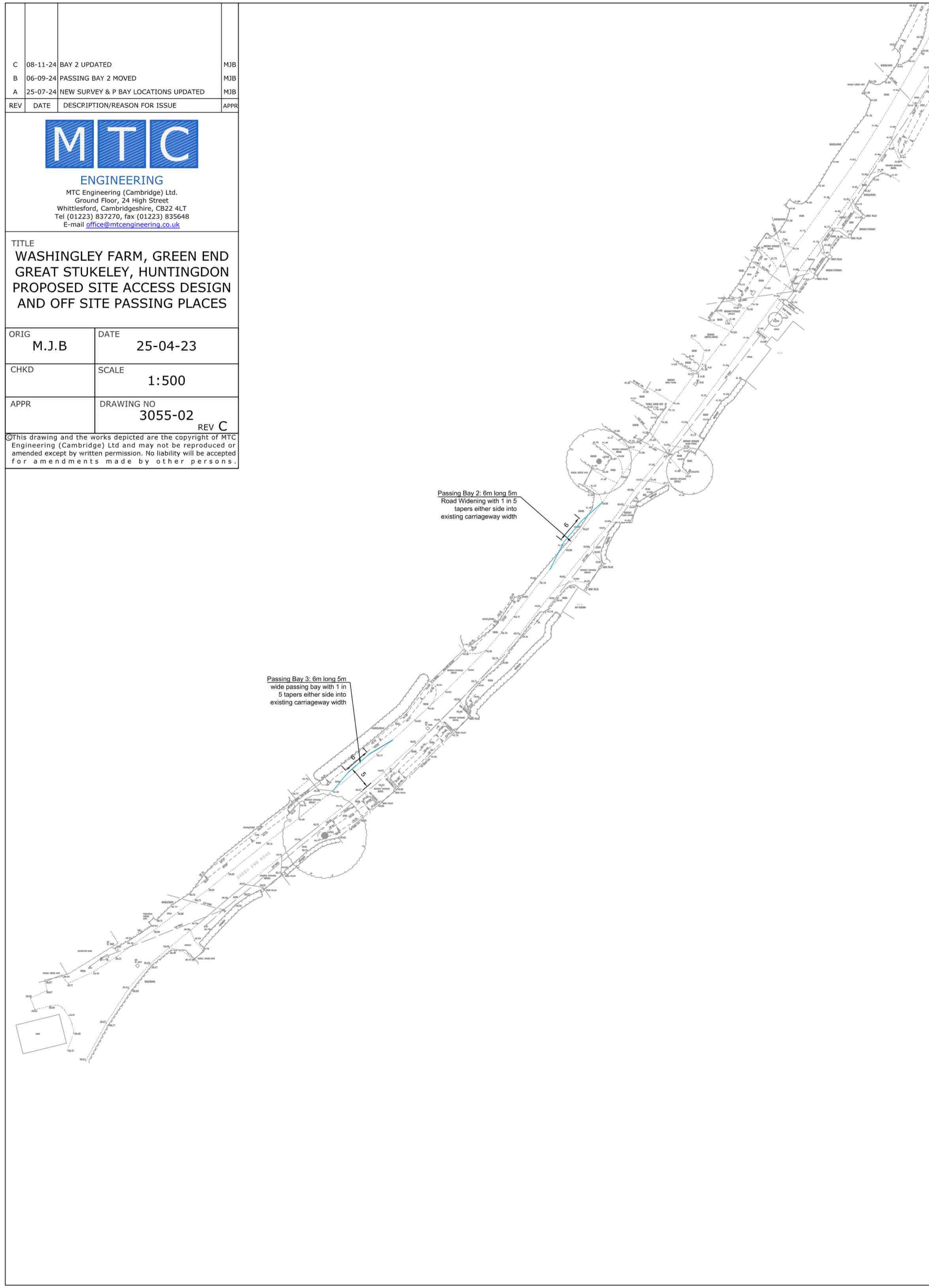


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Ground Floor, 24 High Street
Whittlesford, Cambridgeshire, CB22 4LT
Tel (01223) 837270, fax (01223) 835648
E-mail office@mtcengineering.co.uk

TITLE
**WASHINGLEY FARM, GREEN END
GREAT STUKELEY, HUNTINGDON
PROPOSED SITE ACCESS DESIGN
AND OFF SITE PASSING PLACES**

ORIG	M.J.B	DATE	25-04-23
CHKD		SCALE	1:500
APPR		DRAWING NO	3055-02
		REV	C

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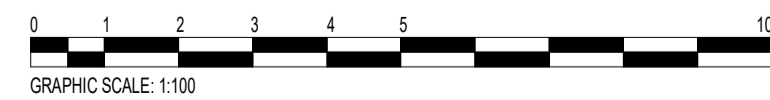




1:100 Street Scene- View from Southern Entrance



1:100 Street Scene- Plots 1 and 2



REV	DATE	BY	REVISION NOTES
A	28/02/24	SD	Plot 3 and 4 ridge raised by 500mm

Suite 2, Clare Hall,
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Parsons Green,
St Ives,
Cams, PE27 4WY

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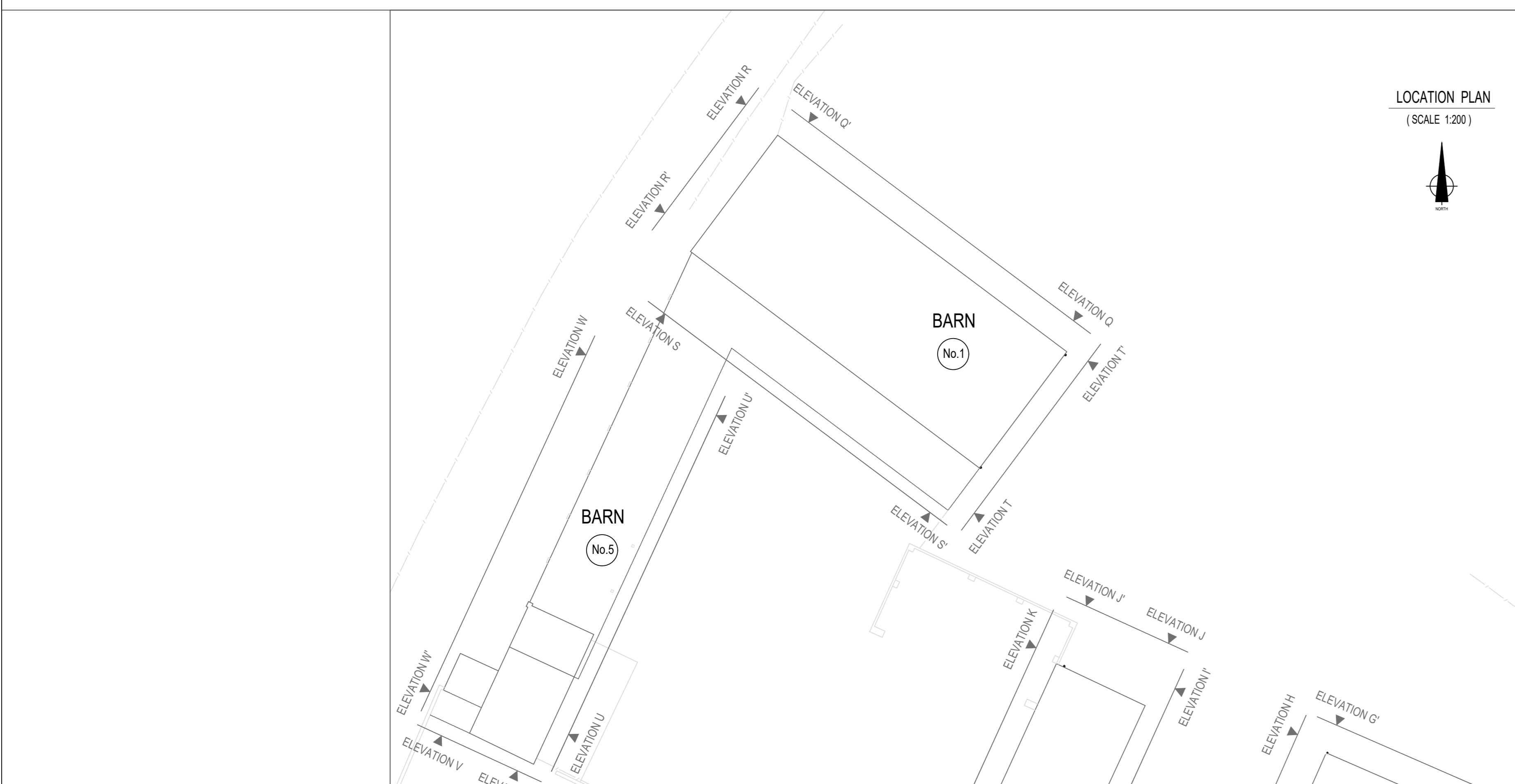
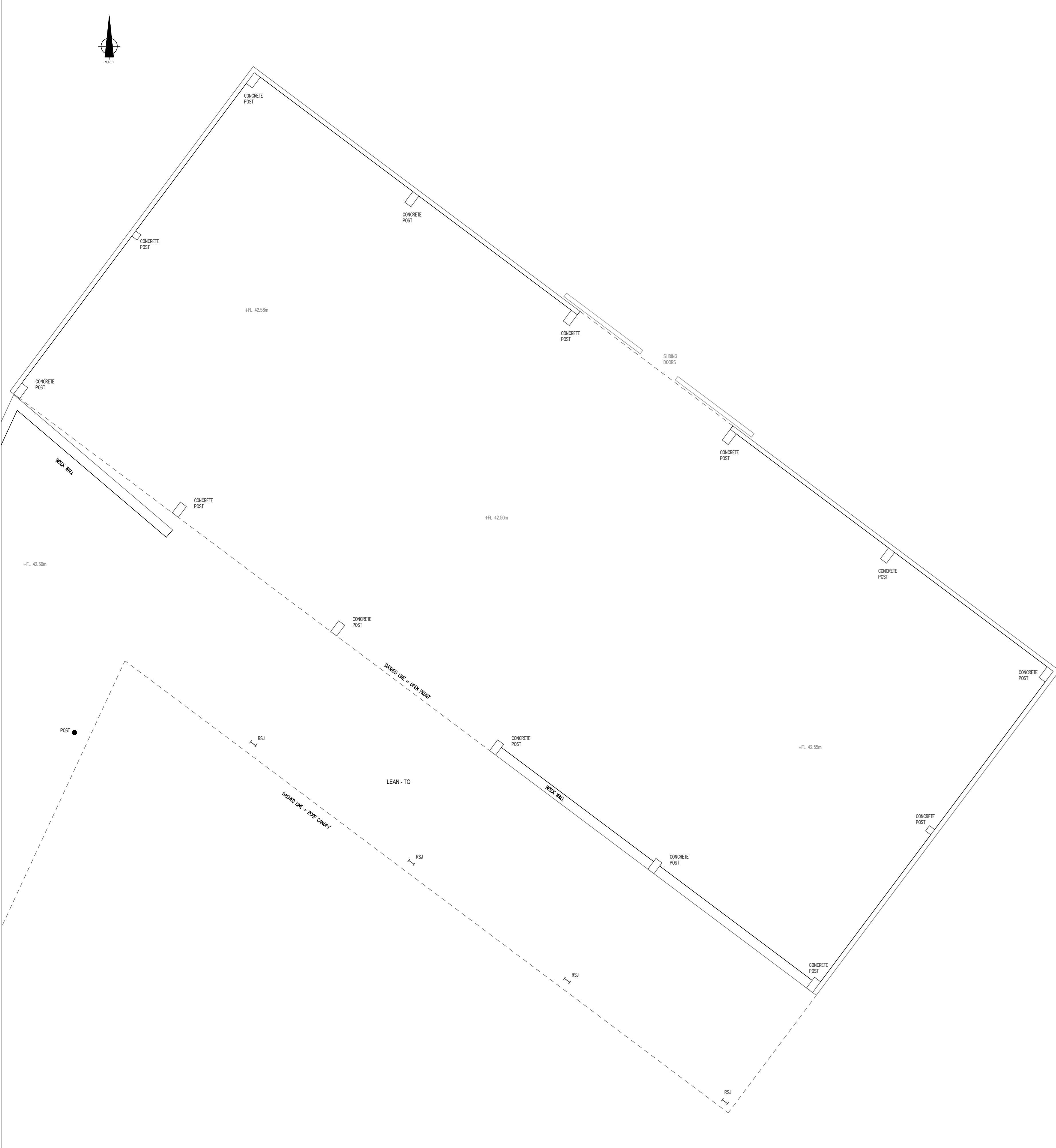
PROJECT
**Proposed Farmstead
Re-development, Washingley Farm
Barns, Great Stukeley, Huntingdon,
PE28 4AE**

CLIENT
St. Johns College

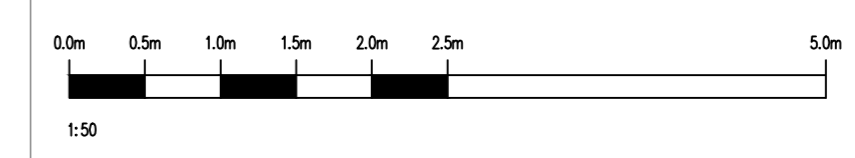
DRAWING TITLE
Street Scene - South

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DATE 28.02.24	DWG. No. 2018.14.110
	REV. A

GROUND FLOOR PLAN



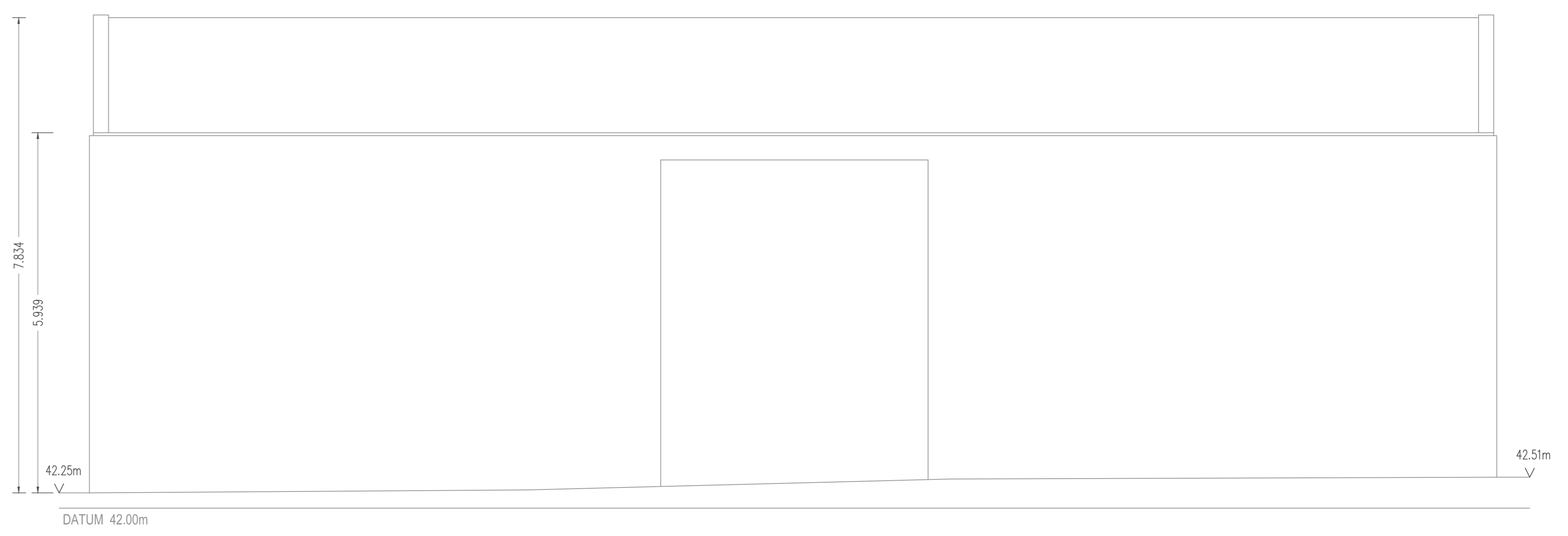
LOCATION PLAN
(SCALE 1:200)



LEGEND

○	Telephone Socket	↔	Key Symbol For Direction Of Slipping Ceiling
●	Other Net Socket	↑	Key Symbol - Up Direction Of Slips, Floors etc
▽	TV Aerial Socket	⊙	Key Symbol For Floor To Ceiling Heights
□	Fire Alarm Break Glass	—	Walls & Solid Details
■	Fire Alarm Sounder	—	Change In Floor Construction etc
○	Fire Extinguisher	—	"Hollow Detail" Under Stairs etc
○	Smoke Detector	—	"Overhead" Beams, Roof Lights etc
□	Illuminated Fire Exit Sign	—	+FFL 1.00 Finished floor level value
○	Single Supply Socket	—	SLL 1.00 Height of window sill and window head from FL
○	Double Supply Socket	—	
○	Single Gang Light Switch	—	
○	Pushbutton Switch	—	
—	Radiator		

ELEVATION Q



ELEVATION S



ELEVATION R



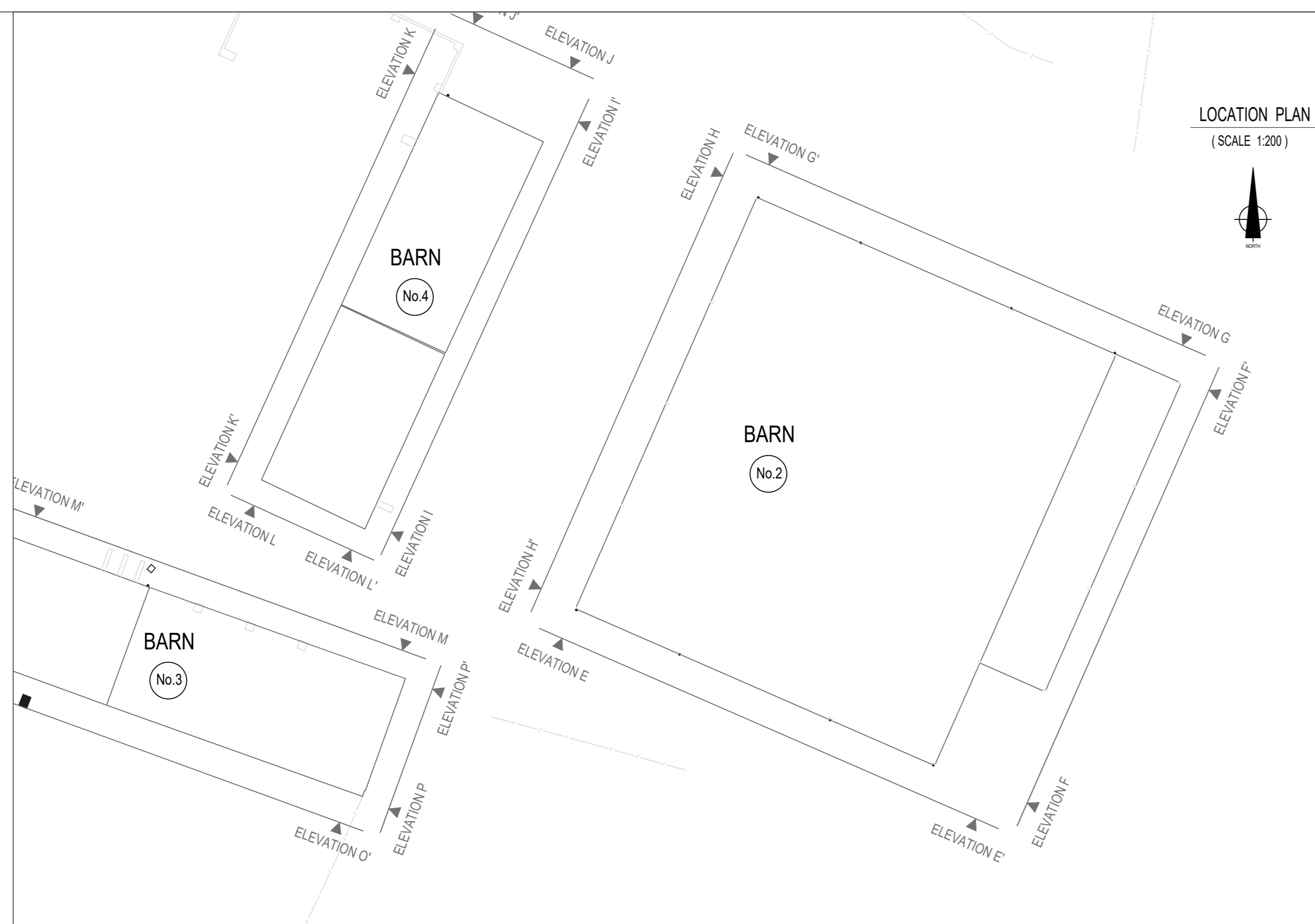
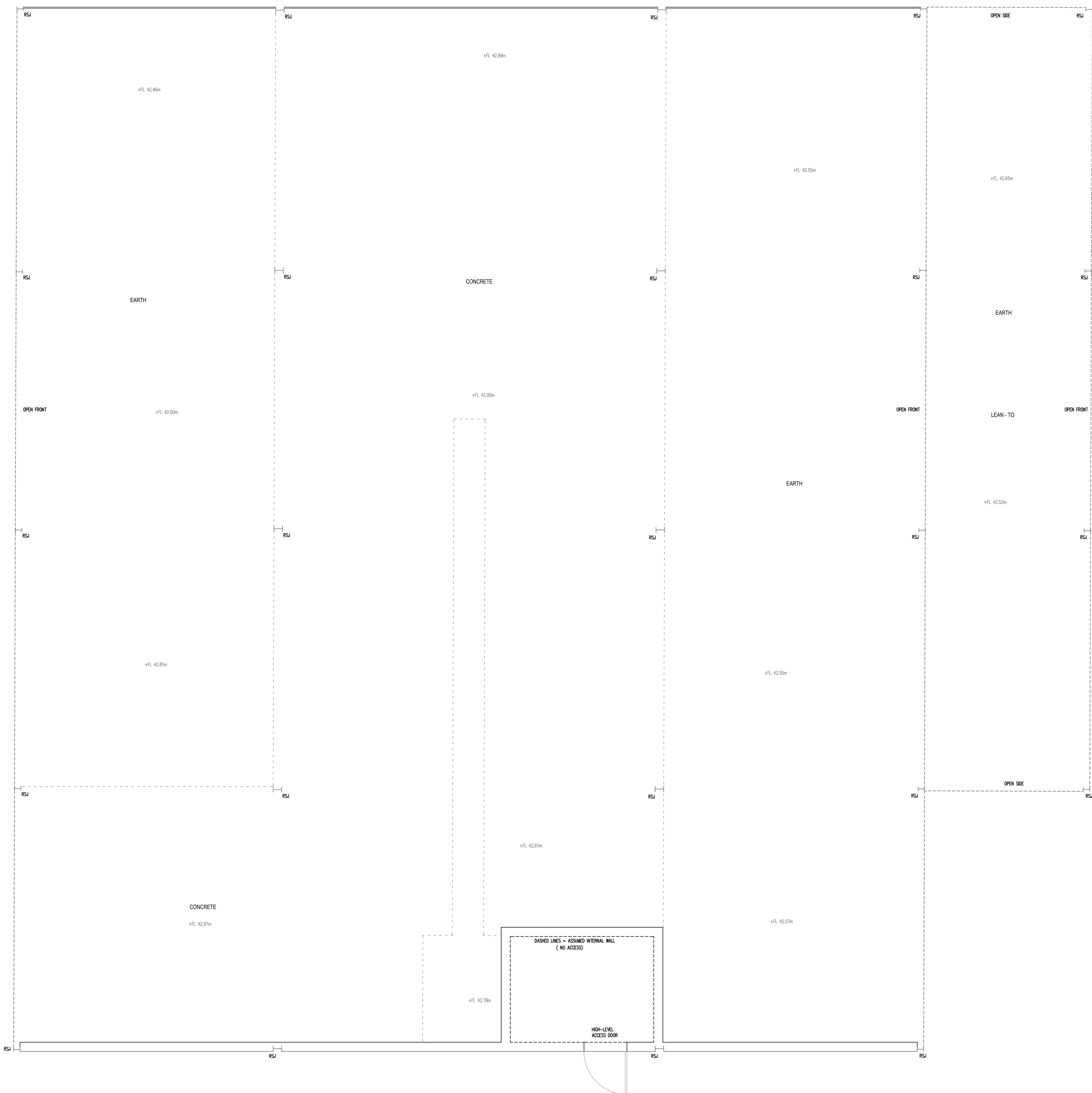
ELEVATION T



NOTES
 SURVEY TIED INTO NATIONAL GRID OSTN02 AND OSGM02 DATUM FOR HEIGHT USING GPS EQUIPMENT UTILIZING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED
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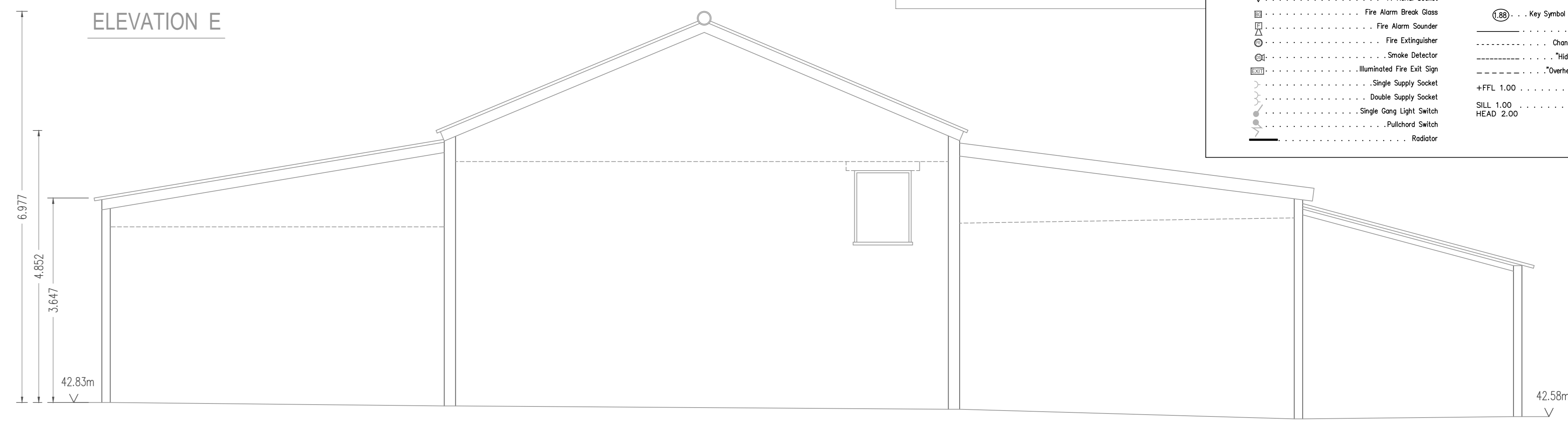
C J SURVEYS LTD LAND BUILDING ENGINEERING PROFESSIONAL MEASURED SURVEYS Tel: 01638 581031 Mobile: 07845 775645 Web: www.cjsurveys.co.uk E-mail: mail@cjsurveys.co.uk	CLIENT	ST. JOHN'S COLLEGE	GO
	PARTNERS IN PLANNING & ARCHITECTURE		
PROJECT	GROUND FLOOR PLAN AND ELEVATIONS, BARN No.1	DATE	JUNE 2018
	WASHINGTON FARM, GREAT STUKEYLEY	DRAWN	GSMK
		SHEET SIZE	A0
		SCALE	1:50
		DRAWING NO.	05318/B1

GROUND FLOOR PLAN



LOCATION PLAN
(SCALE 1:200)

ELEVATION E



LEGEND

○	Telephone Socket	↔	Key Symbol For Direction Of Sloping Ceiling
●	Other Net Socket	↑	Key Symbol - Up Direction Of Stairs, Floors etc
▽	TV Aerial Socket	⊙	Key Symbol For Floor To Ceiling Heights
⊠	Fire Alarm Break Glass	⊞	Walls & Solid Detail
⊞	Fire Alarm Sounder	⊞	Change In Floor Construction etc
⊞	Fire Extinguisher	⊞	"Ribbon Detail" Under Stairs etc
⊞	Smoke Detector	⊞	"Overhead" Beams, Roof Lights etc
⊞	Illuminated Fire Exit Sign	⊞	+FFL 1.00
⊞	Single Supply Socket	⊞	Finished floor level value
⊞	Double Supply Socket	⊞	SLL 1.00
⊞	Single Gang Light Switch	⊞	Height of window sill and window head from FL
⊞	Double Gang Light Switch	⊞	Head 2.00
⊞	Pushbutton Switch		
⊞	Radiator		

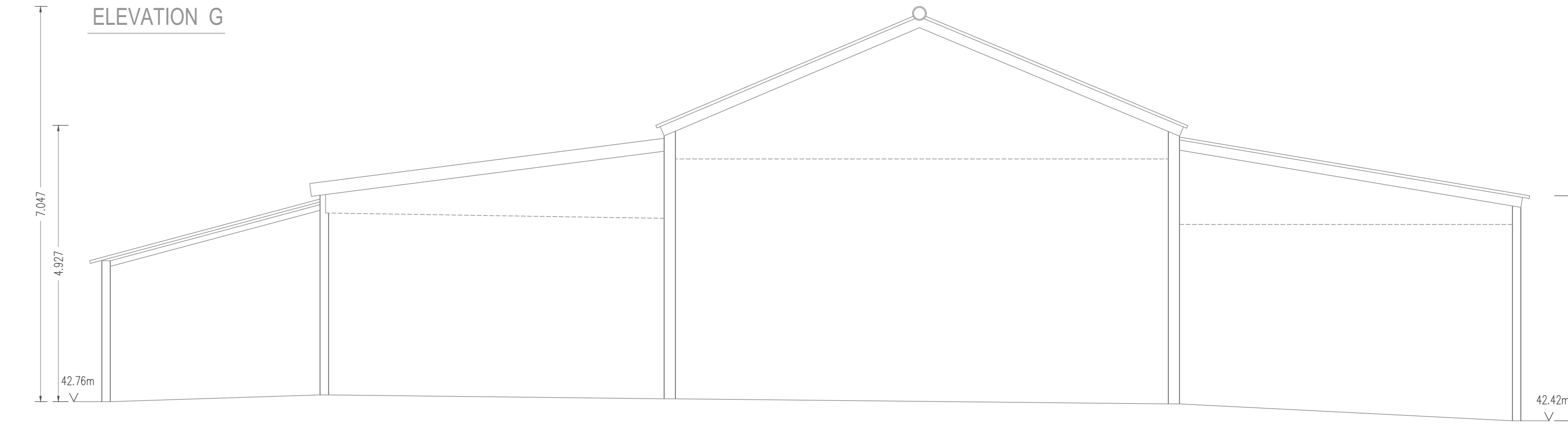
DATUM 42.00m

ELEVATION F



DATUM 42.00m

ELEVATION G



DATUM 42.00m

ELEVATION H



DATUM 42.00m

NOTES
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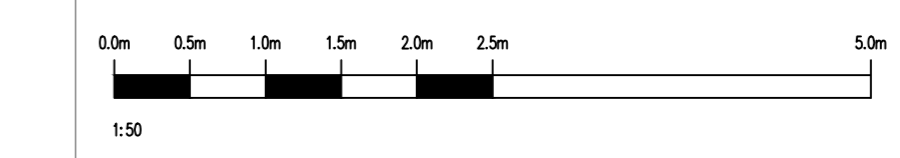
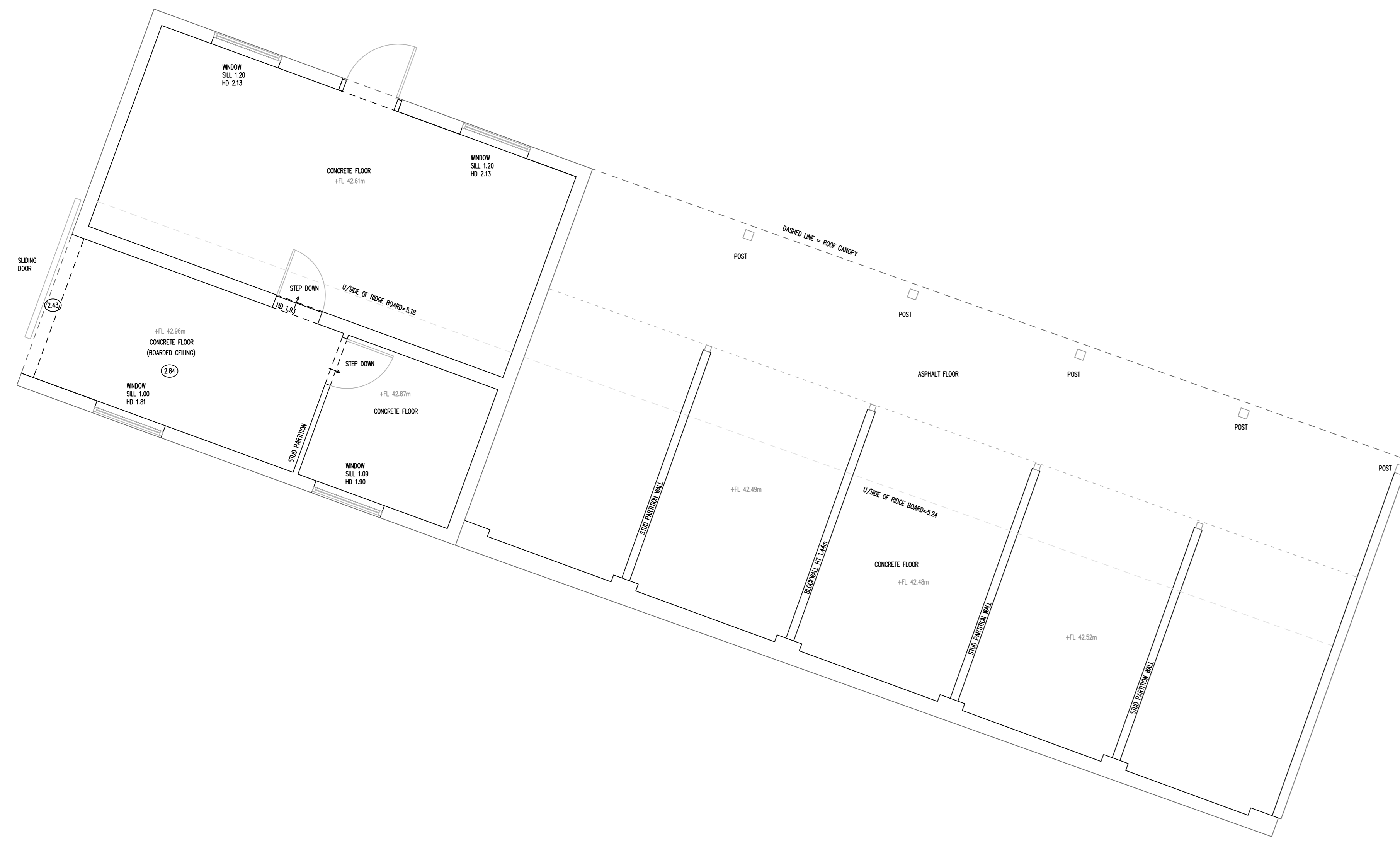
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Web: www.cjsurveys.co.uk E-mail: mail@cjsurveys.co.uk

DATE: JUNE 2018
DRAWN: GSKMK
SHEET SIZE: SCALE: A0 1:50

PROJECT: GROUND FLOOR PLAN AND ELEVATIONS, BARN No.2
WASHINGTON FARM, GREAT STUKEYLEY

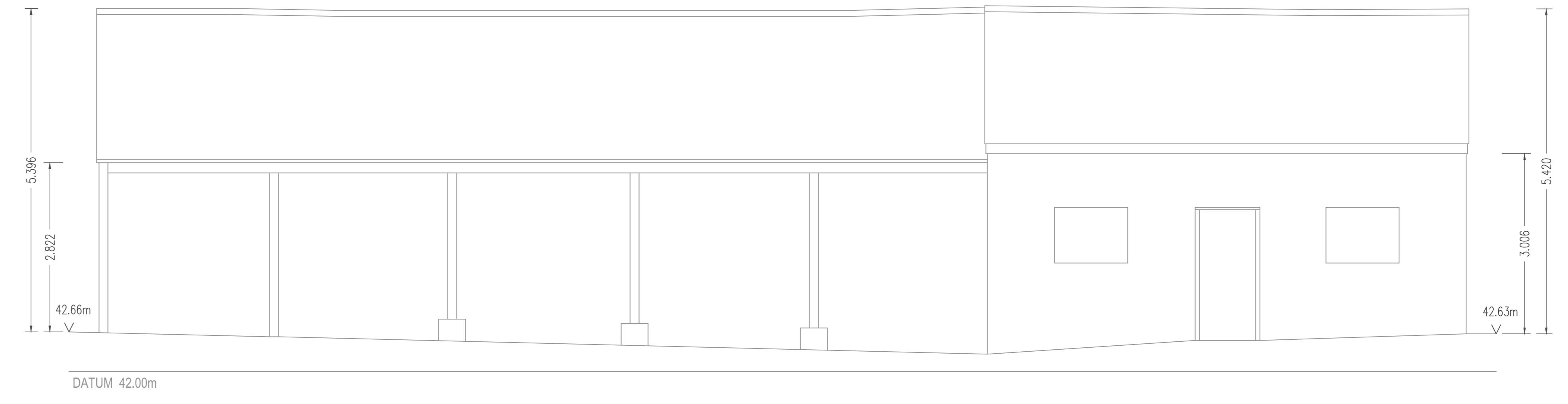
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GROUND FLOOR PLAN

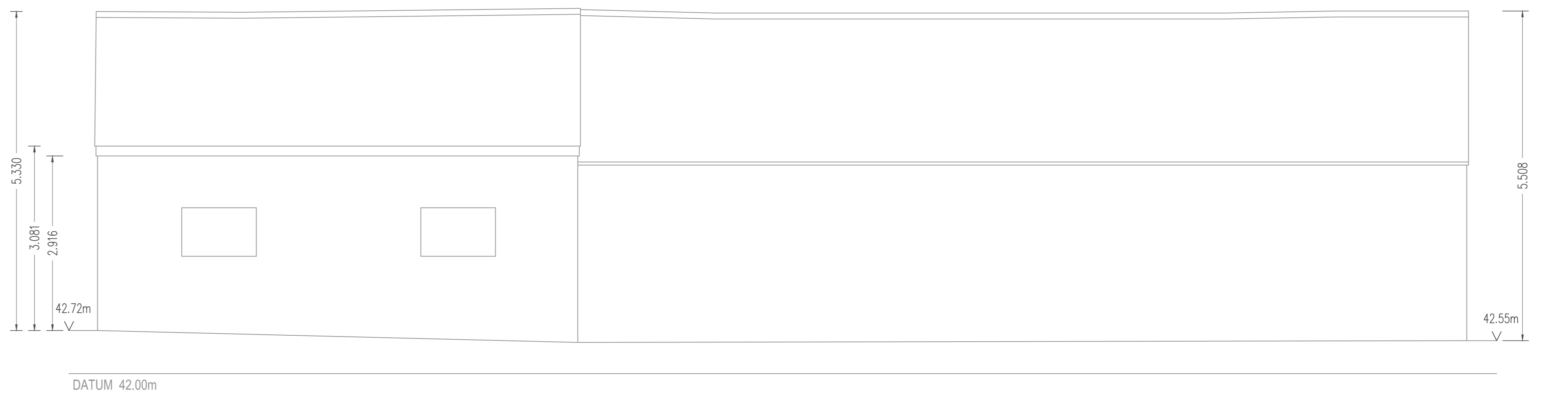


LEGEND			
○	Telephone Socket	↔	Key Symbol For Direction Of Sloping Ceiling
●	Other Net Socket	↑	Key Symbol - Up Direction Of Stairs, Floors etc
▽	TV Aerial Socket	⊙	Key Symbol For Floor To Ceiling Heights
□	Fire Alarm Break Glass	○	Change In Floor Construction etc
■	Fire Alarm Sounder	○	"Hollow Detail" Under Stairs etc
○	Fire Extinguisher	○	"Overhead" Beams, Roof Lights etc
○	Smoke Detector	○	Change In Floor Construction etc
○	Illuminated Fire Exit Sign	○	"Hollow Detail" Under Stairs etc
○	Single Supply Socket	○	"Overhead" Beams, Roof Lights etc
○	Double Supply Socket	○	Change In Floor Construction etc
○	Single Gang Light Switch	○	"Hollow Detail" Under Stairs etc
○	Factorial Switch	○	"Overhead" Beams, Roof Lights etc
○	Radiator	○	Change In Floor Construction etc

ELEVATION M



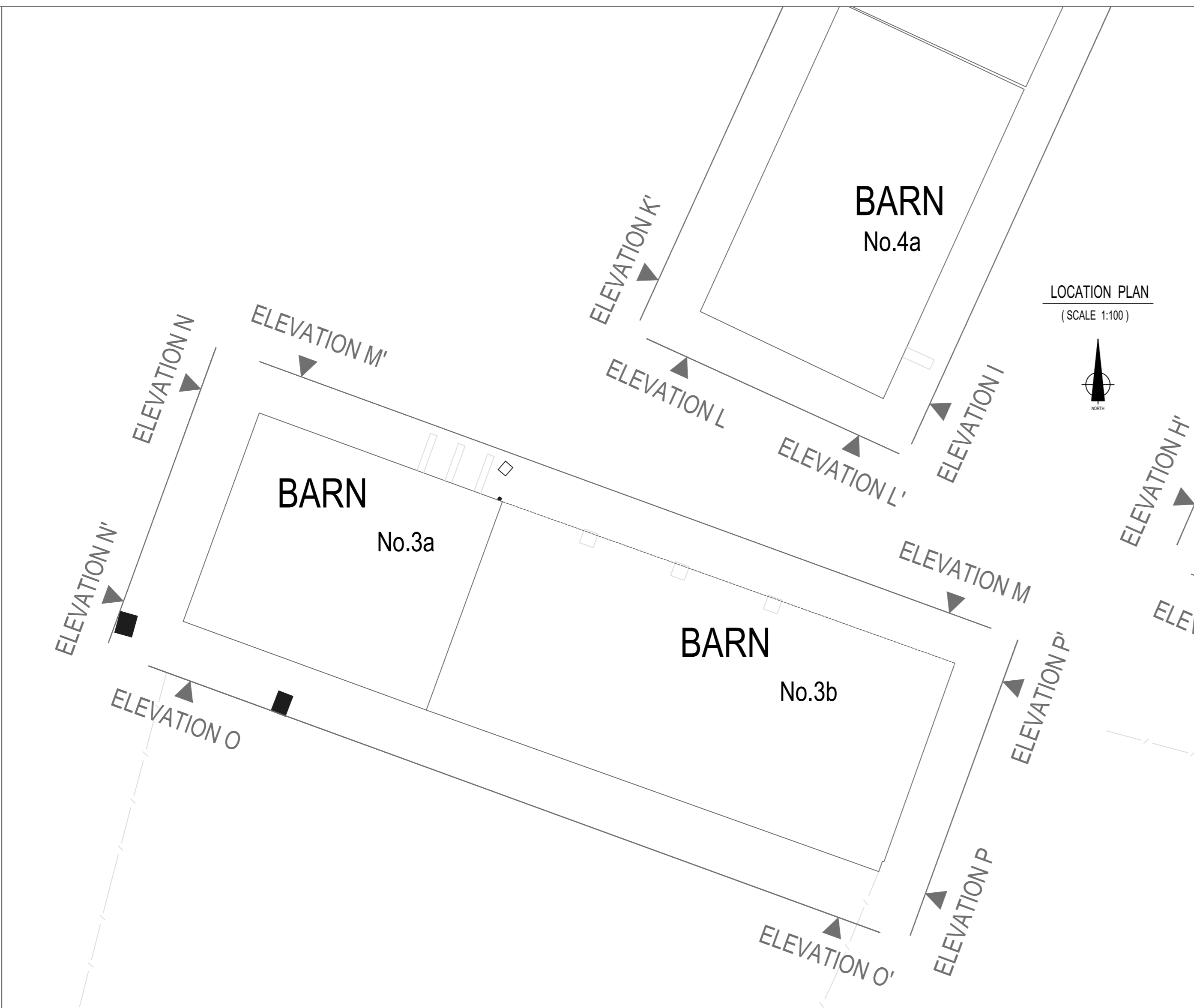
ELEVATION O



ELEVATION P



ELEVATION N



NOTES

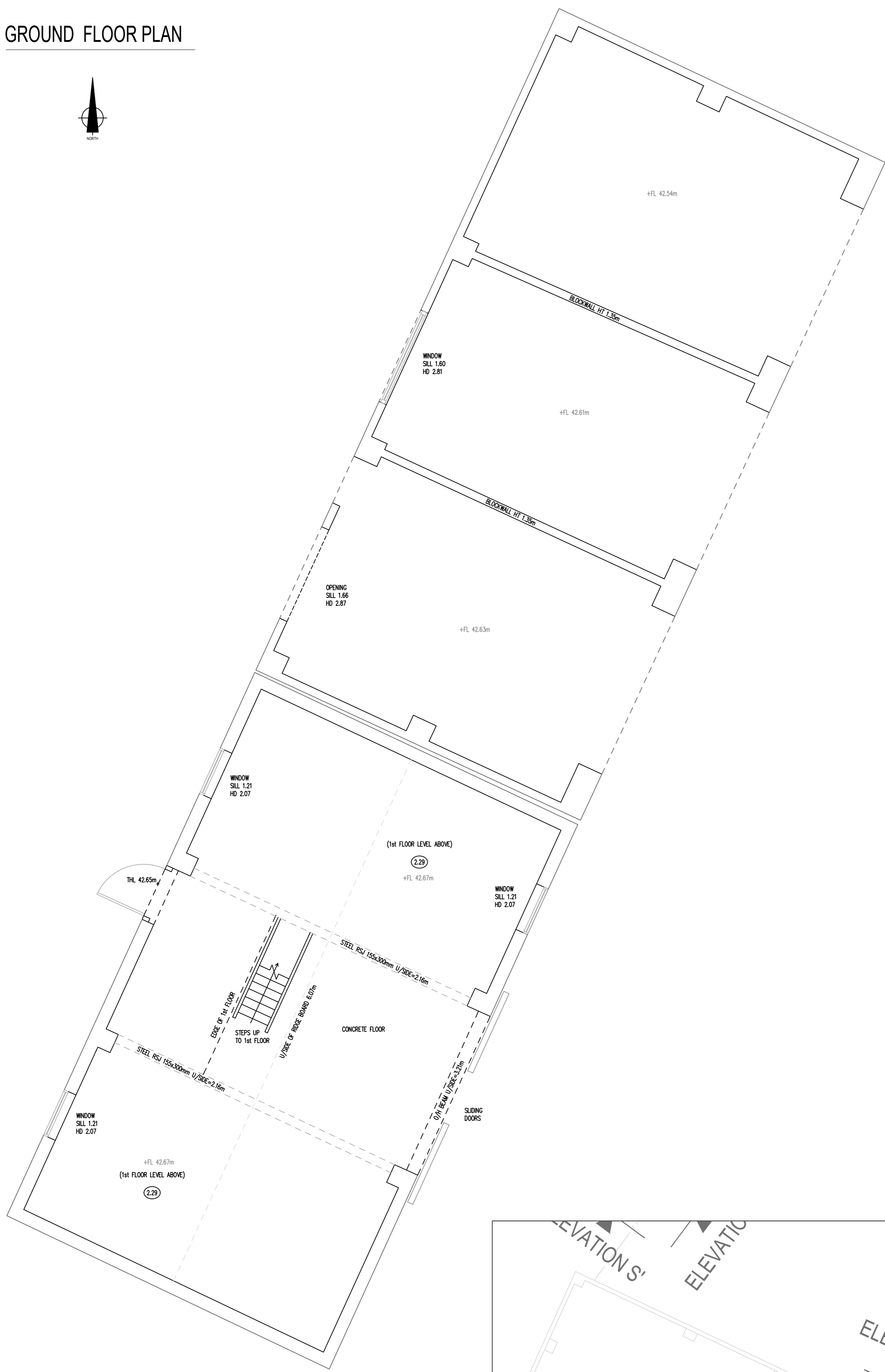
SURVEY TIED INTO NATIONAL GRID OSTN2D AND OSGB2D DATUM FOR HEIGHT USING GPS EQUIPMENT UTILIZING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS. NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED.

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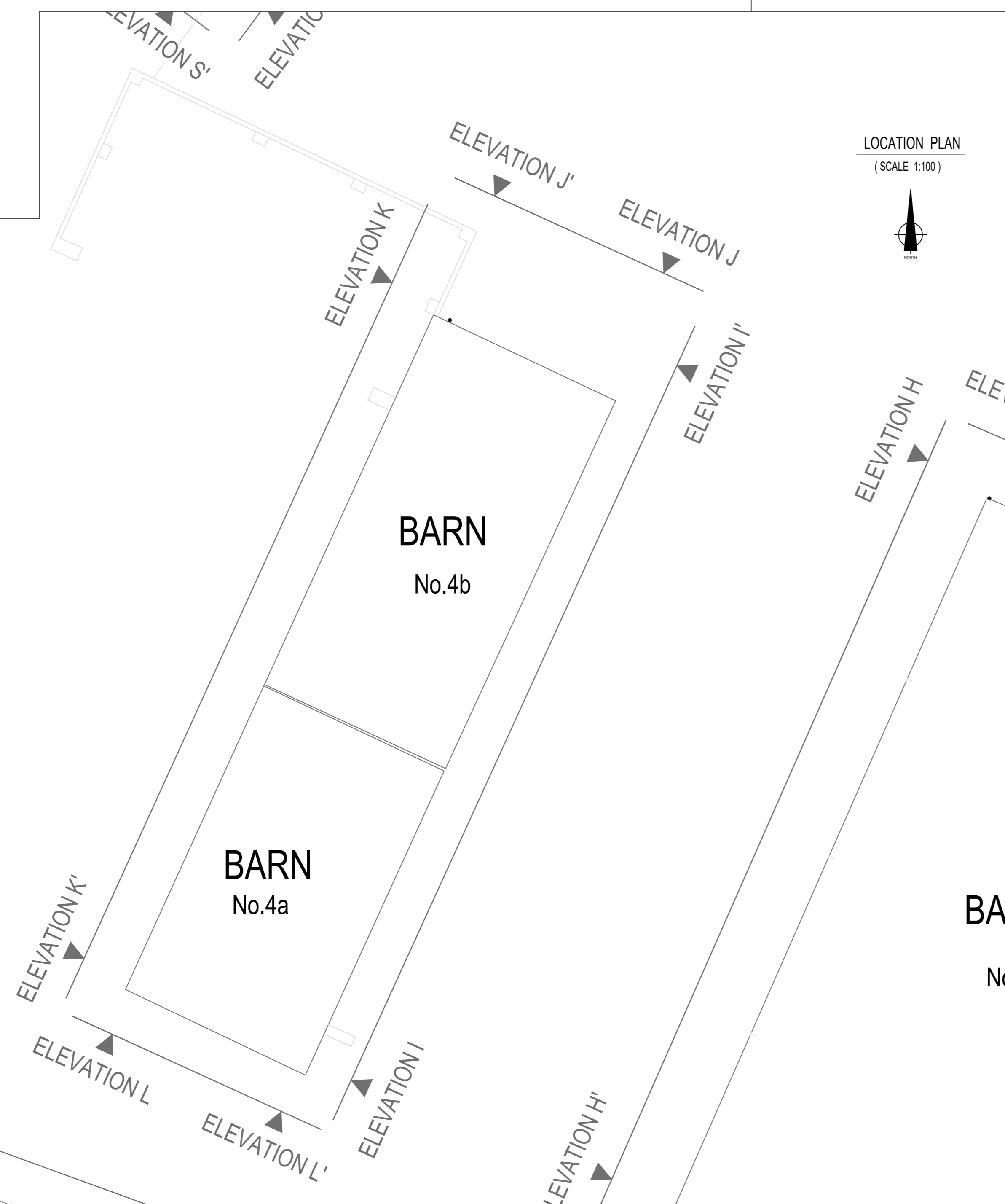
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PROFESSIONAL MEASURED SURVEYS		DATE: JUNE 2018	DRAWN: GSMK
Tel: 01638 581031 Mobile: 07845 775645		SHEET SIZE: A0	SCALE: 1:50
Web: www.cjsurveys.co.uk Email: mail@cjsurveys.co.uk		DRAWING NO: 0518/B3	
PROJECT: GROUND FLOOR PLAN AND ELEVATIONS, BARN No.3 WASHINGTON FARM, GREAT STUKELEY			

GROUND FLOOR PLAN



LOCATION PLAN
(SCALE 1:100)

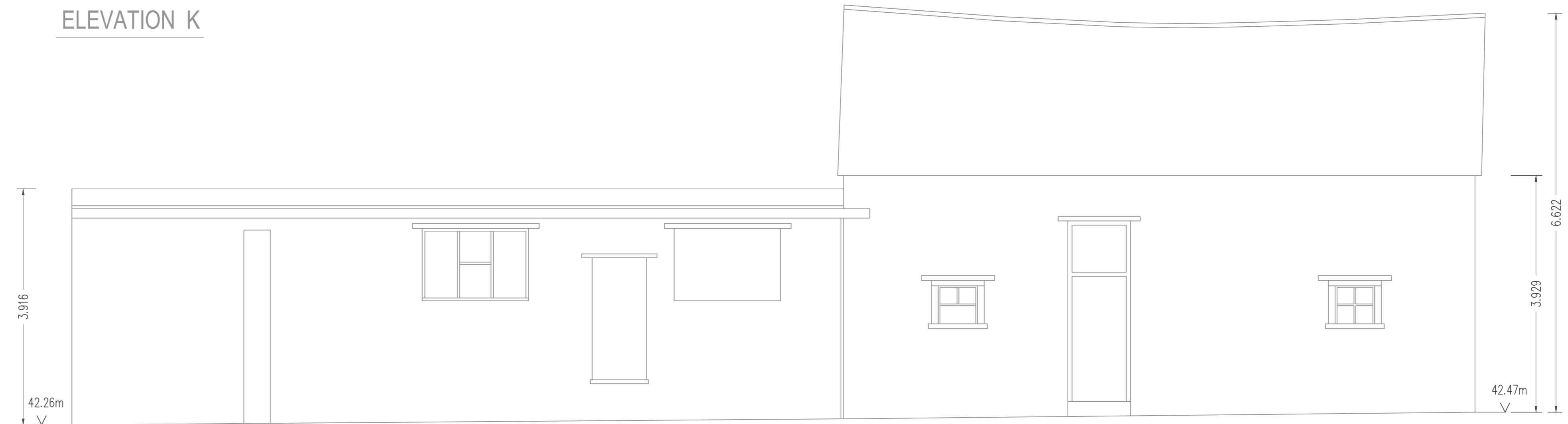


ELEVATION I



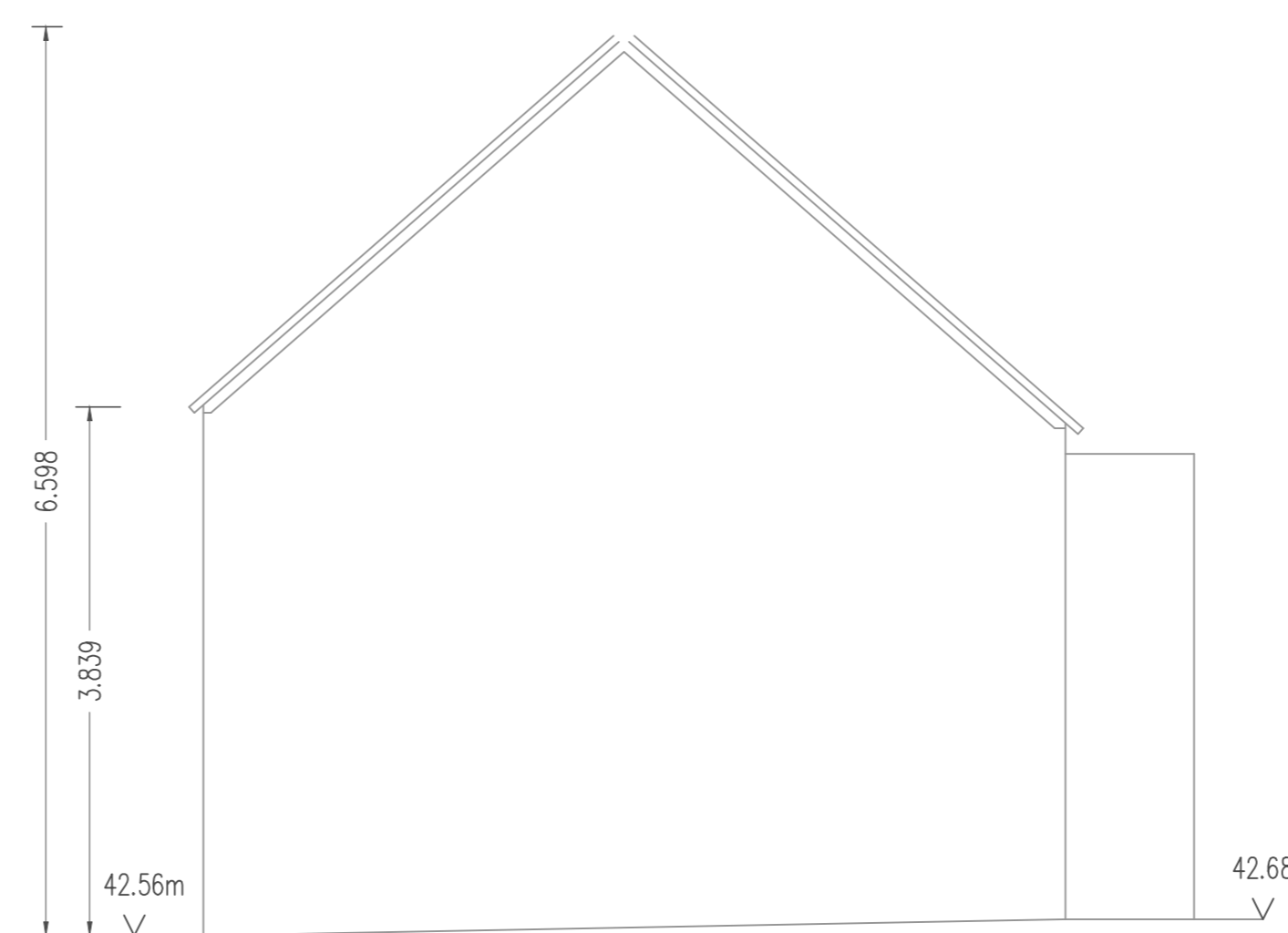
DATUM 42.00m

ELEVATION K



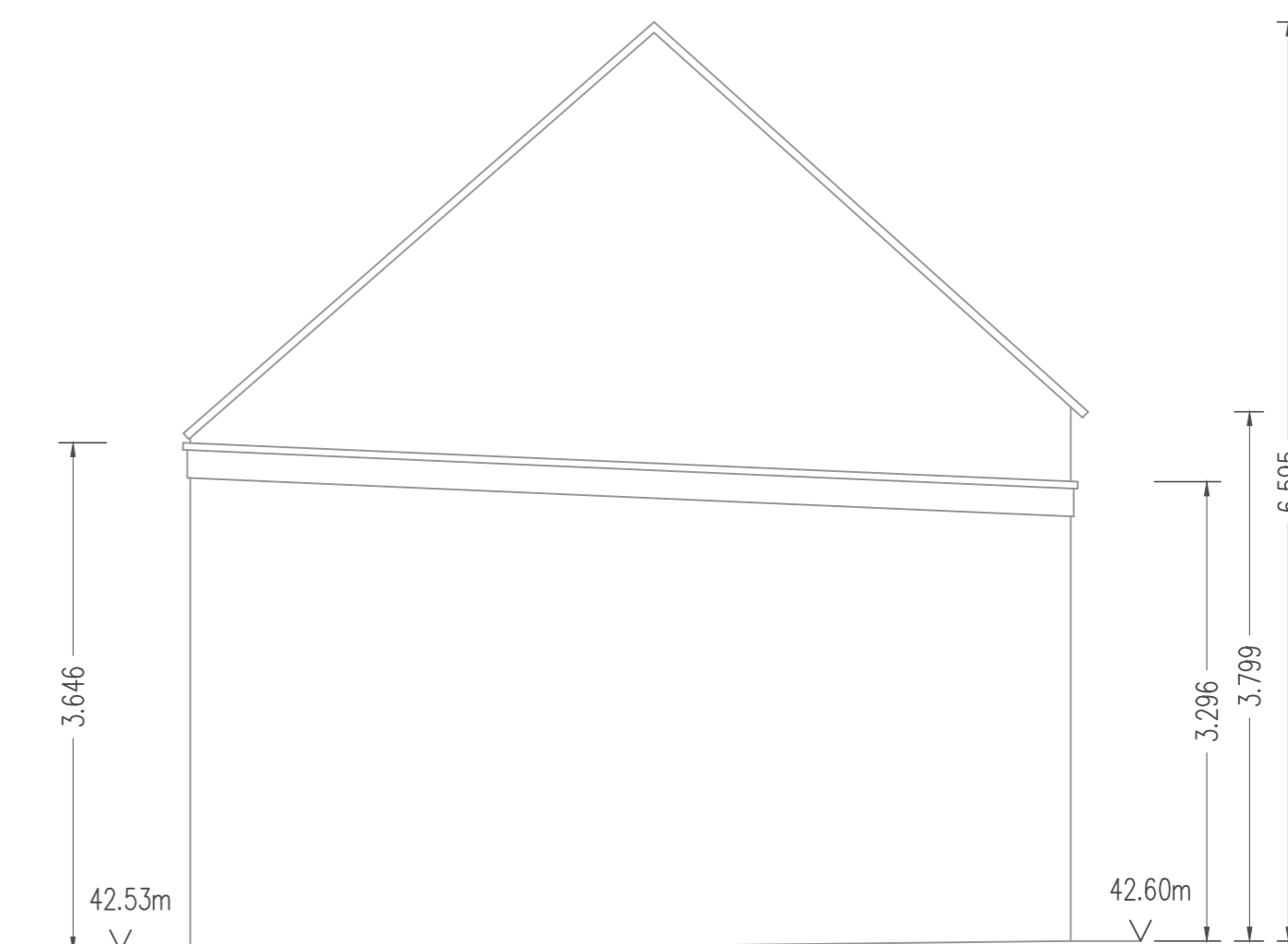
DATUM 42.00m

ELEVATION L



DATUM 42.00m

ELEVATION J



DATUM 42.00m

LEGEND

	Telephone Socket		Key Symbol for Direction of Sleeping Ceiling
	Other Net Socket		Key Symbol - Up Direction of Stairs, Floor etc
	TV Aerial Socket		Key Symbol for Floor TO Ceiling Heights
	Fire Alarm Sounder		Change in Floor Construction etc
	Fire Alarm Bell		\"Hidden Detail\" Under Stairs etc
	Fire Extinguisher	'Overhead' Beams, Roof Lights etc symbol"/>	'Overhead' Beams, Roof Lights etc
	Smoke Detector		Finished floor level value
	Humiliated Fire Exit Sign		SLL 1.00
	Single Supply Socket		Height of window sill and window head from FL
	Double Supply Socket		Radiator
	Single Gang Light Switch		
	Fusible Switch		

NOTES

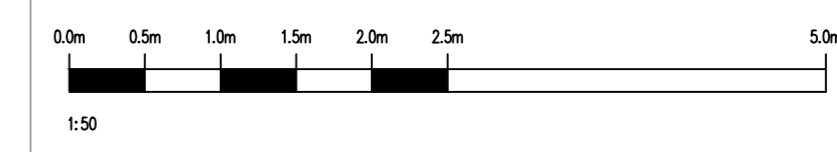
SURVEY TIED INTO NATIONAL GRID OSTN2D AND OSGB2D DATUM FOR HEIGHT USING GPS EQUIPMENT UTILIZING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS. NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED.

DRAINAGE AND SERVICE INFORMATION SHOWN ON THIS SURVEY HAS BEEN OBTAINED BY VISUAL INSPECTION ONLY. ALTHOUGH ALL POSSIBLE CARE HAS BEEN TAKEN TO ENSURE THAT DETAILS SHOWN ARE CORRECT, WE ARE UNABLE TO ACCEPT ANY RESPONSIBILITY FOR COSTS ARISING OUT OF ANY ERRORS OR OMISSIONS.

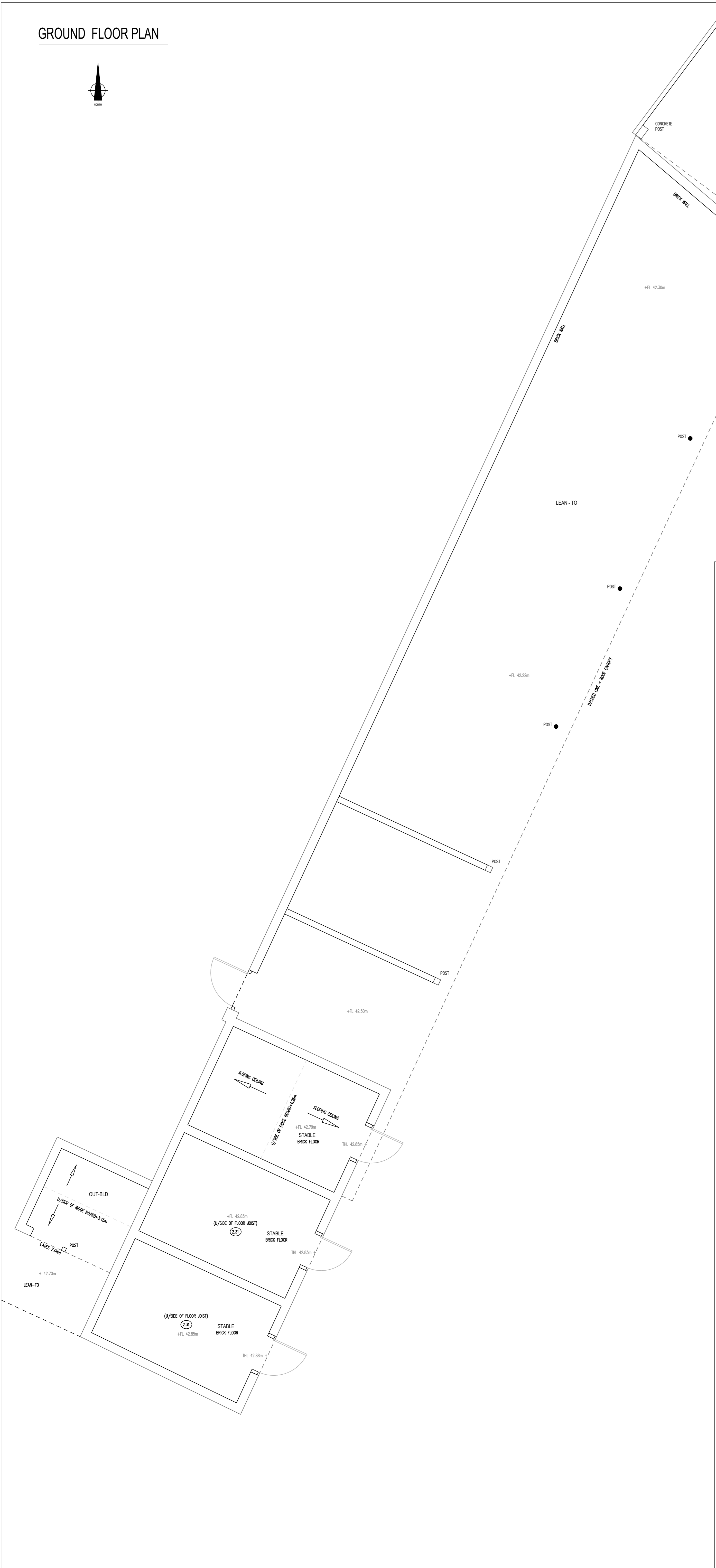
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DATE: JUNE 2018	DRAWN: GSMK	SHEET SIZE: A0	SCALE: 1:50
PROJECT: GROUND FLOOR PLAN AND ELEVATIONS, BARN No.4 WASHINGTON FARM, GREAT STUKELEY			DRAWING NO: 05318B4

GROUND FLOOR PLAN



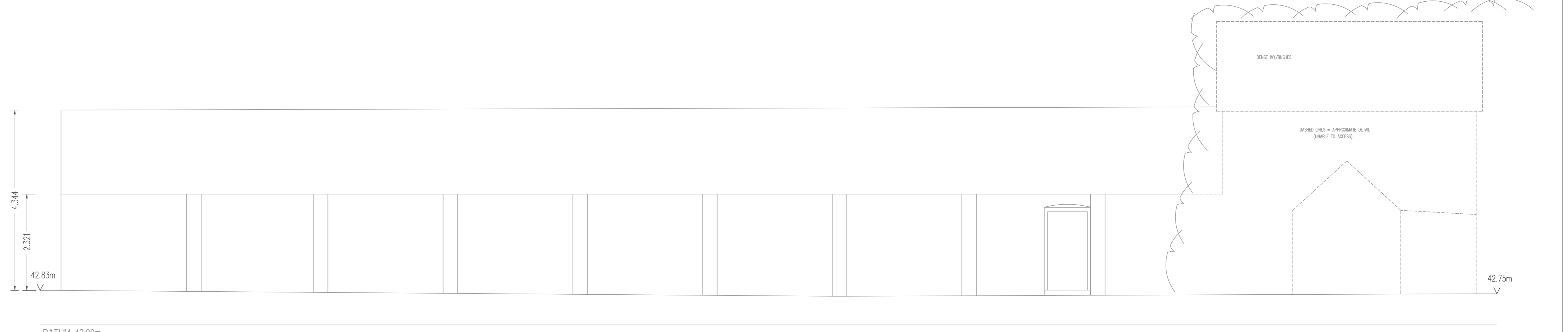
LEGEND	
	Telephone Socket
	Ether Net Socket
	TV Aerial Socket
	Fire Alarm Break Glass
	Fire Alarm Sounder
	Fire Extinguisher
	Smoke Detector
	Illuminated Fire Exit Sign
	Single Supply Socket
	Double Supply Socket
	Single Gang Light Switch
	Fusible Switch
	Radiator
	Key symbol for Direction of Sleeping Ceiling
	Key symbol - Up Direction of Stairs, Floors etc
	Key Symbol For Floor To Ceiling Heights
	Walls & Solid Detail
	Change in Floor Construction etc
	"Window Detail" Under Stairs etc
	"Overhead" Beams, Roof Lights etc
	+FFL 1.00 Finished floor level value
	SILL 1.00 HEAD 2.00 Height of window sill and window head from floor



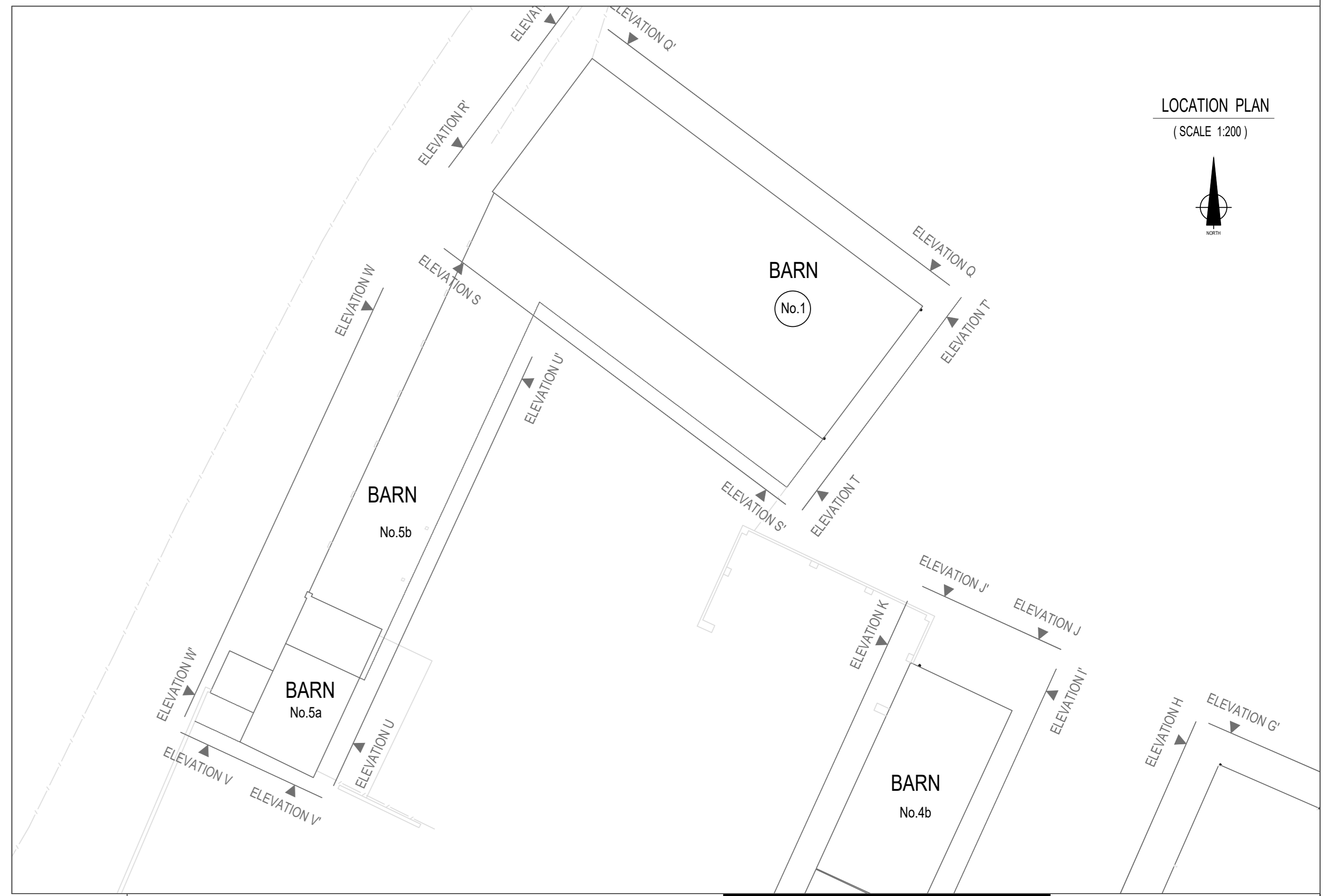
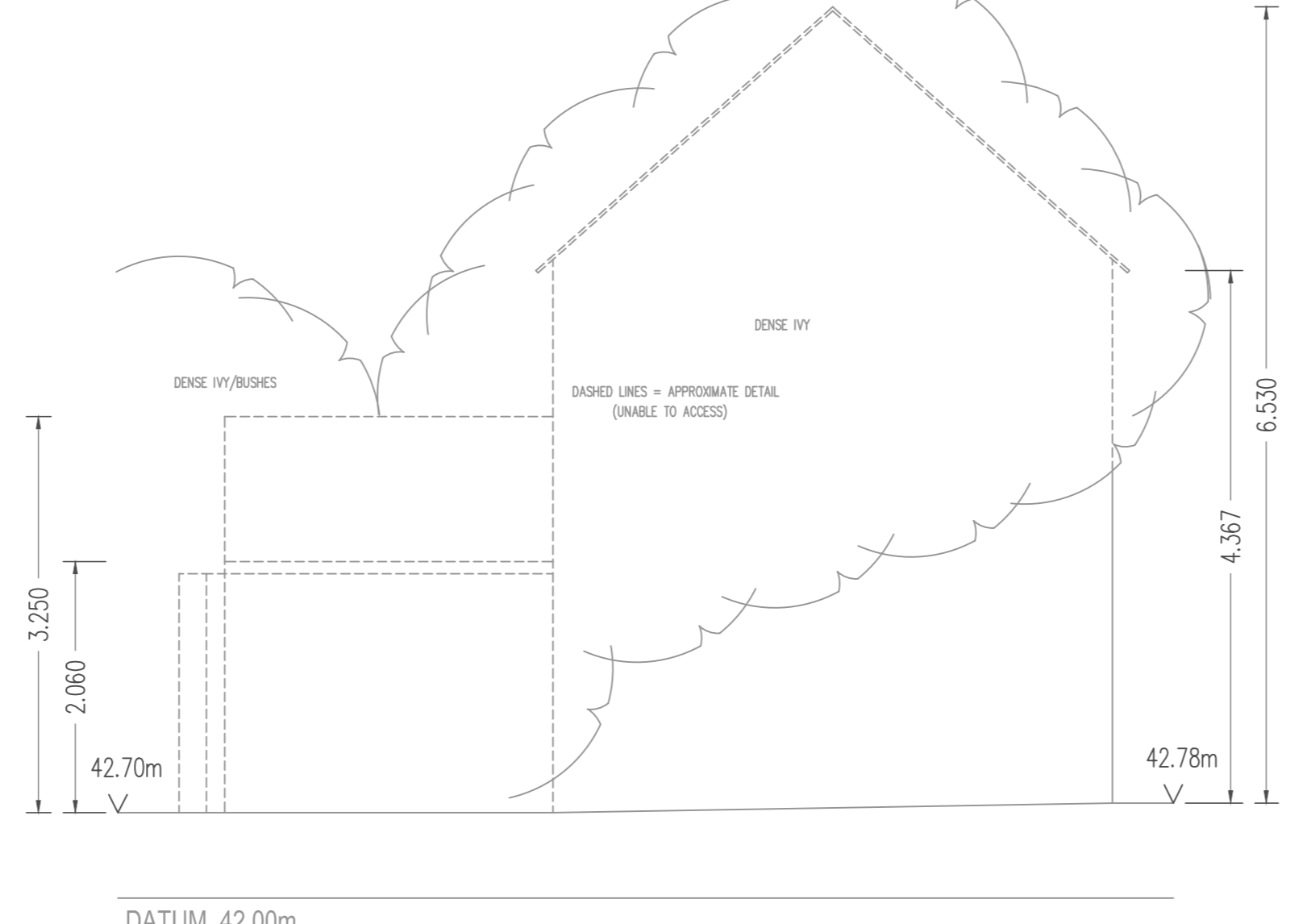
ELEVATION U



ELEVATION W



ELEVATION V



NOTES
 SURVEY TIED INTO NATIONAL GRID OSTN02 AND OSGM02 DATUM FOR HEIGHT USING GPS EQUIPMENT UTILIZING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED

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CLIENT: ST JOHN'S COLLEGE / IO PARTNERS IN PLANNING & ARCHITECTURE

DATE: JUNE 2018 DRAWN: GSKM SHEET SIZE: SCALE: A0 1:50

PROJECT: GROUND FLOOR PLAN AND ELEVATIONS, BARN No.5 WASHINGTON FARM, GREAT STUKELEY DRAWING NO: 05318/BS



1:100 South Elevation (Front)



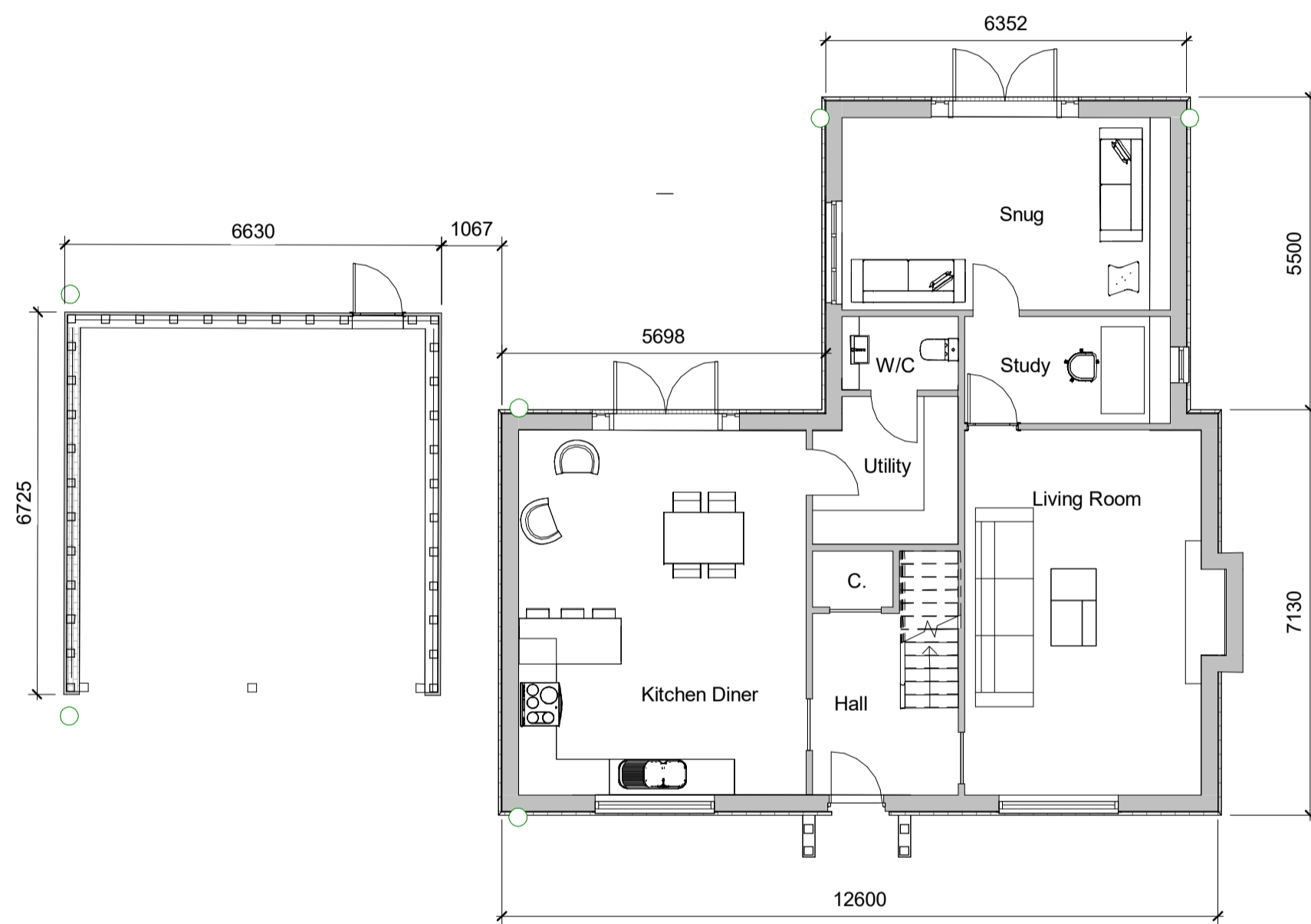
1:100 East Elevation (Side)



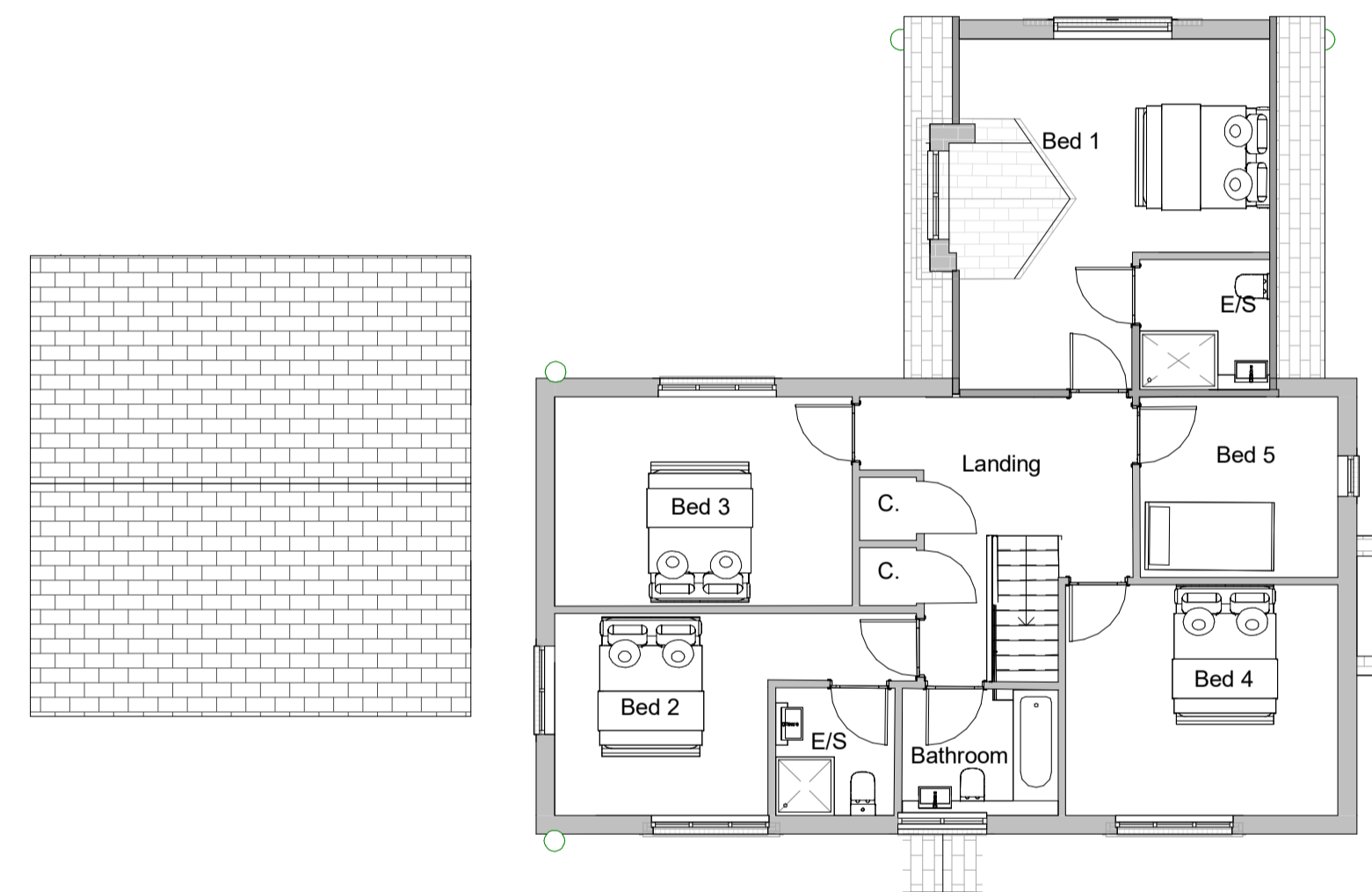
1:100 North Elevation (Front)



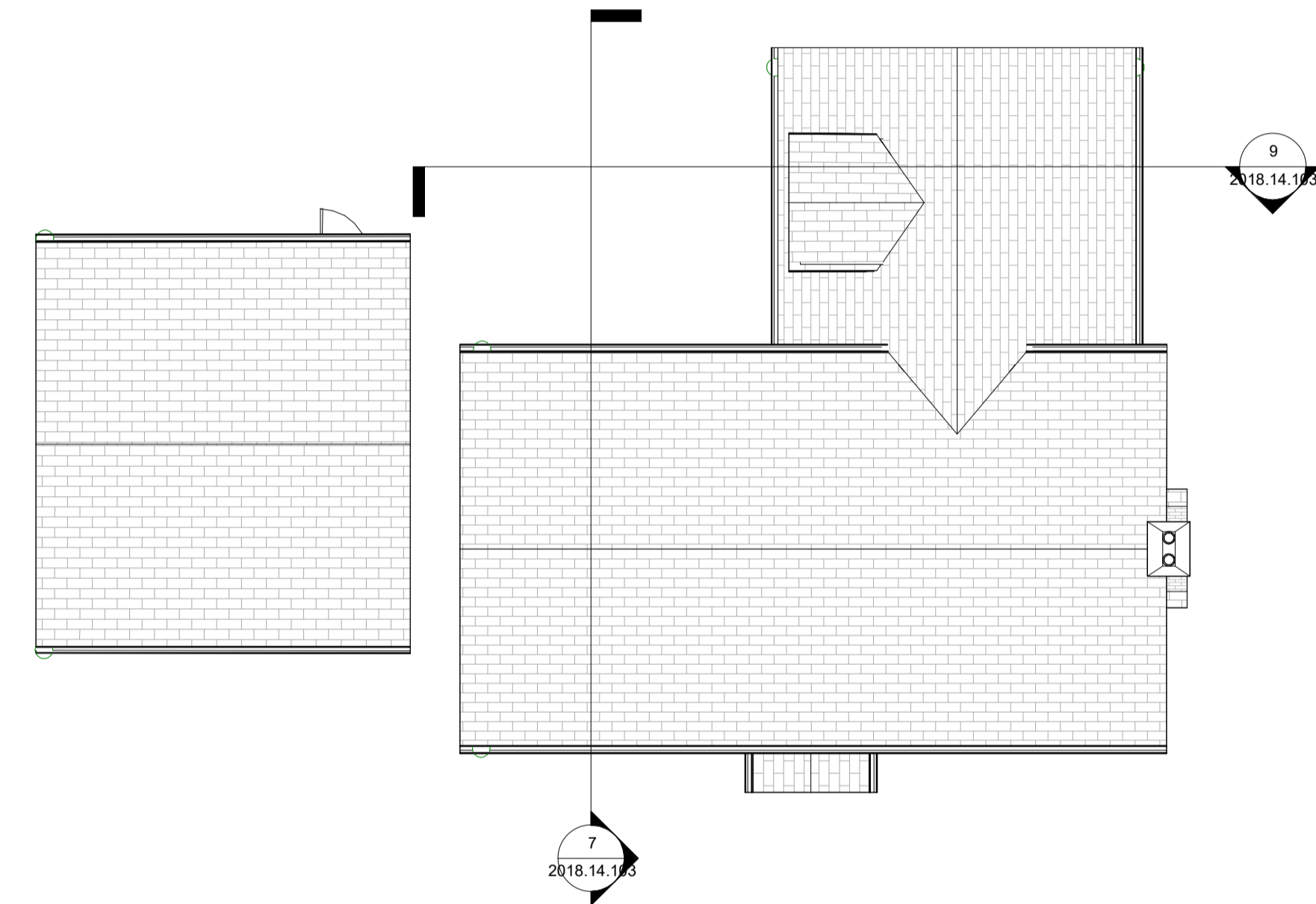
1:100 West Elevation (Side)



1:100 Ground Floor Plan



1:100 First Floor Plan



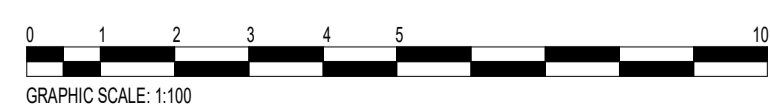
1:100 Roof Plan



1:100 Section A



1:100 Section B



GRAPHIC SCALE: 1:100

REV	DATE	BY	REVISION NOTES
A	25.01.23	SD	Drawings amended following UD comments

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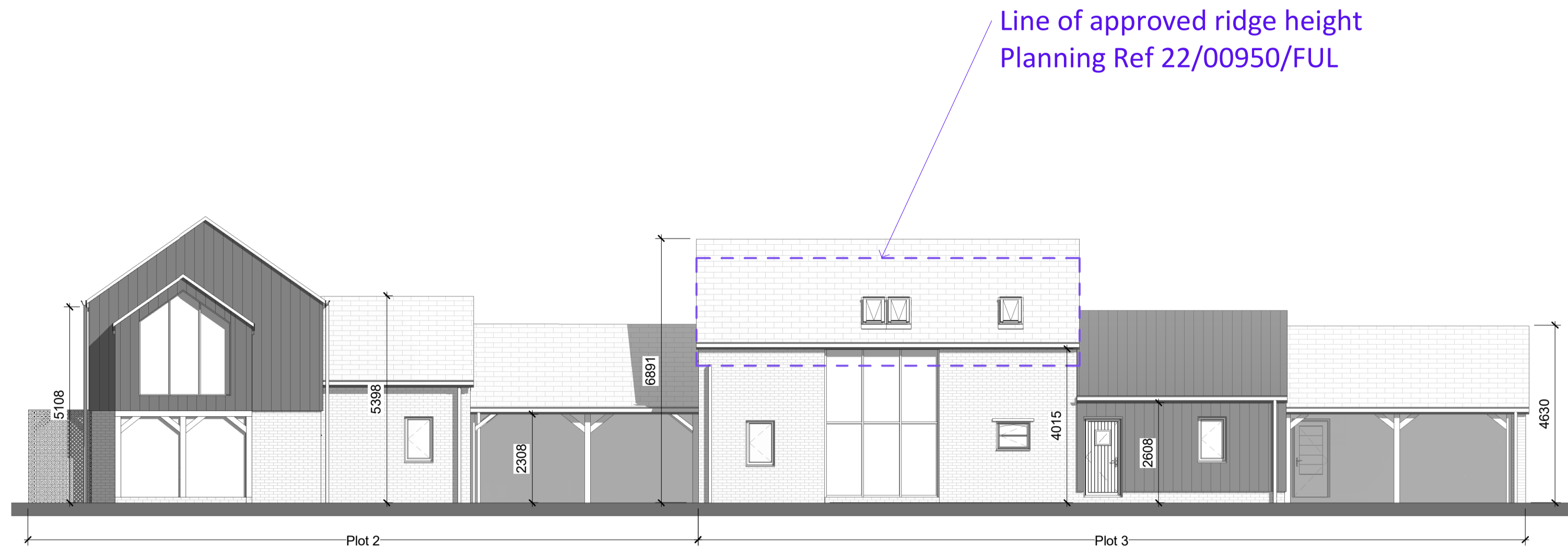
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Barns, Great Stukeley, Huntingdon,
PE28 4AE**

CLIENT
St. Johns College

DRAWING TITLE
Plot 1 Plans & Elevations

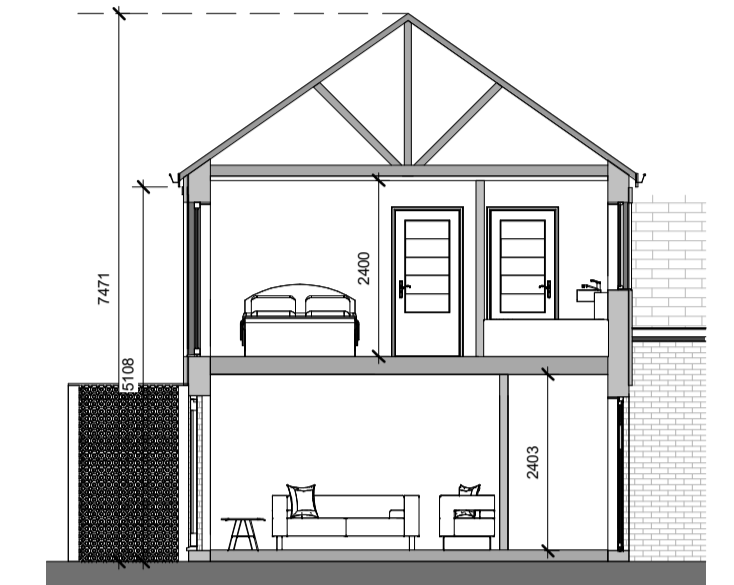
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DATE 11/11/21	DWG. No. 2018.14.103
	REV. A



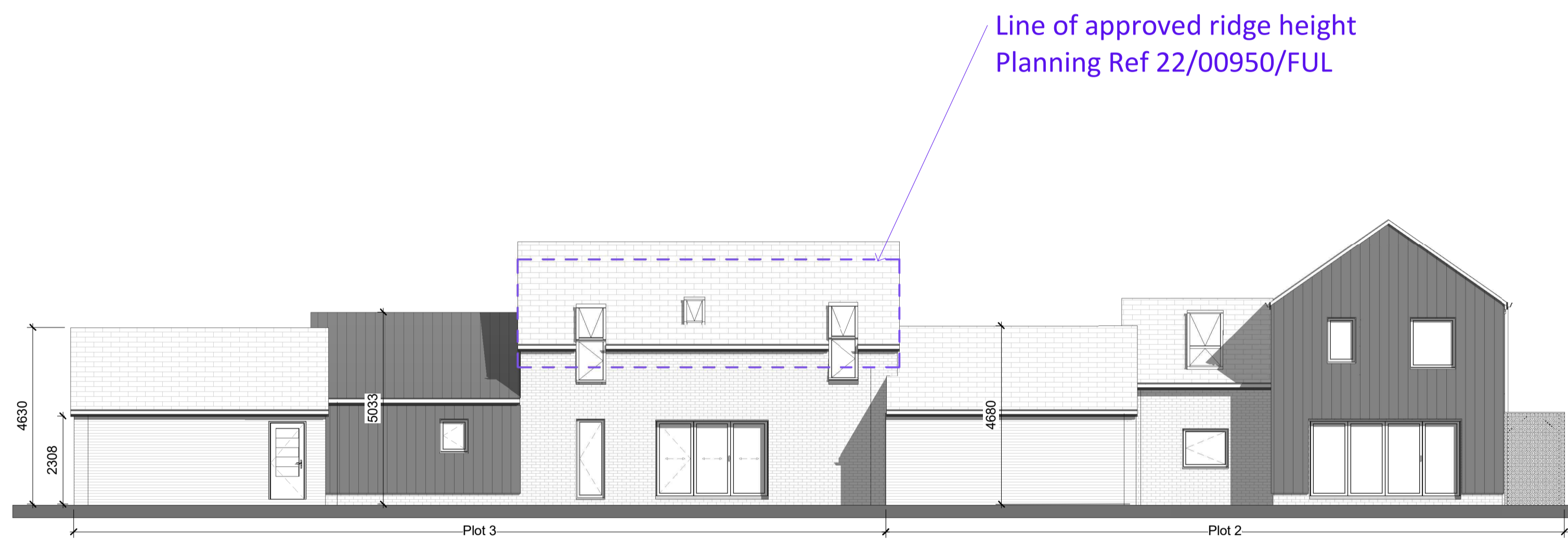
1:100 East Elevation (Front)



1:100 South Elevation (Side)



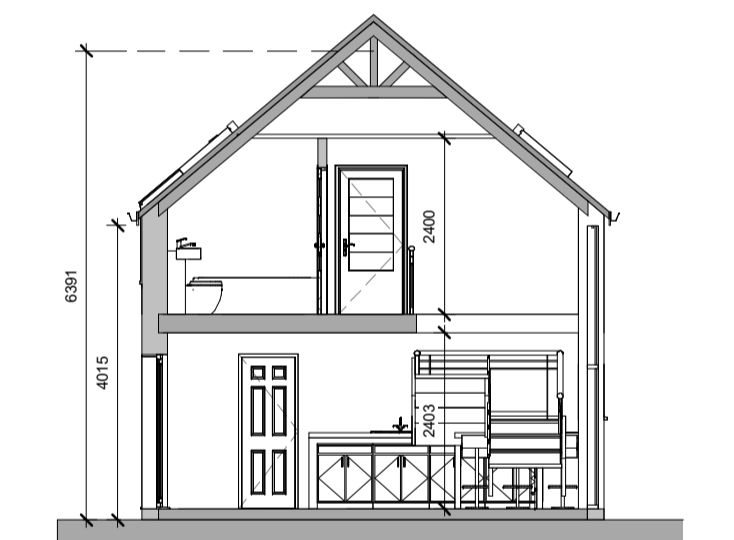
1:100 Plot 2 Section



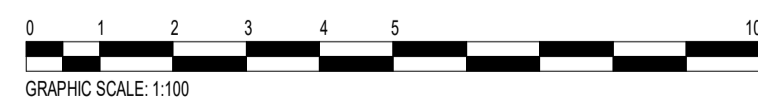
1:100 West Elevation (Rear)



1:100 North Elevation (Side)



1:100 Plot 3 Section



REV	DATE	BY	REVISION NOTES
B	15.02.24	SD	Converted element changed to new-build
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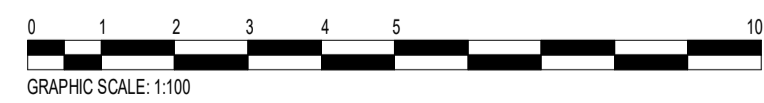
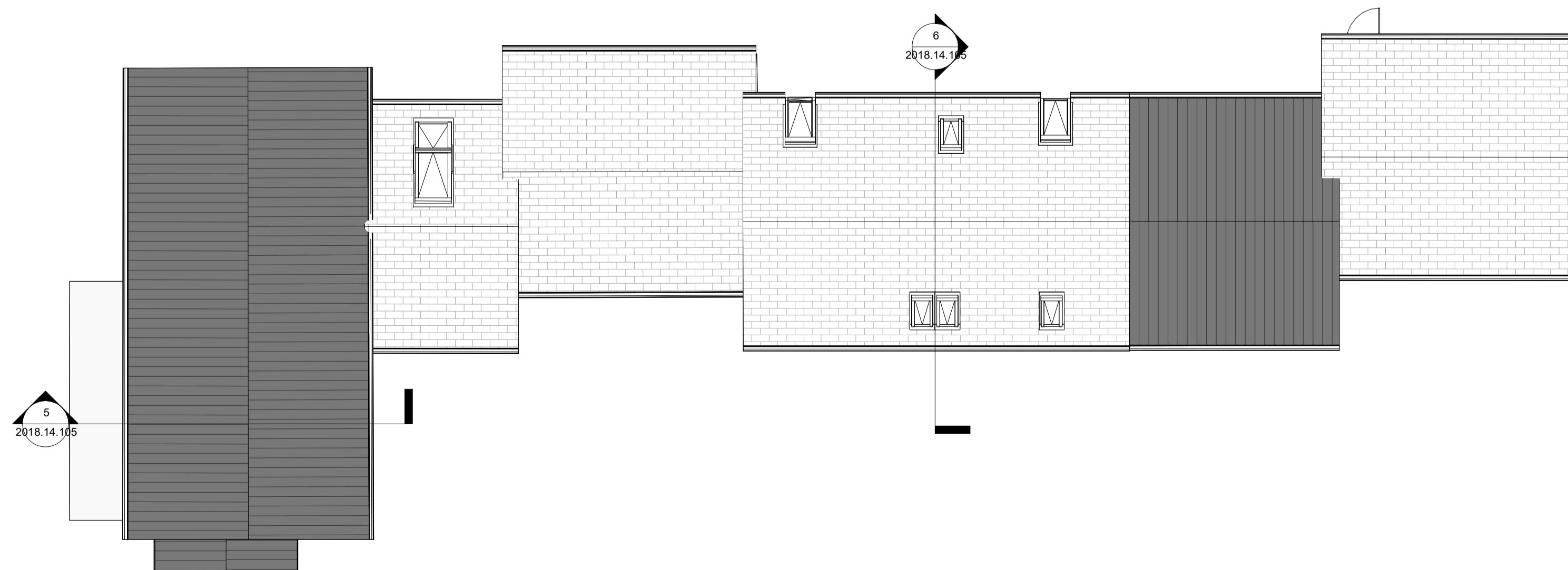
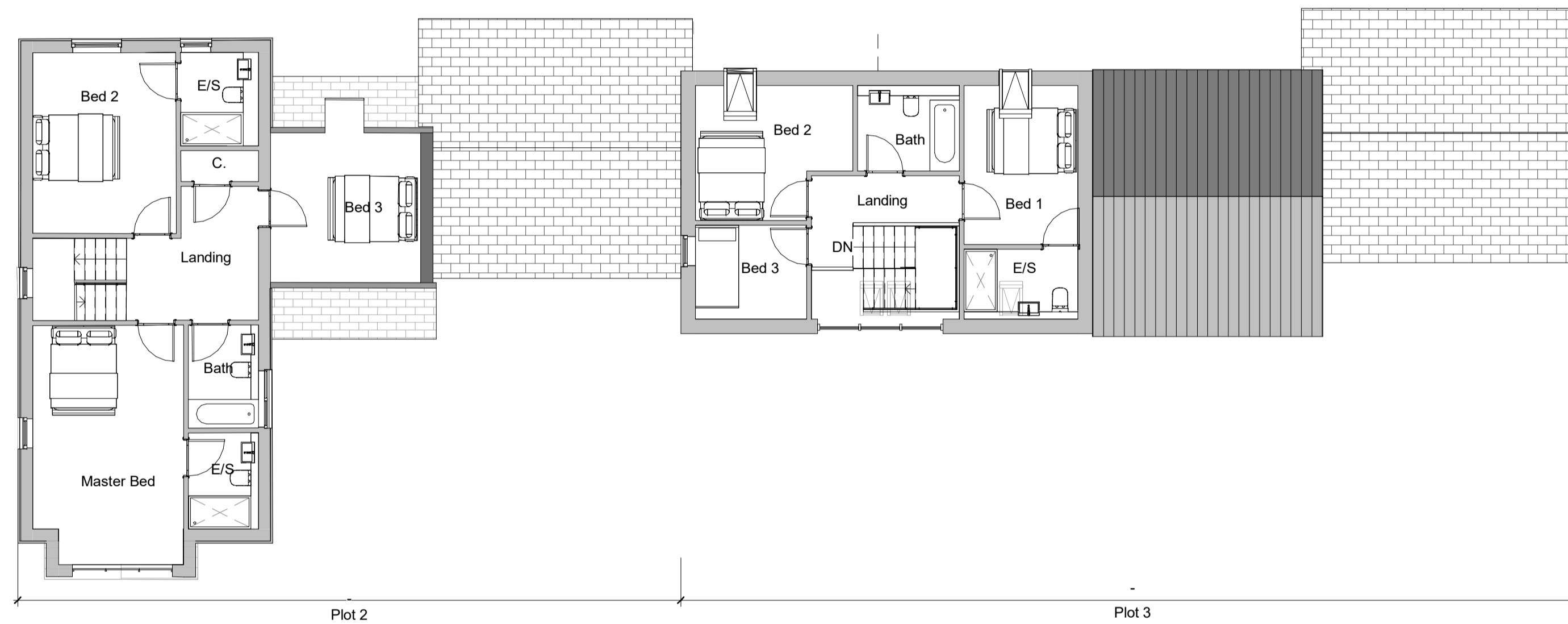
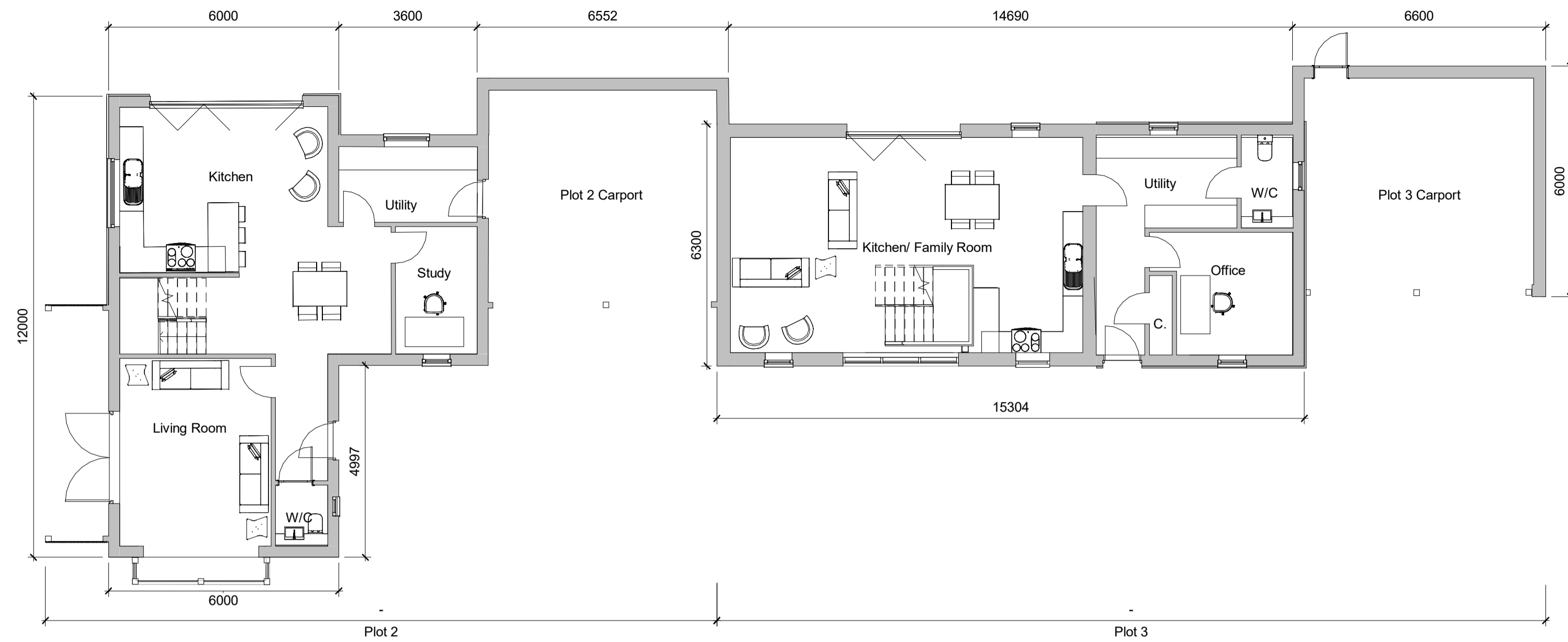
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PROJECT
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 Re-development, Washingley Farm
 Barns, Great Stukeley, Huntingdon,
 PE28 4AE

CLIENT
 Mr P. Allgood

DRAWING TITLE
 Plot 2 and 3 Elevations

DRAWN BY SD	SCALE 1 : 100@A1
DATE 15/02/24	DWG. No. 2018.14.105
	REV. B



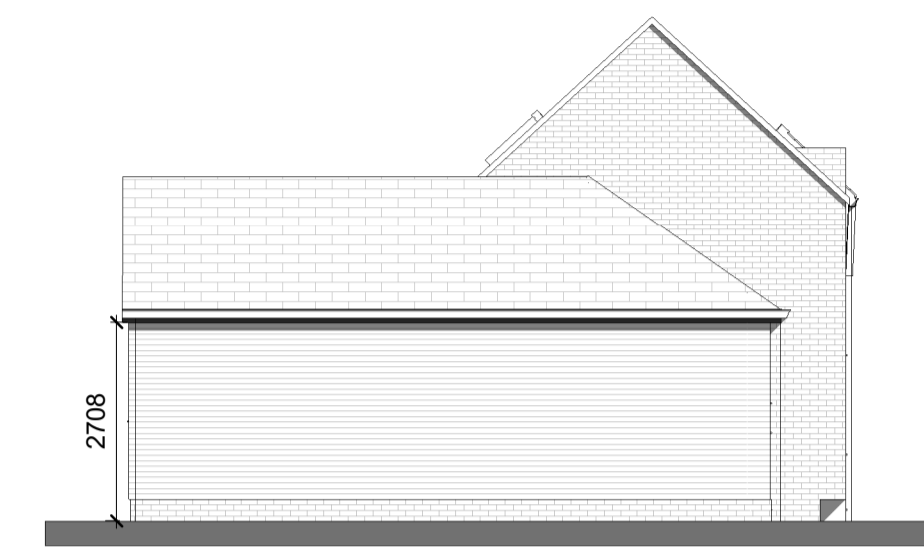
B	25.01.23	SD	Converted element changed to new-build
A	25.01.23	SD	Drawings amended following UD comments
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<p>PROJECT</p> <p>Proposed Farmstead Re-development, Washingley Farm Barns, Great Stukeley, Huntingdon, PE28 4AE</p>			
<p>CLIENT</p> <p>Mr P. Allgood</p>			
<p>DRAWING TITLE</p> <p>Plot 2 and 3 Floor Plans</p>			
<p>DRAWN BY</p> <p>SD</p>		<p>SCALE</p> <p>1 : 100@A1</p>	
<p>DATE</p> <p>15/02/24</p>		<p>DWG. No.</p> <p>2018.14.104</p>	<p>REV.</p> <p>B</p>



1:100 West Elevation (Front)



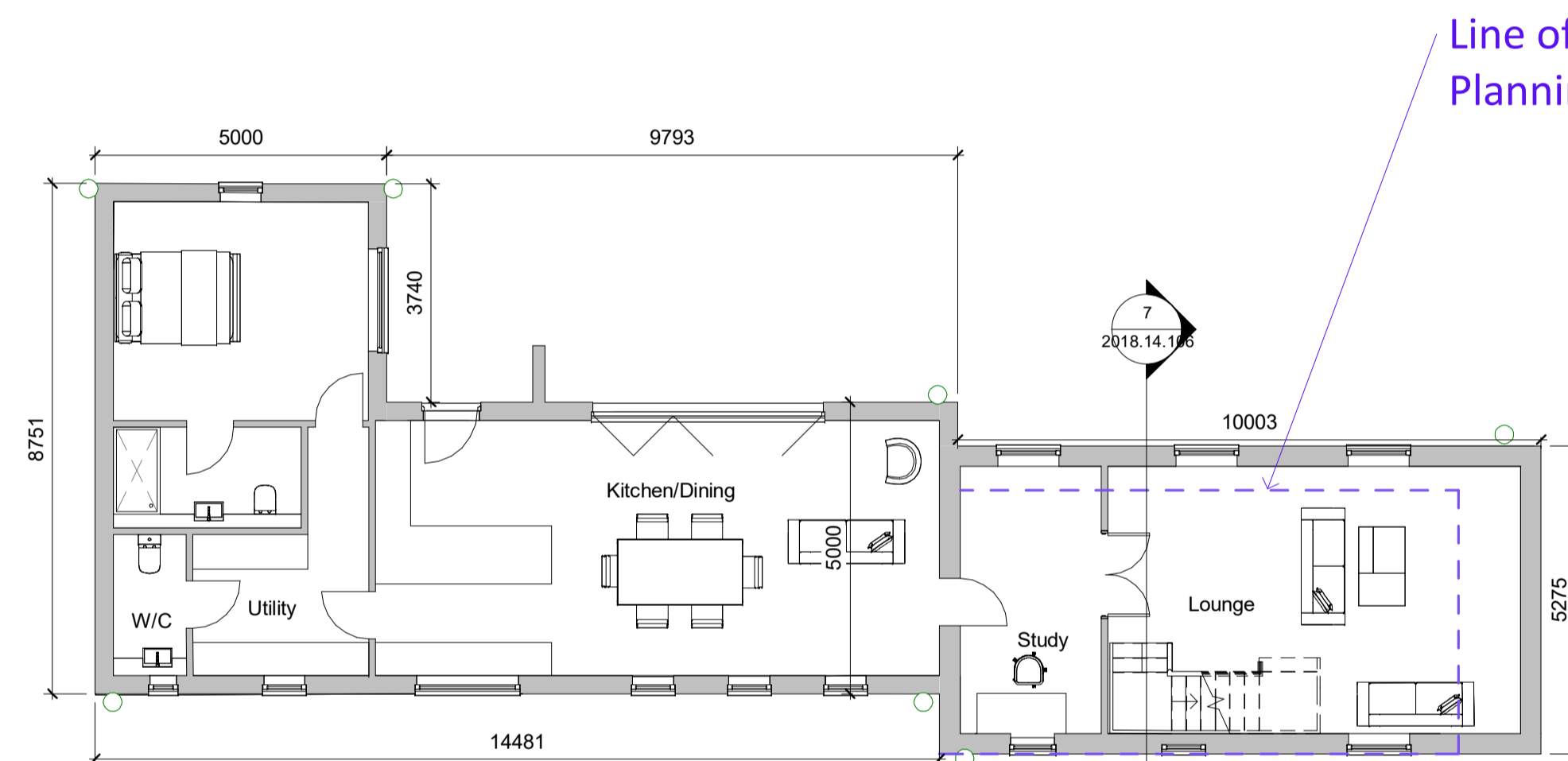
1:100 East Elevation (Rear)



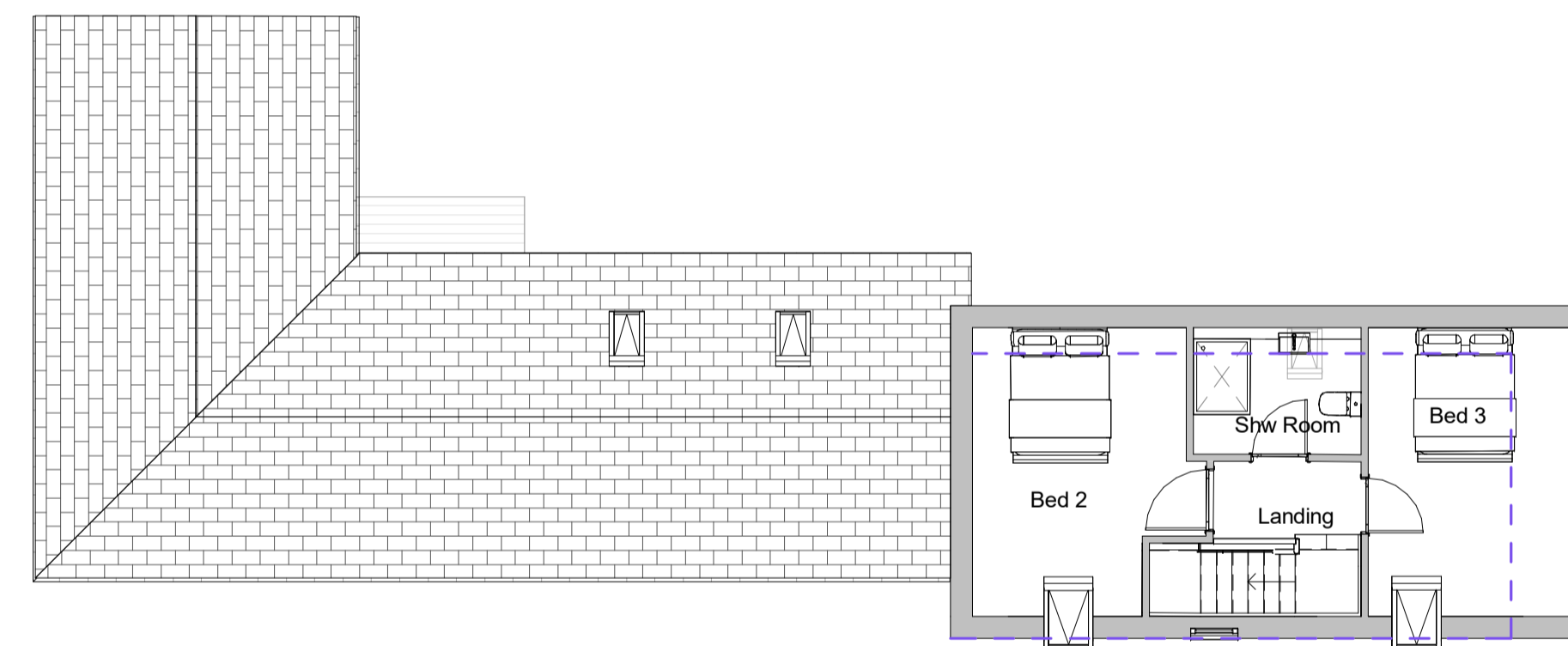
1:100 North Elevation (Side)



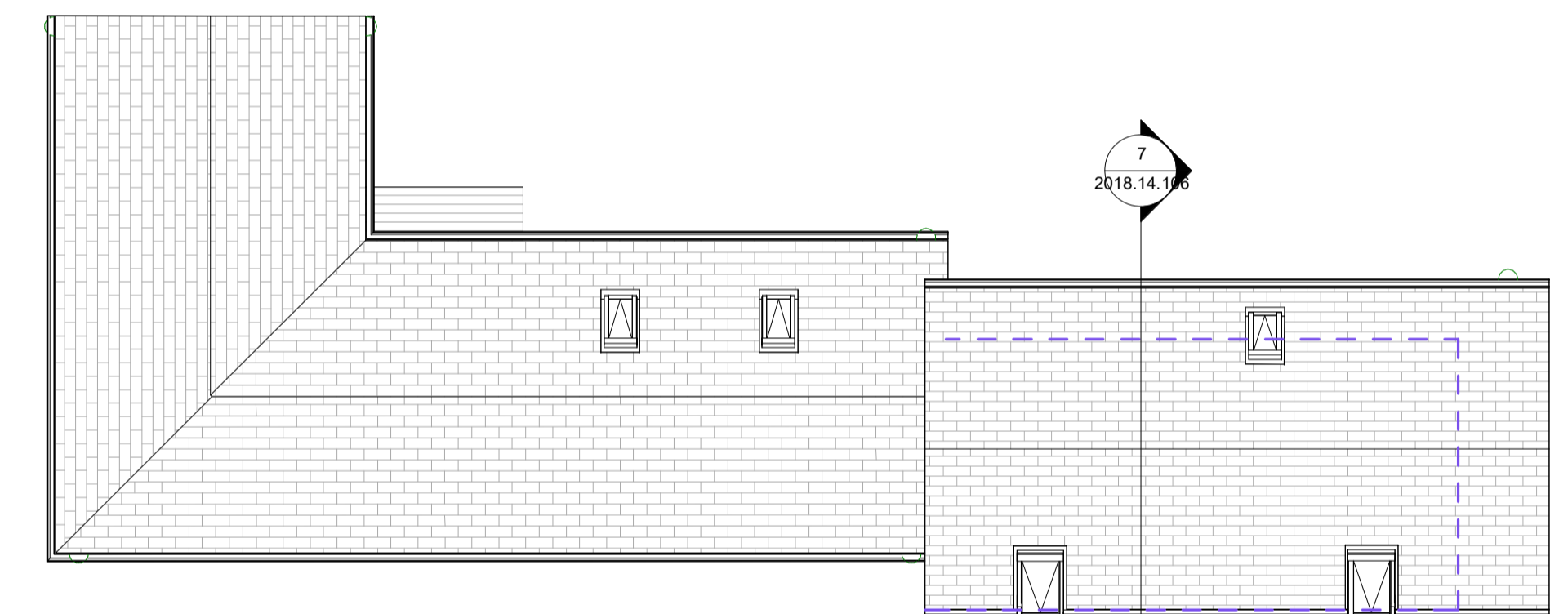
1:100 South Elevation (Side)



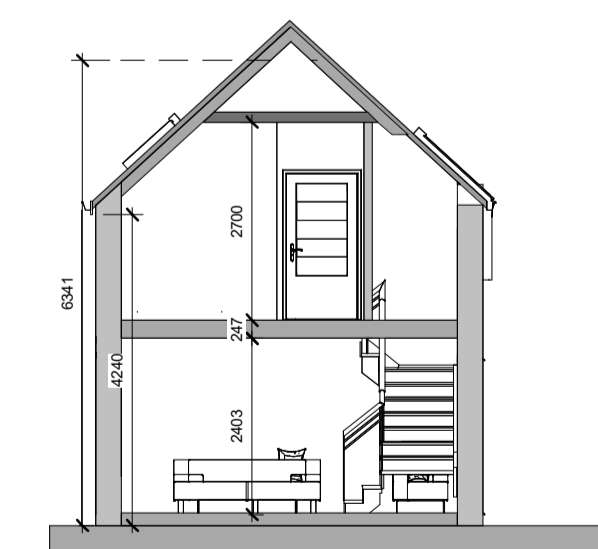
1:100 Ground Floor Plan



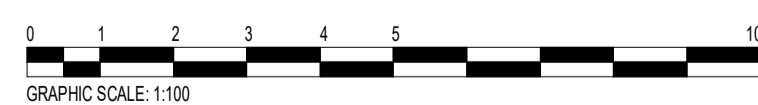
1:100 First Floor Plan



1:100 Roof Plan



1:100 Section



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B	15.2.24	SD	Converted element changed to new-build
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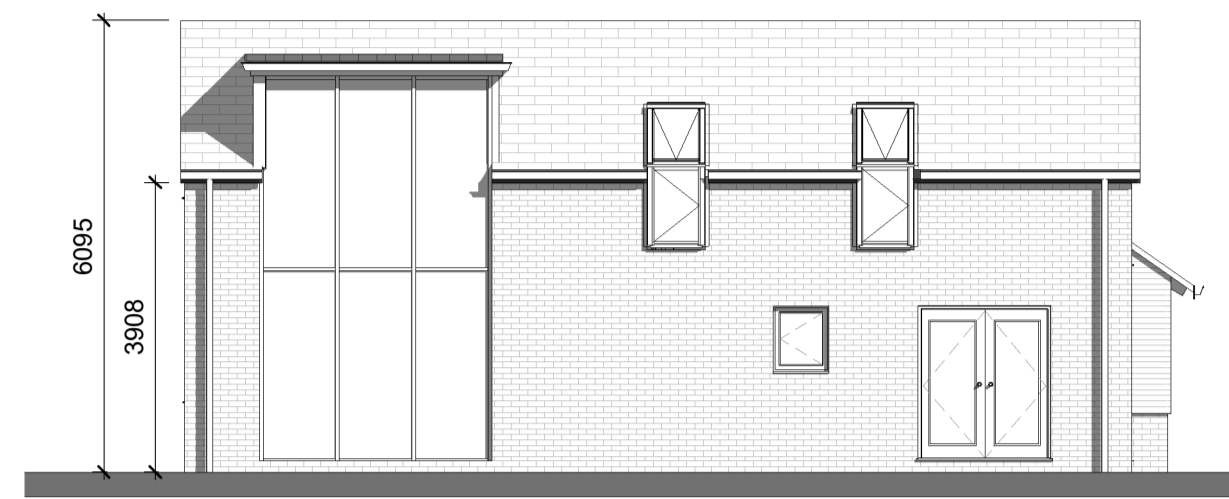
CLIENT
 Mr P. Allgood

DRAWING TITLE
 Plot 4 Plans & Elevations

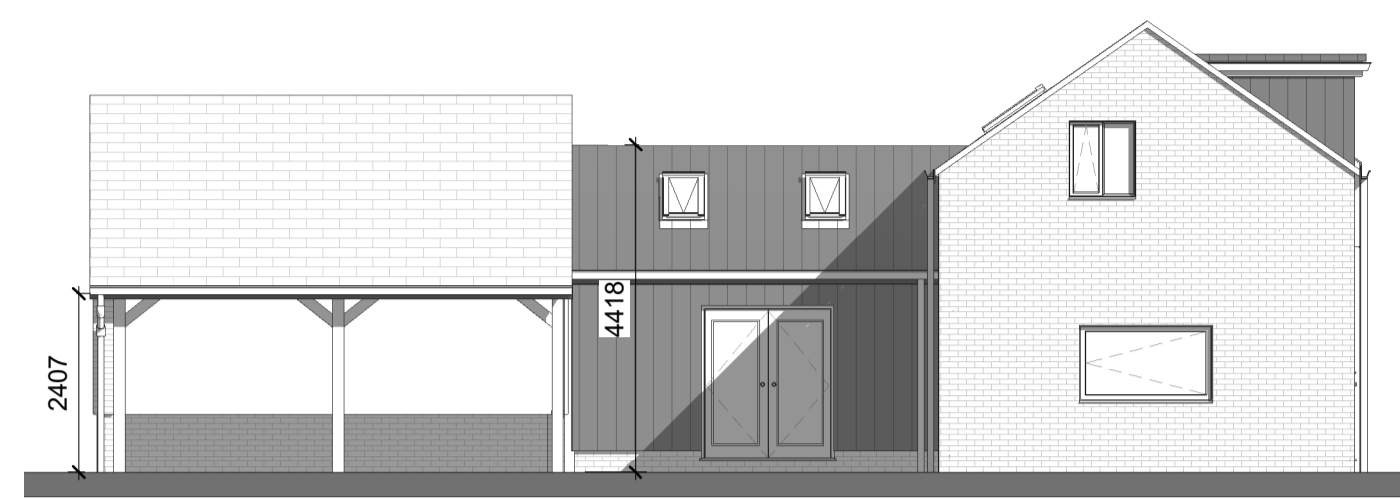
DRAWN BY SD	SCALE 1 : 100@A1
DATE 15/02/24	DWG. No. 2018.14.106
	REV. B



1:100 South Elevation (Front)



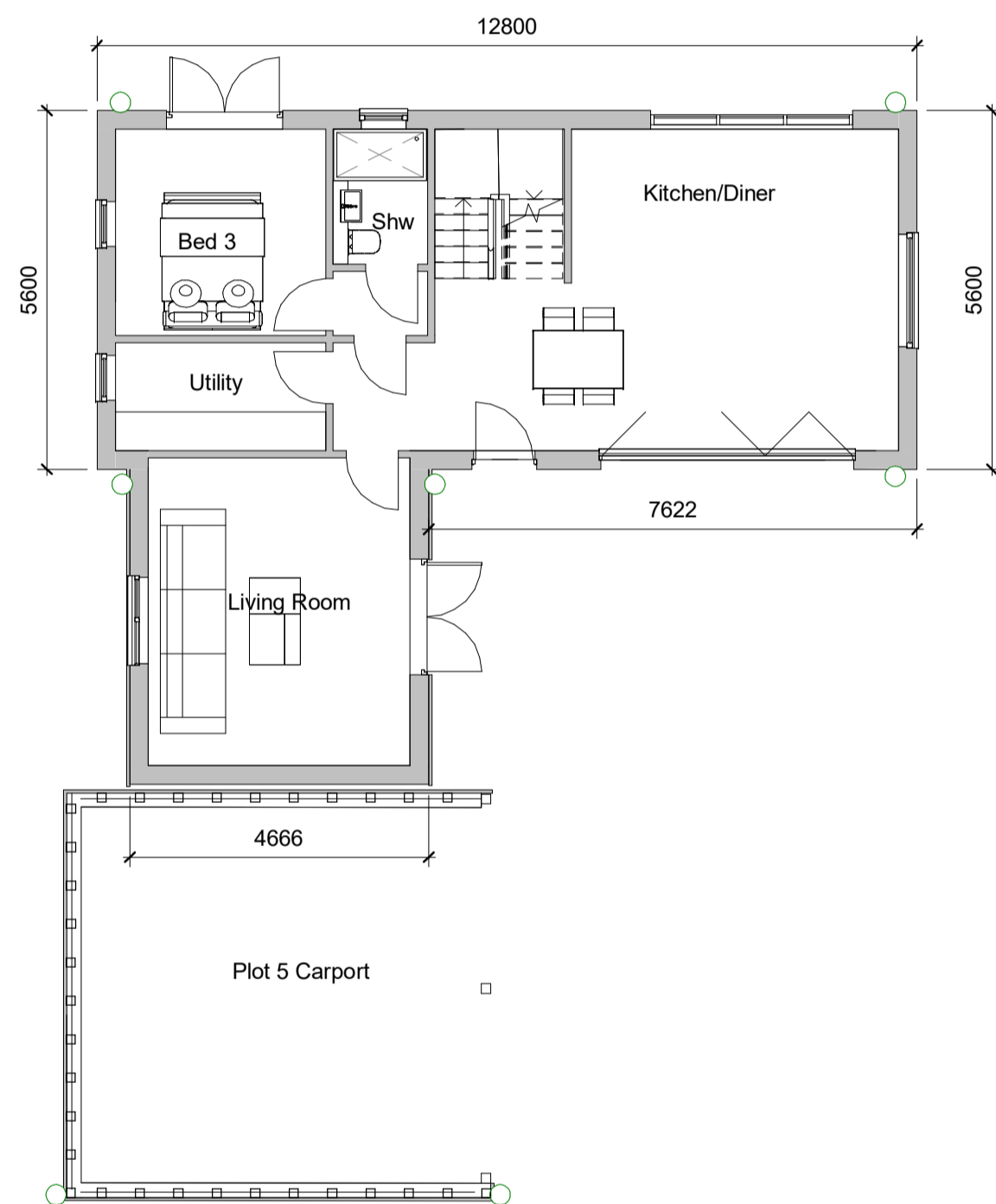
1:100 North Elevation (Rear)



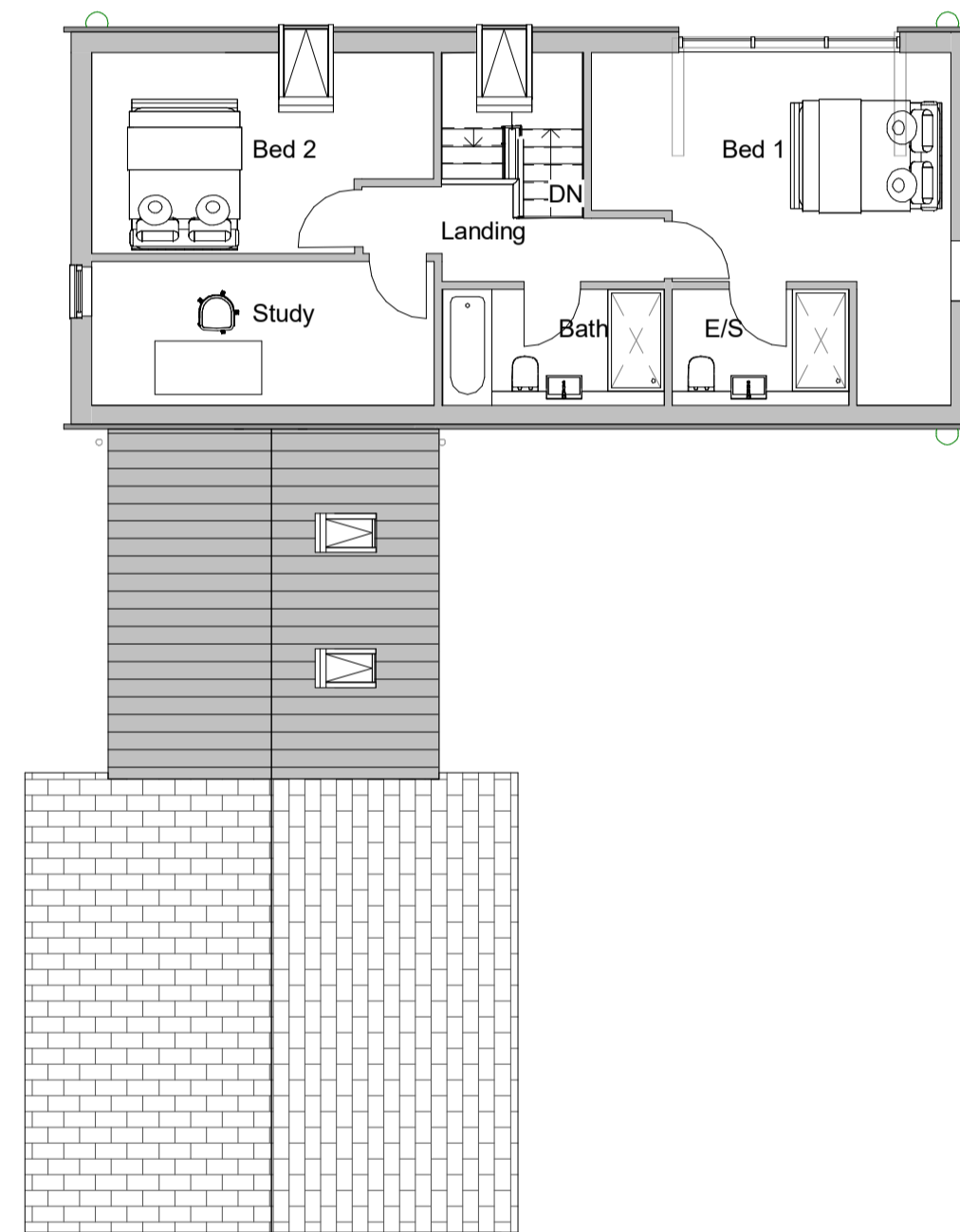
1:100 East Elevation (Side)



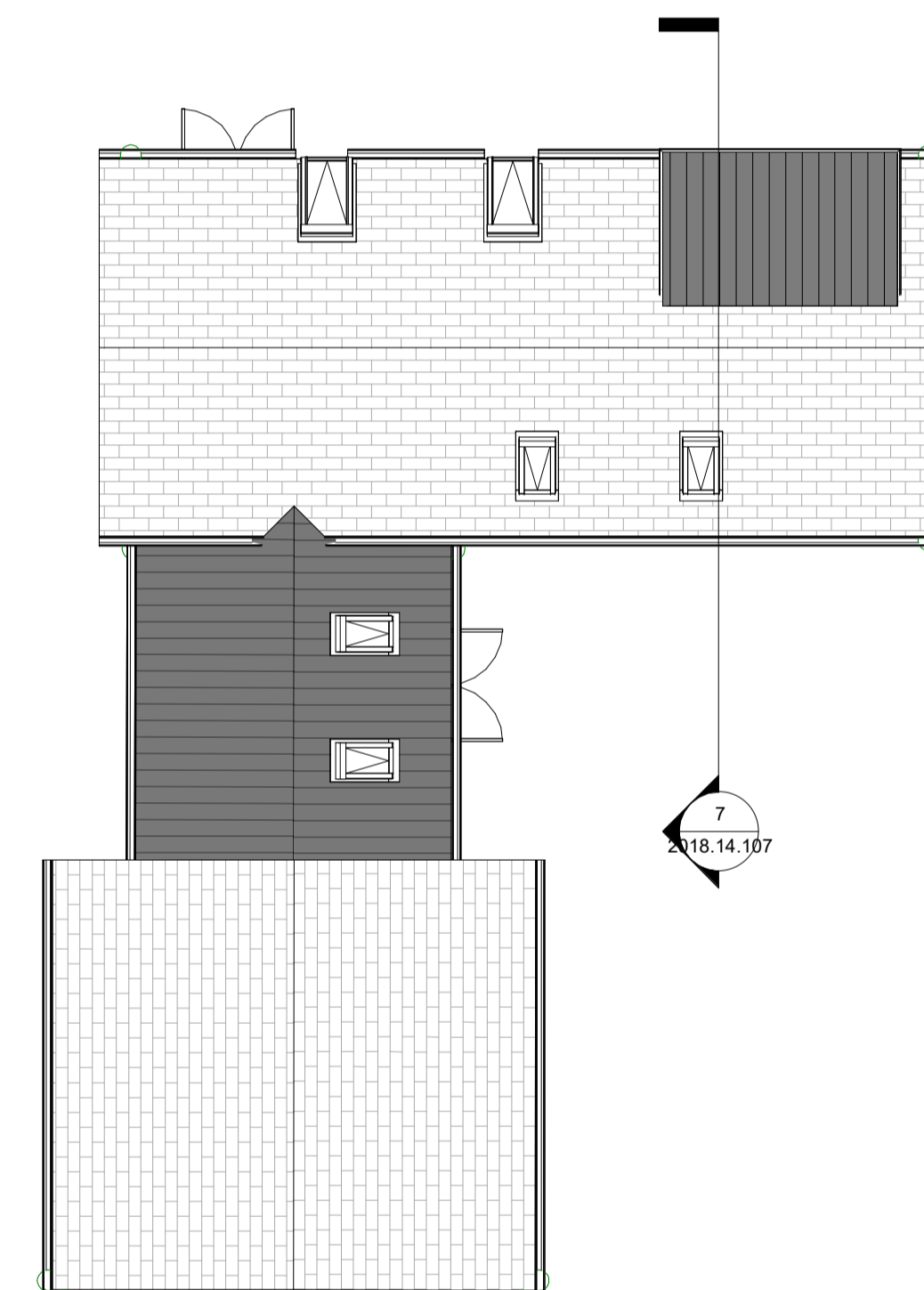
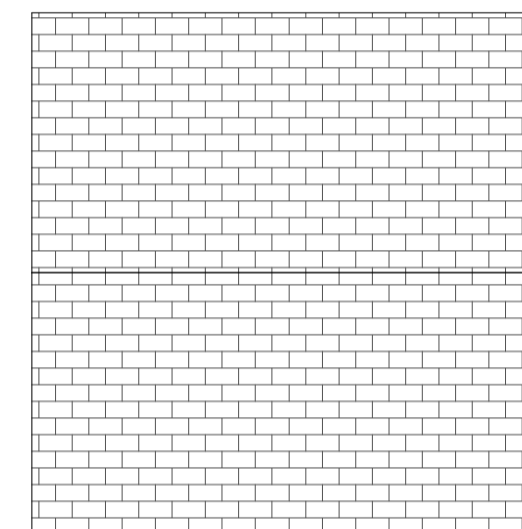
1:100 West Elevation (Side)



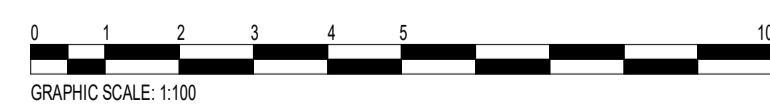
1:100 Ground Floor Plan



1:100 First Floor Plan



1:100 Roof Plan



GRAPHIC SCALE: 1:100



1:100 Section

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A	25.01.23	SD	Drawings amended following UD comments

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CLIENT
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DRAWING TITLE
Plot 5 Plans and Elevations

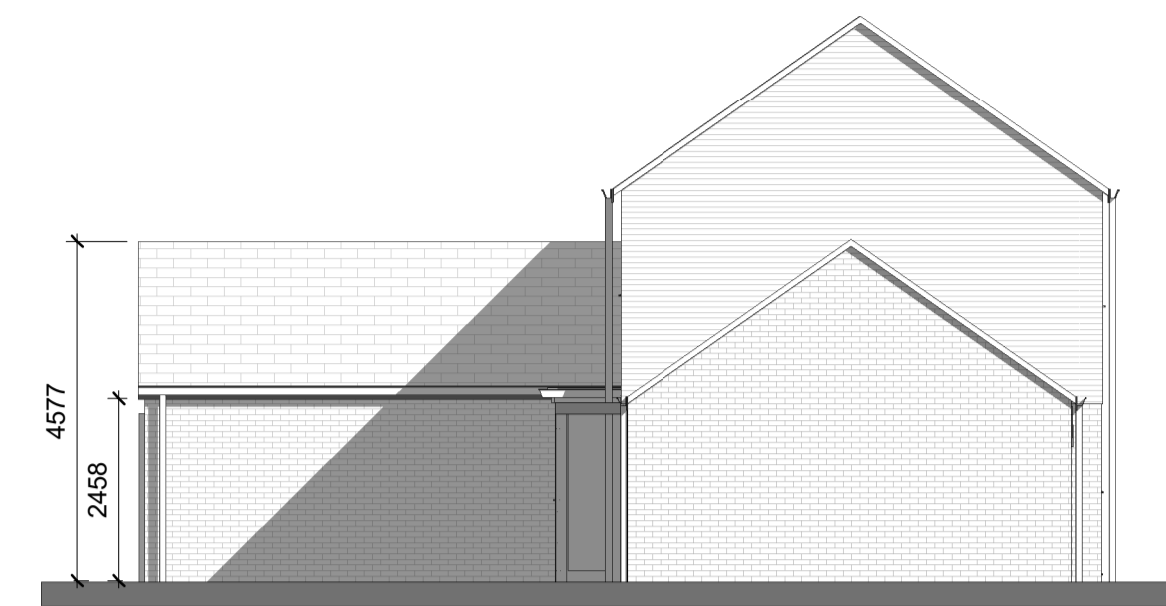
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DATE 11/16/21	DWG. No. 2018.14.107
	REV. A



1:100 East Elevation (Front)



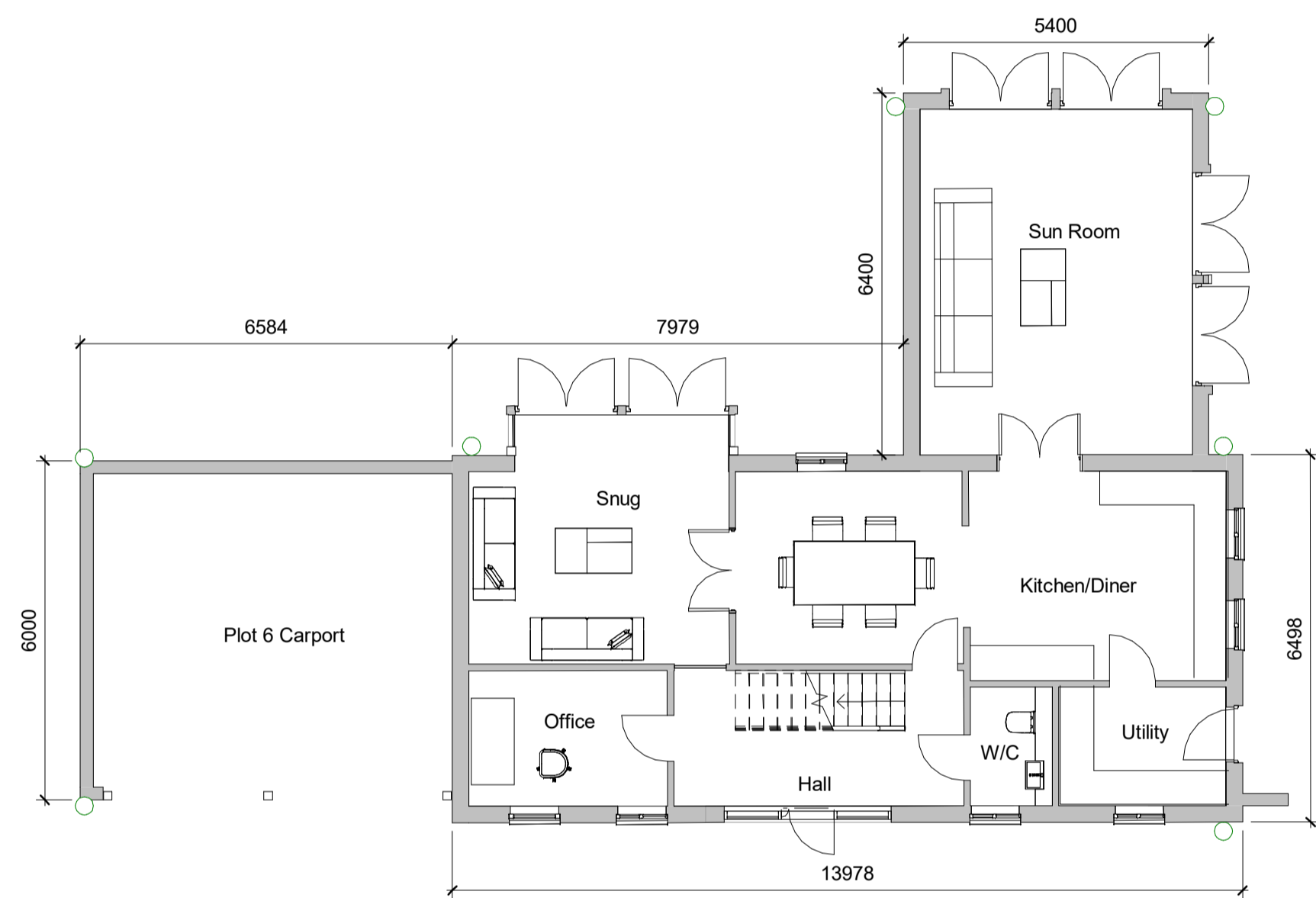
1:100 West Elevation (Rear)



1:100 North Elevation (Side)



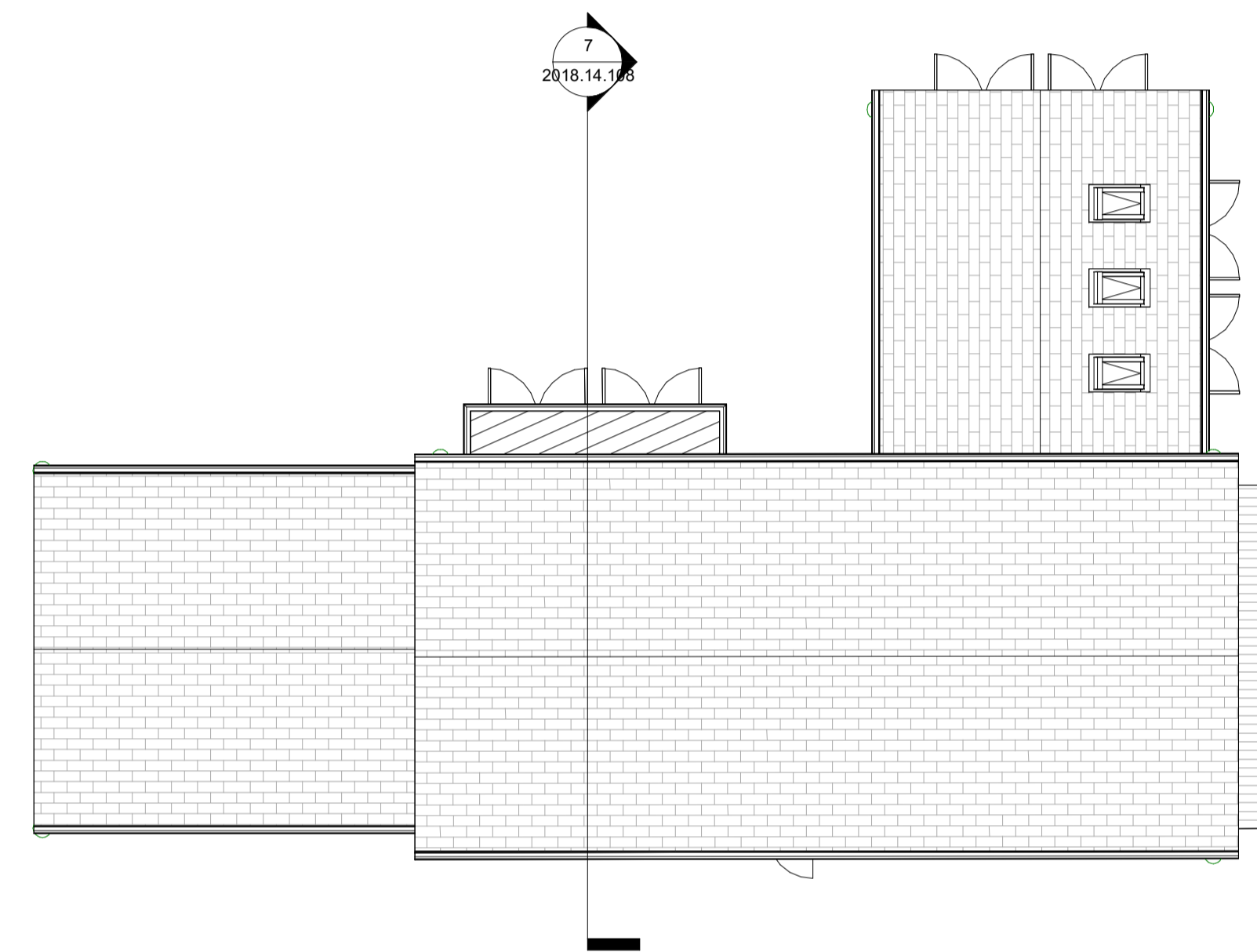
1:100 South Elevation (Side)



1:100 Ground Floor Plan



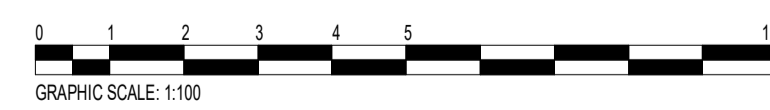
1:100 First Floor Plan



1:100 Roof Plan



1:100 Section



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DRAWING TITLE
Plot 6 Plans and Elevations

DRAWN BY SD	SCALE 1 : 100@A1
DATE 11/16/21	DWG. No. 2018.14.108
	REV. A