

DEVELOPMENT MANAGEMENT COMMITTEE 17TH NOVEMBER 2025

Case No: 25/00922/FUL
Proposal: Detached self build dwelling
Location: 8 Mill Lane Alwalton Peterborough PE7 3UZ
Applicant: Mr and Mrs Towns
Grid Ref: 513240 296093
Date of Registration: 02.06.2025
Parish: Alwalton

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 application site is located on the north side of Mill Lane, Alwalton. The application site comprises part of the residential curtilage of an existing residential property, No.8 Mill Lane.
- 1.2 The application site is located within the Alwalton Conservation Area and is distanced in excess of 100 metres from the nearest listed buildings.
- 1.3 The application site is located directly adjacent to residential properties to the east and west (No.8's and 10 Mill Lane). There is also a residential property located directly to the south of the application site, on the opposite site of Mill Lane (No.5c Mill Lane). A wooded area of densely populated trees and the River Nene are located to the north of the application site.
- 1.4 The land levels within the application site, and the land levels of No's 8 and 10 Mill Lane, decline significantly in a north-westerly direction. The application site contains several trees; some of which are afforded statutory protection due to their location within a Conservation Area.
- 1.5 The southern boundary of the site fronts Mill Road and predominantly comprises hedging set in front of a closeboarded fence. There is an extant planning permission (reference: 24/01370/HHFUL) on the site which includes the creation of a new vehicular access within the southern boundary to serve as an additional vehicular access to No.8 Mill Lane. Planning permission reference: 24/01370/HHFUL has been commenced, however the additional vehicular access has not yet been created.

- 1.6 The application site is located within Flood Zone 1 (low probability of flooding from rivers and sea) and an area at low risk of flooding from all sources, according to the Environment Agency's Flood Map for Planning Flooding and the Council's Strategic Flood Risk Assessment maps.
- 1.7 The application seeks full planning permission for 1No. self-build dwelling, including a new vehicular access on the north side of Mill Lane. The proposed dwelling and vehicular access would be located between No's 8 and 10 Mill Lane.
- 1.8 The application is accompanied by the following documents:
- Design and Access Statement and Heritage Statement
 - Arboricultural report
 - Plans (Site Location Plan and Existing Topographical Survey, Proposed Site Plan, Proposed Floor and Roof Plan, and Proposed Elevations).
- 1.9 Amended plans have been received during the course of the application, reducing the width and overall scale of the proposed dwelling.
- 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 (December 2024) (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):
- achieving sustainable development;
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - promoting healthy and safe communities;
 - promoting sustainable transport;
 - achieving well-designed places;
 - meeting the challenge of climate change, flooding and coastal change;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.
- 2.3 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 2.4 For full details visit the government website: <https://www.gov.uk>

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 - adopted May 2019
- LP1: Amount of Development

- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- 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 SPD (2017)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Developer Contributions SPD (2011)
- Cambridgeshire Flood and Water SPD (2017)
- Alwalton Conservation Area Character Statement (1996)
- Annual Monitoring Report, regarding housing land supply

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
- C2 – Value heritage, local history and culture
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- I3 – Create character and identity
- 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 <https://www.gov.uk>

4. RELEVANT PLANNING HISTORY

- 4.1 24/01370/HHFUL - Tree removal, erect a new garden room to the rear and install new boundary treatments to the front of the dwelling. External render finish – 8 Mill Lane, Alwalton – Approved 27.09.2024

5. CONSULTATIONS

5.1 Alwalton Parish Council – Objection - Recommends refusal of the application for reasons relating to parking, construction vehicles and Conservation impact.

Mill Lane is a single-track lane and contrary to the Design and Access statement it is not “very low use”. There are frequent movements of residential, Council, Utilities, Environment Agency (river management), commercial and delivery vehicles. Pedestrian traffic is also heavy as the lane is used by people from across Peterborough to access the river meadows. Because of the lack of parking in the lane, pedestrians are often carrying large picnic equipment, boating equipment and fishing equipment in the lane as it is too narrow for a pavement. Further traffic movements, including an expansion of the non-residential traffic increase the danger to pedestrians.

Also because of its’ narrowness and 2 very sharp bends, Mill Lane became subject to the Road Traffic Act – Prohibition of Driving Order (Cambridgeshire County Council), 1984. This prohibits any vehicles from proceeding into Mill Lane unless they are vehicles requiring access to off-street garaging and off-street parking. There are exemptions, such as emergency vehicles but delivery lorries, workman's vehicles and visitors are not exempt and therefore cannot park on Mill Lane. Any such vehicles must be able to access the site or they are contravening the Order and subject to statutory fines.

Parking - Normal provisions for a minimum number of 2 parking spaces for a 3 bed dwelling are insufficient because of the prohibition of overflow parking on the road outside the property. Access for Emergency vehicles must always be possible. The dwelling design has capability for more than the current stated plan for 3 bedrooms and consideration needs to be given to the reasonable prospect of future internal redevelopment with a greater number of residents and a greater number of vehicles.

Construction vehicles - There is insufficient space for construction vehicles to manoeuvre on site, meaning that it would not be possible for them to comply with the statutory prohibition of parking. Unloading would inevitably take place on Mill Lane.

Conservation impact - Have a strong preference for the proposed development to be built in stone rather than brick as this is more in keeping with the Alwalton Conservation Area. The neighbouring brick-built houses were constructed in the 1970's, prior to the establishment of the Conservation Area in 1996. It has been noted by Planning Officers since then that brick would not have been allowed had the Conservation Area been in place at the time.

If the applicant were to move the property footprint to the north, this would increase the potential number of parking spaces and manoeuvring space for construction vehicles. If this could be addressed satisfactorily, would likely be able to recommend approval.

5.2 HDC Conservation Officer – No Objection - Supports the application.

The proposal is situated within the Alwalton Conservation Area and is 114 meters west of two Grade II Listed buildings collectively known as The Old Rectory.

The greenery of the street scene and the retention of the boundary hedge overlooking Mill Lane should be key aspects of this proposal.

From Mill Lane, the proposed house will read as a single storey dwelling, which is an acceptable scale to resonate with the street scene of Mill Lane. The slope of the site allows for additional floors to the rear.

The amended plans increases the side separation distances to boundaries and adjacent dwellings and reduces the overall built mass, which decreases the potential harm on the conservation area.

This part of Mill Lane predominantly contains modern housing which are mainly of traditional construction and style, in light coloured stone or buff brick. The proposed walls are to be brickwork chosen to be a close match to No.8 [Mill Lane] with roof tiles proposed to be a dark brown concrete pantile appropriate for the roof pitch.

The proposal appears as an understated design which aligns with the adjacent dwellings and character. It will cause limited impact to the significance of the conservation area and nearby designated heritage assets.

The proposals have special regard to the preservation and enhancement of the Alwalton Conservation Area and are therefore in accordance with s.72 of the Planning (LBCA) Act 1990, and also with policy LP34 of the adopted Huntingdonshire Local Plan. The development is in accordance with the contents of paras 202 -221 of the NPPF.

Request a condition be imposed to secure a physical sample of the brickwork and roofing materials to be submitted to the Local Planning Authority for approval.

5.3 HDC Arboricultural Officer – No Objections - Supports the application.

The proposal is located within the Conservation Area and there are a number of mature trees growing within influencing distance of the proposal. In this case, the proposal is on the opposite side of the current building, and so is unlikely to have any impact on the trees nearby. The proposal of fencing of the rear garden removes any issues in that area. A tree two small stretches of low value hedging is due to be removed to allow the development but the impacts of this are negligible.

5.4 CCC Highways – No Objections, subject to conditions - The proposed development is acceptable.

Intervehicle visibility appears to be restricted at the new access. To secure improved visibility some clearance of the vegetation / hedge to achieve a 2m by length of sight frontage shall be secured and retained for the lifetime of the development.

Request conditions to secure adequate visibility splays, drainage measures and access construction/surfacing, and to restrict the location of any gate/s.

6. REPRESENTATIONS

6.1 Representations have been received from one neighbouring property during the course of the application, raising the following summarised concerns:

- Parking is prohibited on Mill Lane as it is subject to a Prohibition of Driving Order. This prohibits any vehicles from proceeding in Mill Lane unless they are vehicles requiring access to off street garaging or parking. There are exemptions, such as emergency vehicles, but delivery lorries, workmen's vehicles and visitors are not exempt. Mill Lane provides access to Ferry Meadows and is regularly used by many walkers/dog walkers/walking groups, cyclists and family groups in addition to permitted traffic to the properties on Mill Lane and Mill View; therefore, the above restriction is relevant to public safety. When the order was put in place in 1984, the volume of pedestrian traffic was minimal compared to that currently experienced.
- The proposed development is a large property of 2765 square feet. considerably larger than the average 4 bedroom detached house of 1582 square feet. In the future this development could easily be converted to a five bedroom property which would require more parking spaces than currently shown.

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 (as relevant to this application) 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:

- Principle of development
- Design, Visual Amenity and Impact on upon the Character and Appearance of the Alwalton Conservation Area
- Residential amenity
- Highway safety and parking provision
- Flood risk and drainage
- Trees
- Biodiversity
- Accessible and adaptable dwellings
- Water efficiency
- Developer contributions

Principle of development

- 7.6 Paragraph 78 of the NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.7 As Huntingdonshire's Local Plan to 2036 (the Local Plan) is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. Paragraph 78 of the NPPF also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,586 homes. The current 5YHLS is 4,330 homes equivalent to 3.88 years' supply.
- 7.8 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated, the policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of the Local Plan are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.
- 7.9 In assessing this application, whilst policy LP9 (Small Settlements) of the Local Plan is out of date (and so afforded less weight in the determination of this application), it is not to be entirely disregarded. In addition, the overarching principles of sustainable development as defined in paragraph 11 of the NPPF are afforded weight in the determination of this application.
- 7.10 Policy LP9 of the Local Plan states that a proposal that is located within a BUA of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
- a. level of service and infrastructure provision within the settlement;
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;

c. effect on the character of the immediate locality and the settlement as a whole.

- 7.11 The proposed development is located within the built up area (BUA) of Alwalton, which is designated as a 'Small Settlement' within the Local Plan. Everyday services and facilities within Alwalton include a Shop, Post Office, Community Centre, Church and Public House.
- 7.12 The proposed development comprises a minor-scale residential development of 1No. dwelling which is considered to be an amount of development that is sustainable in relation to the level of service and infrastructure provision within Alwalton.
- 7.13 The proposed development is located within close proximity to the everyday services and facilities within Alwalton, providing opportunities for future occupiers of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport.
- 7.14 The proposed development would be viewed within the context of the existing built form within the BUA of the settlement, due to it being an infill development located between two existing dwellings and within a distinct group of buildings that includes 30 or more homes. The density of the proposed development is considered acceptable for its location within the BUA of the settlement. With consideration given to the application of the tilted balance (as discussed further within the 'Conclusion and Planning Balance' section of this report), it is considered that the amount and location of development proposed is sustainable in relation to its effect on the character of the immediate locality and the settlement as a whole.
- 7.15 The principle of development for the proposed residential units is therefore considered to be acceptable, in accordance with policy LP9 of the Local Plan and the presumption in favour of sustainable development set out within paragraph 11 of the NPPF.

Design, Visual Amenity and Impact on upon the Character and Appearance of the Alwalton Conservation Area

- 7.16 Policies LP11 and LP12 of the Local Plan requires new development to respond positively to its context, draw inspiration from the key characteristics of its surroundings, and contribute positively to the character and identity of the area.
- 7.17 Policy LP34 of the Local Plan requires new development to protect the significance of designated heritage assets and their settings; not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest; respect the historic form, fabric and special interest that contributes to the significance of the affected heritage asset; conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and contribute to securing the long-term maintenance and management of the heritage asset. In addition, Policy LP34 of the Local Plan requires new development within a Conservation Area to preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting.

- 7.18 The application site is located within the Alwalton Conservation Area and therefore the proposed development would affect the character and appearance of this heritage asset.
- 7.19 The proposed dwelling would be sited in an infill position between existing residential properties within the BUA of Alwalton. The proposed dwelling would erode an existing spacious gap between No's. 8 and 10 Mill Lane, however its siting would preserve the existing pattern of linear residential development along Mill Lane and is sympathetic to the form and character of the area.
- 7.20 The proposed dwelling would be approximately 15 square metres larger in footprint, and approximately 0.15 metres lower in height, than No.8 Mill Lane located immediately adjacent to the east. The proposed dwelling would also be of a significantly smaller footprint than No.10 Mill Lane located immediately adjacent to the west. The proposed dwelling would therefore be of a height and scale which is sympathetic to the adjacent dwellings and street scene.
- 7.21 The proposed dwelling has been designed in response to the contours of the land levels within the site, appearing as a 1-1.5 storey height dwelling when viewed along the frontage of the site, with additional storeys accommodated within the declining land levels to the rear where they are not prominently visible. This is characteristic of No's 8 and 10 Mill Lane which also appear as 1-1.5 storey dwellings along the Mill Lane frontage, with additional storeys being less prominently located to the rear. The proposed dwelling has also been designed with features that are sympathetic to the neighbouring dwellings, such as a front gable projection and similar external materials (brick walls and concrete roof tiles). Although it is acknowledged that there are other dwellings within the Conservation Area which are constructed with stone walls, the application site is more spatially and visually associated with dwellings finished in buff brick. In respect of the design and scale of the proposed dwelling, the Council's Conservation Officer states that the proposal takes advantage of the sloped landscape to achieve a harmonious scale and a simple façade design that blends in with the surrounding environment.
- 7.22 The Conservation Officer also states that the greenery of the street scene and the retention of the boundary hedge overlooking Mill Lane should be key aspects of this proposal in order to maintain the character of the street scene; however, does not raise an objection to the removal of part of the mixed species hedge along the site frontage which is required to facilitate the proposed new access. The remainder of the hedging along the frontage of the site is located outside of the application site and therefore cannot be controlled by this planning application, however it is considered necessary to append a condition requiring a soft landscaping scheme to be agreed with the Local Planning Authority in order to aid assimilation of the proposed development into the Conservation area.
- 7.23 The Council's Conservation Officer supports the application; concluding that the proposed development has special regard to the preservation and enhancement of the Alwalton Conservation area and would have a limited impact to the significance of the Conservation area and other nearby designated heritage assets. The Conservation Officer has requested the imposition of a condition requiring a physical sample of

the brickwork and roofing materials to be submitted to the Local Planning Authority for approval, should Members be minded to approve the proposal. Such a condition is considered necessary in order to preserve the character and appearance of the Conservation Area.

- 7.24 With consideration given to sympathetic siting, scale and design of the proposed development in relation to surrounding built form within the Conservation area, and the recommendation of the Council's Conservation Officer, it is considered that the proposed development would preserve the character and appearance of the Conservation Area. Due to its significant separation distance, in excess of 100 metres from the nearest listed buildings, it is considered that the proposed development would not result in any harm to the setting of any nearby listed buildings. It is recommended that planning conditions be appended to any granted planning consent, to secure details of hard landscaping, soft landscaping, boundary treatments, and samples of external materials, in order to ensure that the proposed development would preserve the character and appearance of the Conservation Area.
- 7.25 It is therefore considered that the proposed development would contribute positively to the character and identity of the area and would conserve the quality, distinctiveness and character of affected heritage assets, in accordance with policies LP11, LP12 and LP34 of the Local Plan, the Huntingdonshire Design Guide (2017), the National Design Guide and the NPPF (2024).

Residential amenity

- 7.26 Policy LP14 of the Local Plan 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.
- 7.27 The proposed dwelling would be located approximately 25 metres to the north of the nearest residential dwelling located on the southern side of Mill Lane (No.5c Mill Lane). By virtue of its significant separation distance, the proposed development would not result in any significant residential amenity impacts on the neighbouring dwellings positioned on the southern side of Mill Lane.
- 7.28 The residential properties most likely to be impacted upon by the proposed development would be No's 8 and 10 Mill Lane, due to them directly adjoining the application site and their closer proximity to the proposed dwelling.
- 7.29 No.8 Mill Lane has a large conservatory adjacent to the eastern boundary of the application site, in addition to a large external raised terrace which wraps around its rear elevation. The retained private outdoor amenity space of No.8 Mill Lane would be located predominantly to the rear of this neighbouring dwelling, with land levels declining in a north-westerly direction away from the dwellings. No.10 Mill Lane has a small external raised terrace adjacent to the western boundary of the application site, in addition to a small balcony attached to the rear elevation. The private outdoor amenity space of No.10 Mill Lane is located predominantly to the rear of this neighbouring dwelling, with land levels declining in a north-westerly direction away from the dwellings.

- 7.30 The proposed dwelling would be sited approximately 4.5 metres to the west of the conservatory of No.8 Mill Lane. Due its siting, height and separation distance in relation to No.8 Mill Lane, including its conservatory, the proposed dwelling would not result in a significant overbearing impact or significant loss of light to this neighbouring property.
- 7.31 The proposed dwelling would be sited approximately 7.4 metres to the east of No.10 Mill Lane and would be predominantly sited forwards of this neighbouring dwelling. Due its siting, height and separation distance in relation to No.10 Mill Lane, the proposed dwelling would not result in a significant overbearing impact or significant loss of light to this neighbouring property.
- 7.32 The east elevation of the proposed dwelling has been designed with only 1No. ground-floor door and 2No. first-floor roof lights facing directly towards No.8 Mill Lane. Any views towards No.8 Mill Lane from the proposed ground-floor door could be significantly screened by boundary treatments along the eastern boundary of the application site, and the proposed roof lights are positioned in excess of 1.7 metres above the finished first-floor level of the proposed dwelling preventing them from resulting in any significant overlooking of No.8 Mill Lane.
- 7.33 The west elevation of the proposed dwelling has been designed with only a window and patio doors at ground-floor level and 1No. first-floor roof light. Any views towards No.8 Mill Lane from the proposed ground-floor door could be significantly screened by boundary treatments along the western boundary of the application site, and the proposed roof light is positioned in excess of 1.7 metres above the finished first-floor level of the proposed dwelling preventing it from resulting in any significant overlooking of No.10 Mill Lane.
- 7.34 Notwithstanding the above, due to the contours of the land levels within the application site and No's 8 and 10 Mill Lane, there is likely to be some level of overlooking between the proposed dwelling and these neighbouring properties, resulting from rear windows and external amenity spaces. However, this is already the case between No's 8 and 10 Mill Lane and is typical of residential properties located on sloping sites. With consideration given to these factors, it is considered that the level of overlooking would not be significant and both the proposed dwelling and existing dwellings would have large areas of high quality private amenity space.
- 7.35 The proposed development would provide a high standard of residential amenity for future occupants, with the proposed dwelling comfortably exceeding nationally described space standards and the proposed garden being of a shape, size and location to allow effective and practical use by future occupants.
- 7.36 Due to the proximity of the proposed development to neighbouring properties, in addition to the narrow width and vehicle restrictions along Mill Lane, it is considered necessary to append a condition requiring a Construction Environment Management Plan to be agreed with the Local Planning Authority in order to ensure acceptable residential amenity impacts to neighbouring properties during construction of the development.

- 7.37 It is therefore considered that the proposed development would provide a high standard of amenity for all users and occupiers of the proposed development, and would maintain a high standard of amenity for users and occupiers of neighbouring land and buildings, in accordance with policy LP14 of the Local Plan.

Highway safety and parking provision

- 7.38 Policy LP16 of the Local Plan encourages sustainable transport modes. In addition, policy LP17 of the Local Plan 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.
- 7.39 The proposed development would create new vehicular access on the north side of Mill Lane, in a broadly similar location to the vehicular access approved by extant planning permission reference: 24/01370/HHFUL, albeit it would be 0.3 metres wider.
- 7.40 The Local Highway Authority considers the proposed development to be acceptable, though recommends that some clearance of the hedge and vegetation along the site frontage be secured and retained for the lifetime of the development in order to secure improved visibility for the proposed access.
- 7.41 The Local Highway Authority requests the imposition of conditions to secure adequate visibility splays, drainage measures and access construction/surfacing, and to restrict the location of any gate/s. The recommended conditions are considered necessary, should Members be minded to approve the proposal, in order to ensure that the proposed development would be acceptable in highway safety terms. It is noted that the Proposed Site Plan indicates that a sliding gate is proposed across the proposed access, which would conflict with the condition recommended by the Local Highway Authority in respect of restricting the location of gate/s. The recommended condition could be reworded to prevent the approval of any gate/s, notwithstanding the details shown on the Proposed Site Plan.
- 7.42 It is acknowledged that Mill Lane is subject to a Prohibition of Driving Order, however the proposed development does not affect the restrictions which are imposed by the Order, nor the ability for the Local Highway Authority to enforce the Order. The Local Highway Authority have not raised any concerns or objections to the proposal regarding any impacts of the proposed development on the Order.
- 7.43 With consideration given to the recommendation of the Local Highway Authority, and subject to the recommended conditions, it is considered that the proposal is unlikely to have any adverse effect on the public highway.
- 7.44 The proposed development provides sufficient space for the parking and turning of 2 cars. The proposed level of car parking provision is considered to be sufficient to meet the needs of the proposed development in this residential context, in accordance with policy LP17 of the Local Plan. Huntingdon District Council does not have parking standards requiring a set number of parking spaces based on the

number of bedrooms or size of proposed dwelling. Therefore, although there is potential for future occupants of the proposed dwelling to have more than 2 cars or increase the number of bedrooms, this would not generate the need for any additional on site car parking. This application has been assessed on the individual merits of the proposed development and it is considered a sufficient level of car parking provision is being proposed.

- 7.45 No specific cycle storage details have been submitted with the application, however the application site contains sufficient space to accommodate adequate cycle storage and this could be secured by a planning condition if Members are minded to approve the application.
- 7.46 It is therefore considered that the proposal would not have any adverse highway safety or parking impacts, in accordance with policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Flood risk and drainage

- 7.47 Policy LP5 of the Local Plan states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD).
- 7.48 Policy LP15 of the Local Plan states that proposals will only be supported where surface water has been considered from the outset as an integral part of the design process. Furthermore, it requires proposals to incorporate sustainable drainage systems (SuDS) in accordance with the Cambridgeshire Flood and Water SPD and advice from the Lead Local Flood Authority, unless demonstrated to be inappropriate.
- 7.49 The application site is located within Flood Zone 1 (low probability of flooding from rivers and sea) and within an area at low risk of flooding from all other sources. The proposed development is therefore located within a sequentially preferable location at the lowest risk of flooding and it is not necessary to apply the exception test.
- 7.50 As the application is for a minor-scale development of only 1No. dwelling, an acceptable surface water drainage scheme could be secured by way of a planning condition should the application be approved. It is considered necessary for Members to append a planning condition requiring the agreement of a surface water drainage scheme if they are minded to approve the proposal, in order to ensure that the proposed development has acceptable surface water impacts within the site and on surrounding land.
- 7.51 It is therefore considered that the proposed development would not have any unacceptable flood risk or drainage impacts, in accordance with policies LP5 and policies LP15 of the Local Plan.

Trees

- 7.52 Policy LP31 of the Local Plan states 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 and, in such cases, the proposal will be expected

to make reference to and follow the guidance contained in the Council's 'A Tree Strategy for Huntingdonshire' (2015) or successor documents. In addition, policy LP31 states that loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or there are sound arboricultural reasons to support the proposal.

- 7.53 The application site contains several trees; some of which are afforded statutory protection due to their size and location within a Conservation Area. The application is therefore accompanied by an arboricultural report.
- 7.54 The arboricultural report indicates that approximately 4 metres length of mixed species hedge (H1) would be removed along the southern boundary of the application site, in order to facilitate the proposed 4 metres wide access. This would result in a negligible difference to the length of mixed species hedge (H1) removal that could occur through the implementation of the 3.7 metres wide access approved by extant planning permission reference: 24/01370/HHFUL. This would be sufficient to ensure the visibility splays requested by the Local Highway Authority.
- 7.55 The arboricultural report also indicates that a single Holly tree (NT9) and approximately 14 metres of a mixed species hedge (H4) would be removed in order to accommodate the siting of the proposed dwelling and rear garden. The Holly tree (NT9) and mixed species hedge (H4) are largely screened from view from the public highway at present and their removal would therefore not result in any significant impacts on the character and appearance of the Conservation area.
- 7.56 The arboricultural report indicates that an existing Cypress hedge (H2) located along the western boundary of the site would be removed, however amended plans received during the course of the application propose to retain it. The proposed Cypress hedge (H2) is not of any significant amenity value to the character and appearance of the conservation area and any removal of this hedge could be mitigated by a soft landscaping secured by a planning condition should Members support the proposal.
- 7.57 The Council's Arboricultural Officer states that the proposal, due to its location and proposed fencing of the rear garden, is unlikely to have any impact on nearby mature trees. In addition, the Arboricultural Officer states that the proposed removal of two small stretches of low value hedging would have negligible impacts.
- 7.58 It is therefore considered that the proposed development avoids and minimises impacts on trees and hedges of value where possible, and suitable mitigation for loss can be secured by a condition should the application be approved, requiring a soft landscaping scheme to be agreed with the Local Planning Authority, in accordance with policy LP31 of the Local Plan.

Biodiversity

- 7.59 The Environment Act 2021 requires some development proposals to deliver a mandatory Biodiversity Net Gain, however there are statutory exemptions which mean that mandatory Biodiversity Net Gain does not always apply. In this instance, mandatory 10% Biodiversity Net Gain by virtue of the Environment Act 2021 is not required, because the proposed development is for a self-build dwelling on a site no larger than 0.5 hectares, which makes it an exempt development.
- 7.60 Notwithstanding the above, policy LP30 of the Local Plan requires new development to ensure there is no net loss in biodiversity and provide a net gain where possible. It is therefore necessary to append a planning condition if Members wish to approve the application requiring a scheme of biodiversity enhancement measures to be agreed with the Local Planning Authority.
- 7.61 It is therefore considered that the proposed development would have acceptable biodiversity impacts, in accordance with policy LP30 of the Local Plan.

Accessible and adaptable dwellings

- 7.62 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. This could be secured by a planning condition.

Water efficiency

- 7.63 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. This could be secured by a planning condition.

Developer contributions (Wheeled bins)

- 7.64 The application is accompanied by a signed Wheeled Bin Unilateral Undertaking dated 29th October 2025. The proposal is therefore considered to accord with the requirements of policy LP4 of the Local Plan and the Development Contribution SPD in this regard.

Conclusion and Planning Balance

- 7.65 NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing, against the Council's housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 7.66 As Huntingdonshire's Local Plan to 2036 (the Local Plan) is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. Paragraph 78 of the NPPF also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the

Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,586 homes. The current 5YHLS is 4,330 homes equivalent to 3.88 years' supply.

- 7.67 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated, the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.
- 7.68 The proposed development would provide 1No. additional dwelling towards the district's housing supply, within a sustainable location and within a BUA. As the Council cannot currently demonstrate an adequate 5YHLS, this is afforded moderate weight in favour of the application.
- 7.69 The proposed development 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. This is afforded moderate weight in favour of the application.
- 7.70 It is considered that the proposed development would have acceptable impacts in respect of the character and appearance of the Alwalton Conservation area, residential amenity, highway safety and parking provision, flood risk and drainage, trees, biodiversity, sustainable construction and developer contributions for Wheeled Bin provision. Furthermore, there are not considered to be any adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission. In addition, it is considered that the application of policies in the NPPF that protect areas or assets of particular importance do not provide a strong reason for refusing the development proposed.
- 7.71 Therefore, in accordance with the presumption in favour of sustainable development, as set out within paragraph 11 of the NPPF, it is recommended that planning permission is granted.

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

- Time limit for commencement of development
- Approved plans
- Surface water drainage scheme
- External material samples
- Boundary treatments
- Hard landscaping scheme
- Soft landscaping scheme
- Biodiversity enhancements
- Cycle store details
- Construction Environment Management Plan
- Visibility splays
- Access drainage measures
- Access construction/surfacing
- Restriction on the location of any gate/s.

- Self-Build definition restriction
- Building Regulations M4(2) compliance
- Document G 'Water efficiency' compliance

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 **Richard Fitzjohn, Senior Development Management Officer**

richard.fitzjohn@huntingdonshire.gov.uk

Alwalton Parish Council recommends refusal of this application on a number of grounds.

Mill Lane is a single-track lane and contrary to the Design and Access statement it is not “very low use”. There are frequent movements of residential, Council, Utilities, Environment Agency (river management), commercial and delivery vehicles. Pedestrian traffic is also heavy as the lane is used by people from across Peterborough to access the river meadows. Because of the lack of parking in the lane, pedestrians are often carry large picnic equipment, boating equipment and fishing equipment in the lane as it is too narrow for a pavement. Further traffic movements, including an expansion of the non-residential traffic increase the danger to pedestrians.

Also because of its’ narrowness and 2 very sharp bends, Mill Lane became subject to the Road Traffic Act – Prohibition of Driving Order (Cambridgeshire County Council), 1984. This prohibits any vehicles from proceeding into Mill Lane unless they are vehicles requiring access to off-street garaging and off-street parking. There are exemptions, such as emergency vehicles but delivery lorries, workman's vehicles and visitors are not exempt and therefore cannot park on Mill Lane. Any such vehicles must be able to access the site or they are contravening the Order and subject to statutory fines.

Vehicles must have sufficient space to enter, turn around and safely exit the site forwards onto the single-track lane. For average sized or larger cars, this may not be possible. For ever larger construction vehicles it will not be possible. The adjacent cul-de-sac, Mill View, is a private unadopted road and cannot be used for turning. This means that construction vehicles would need to reverse up a single track road and blind bends which is unsafe and untenable.

Previous planning applications, including 15/00765/FUL have planning conditions which require construction vehicles to enter the site, manoeuvre and exit the site forwards.

Normal provisions for a minimum number of 2 parking spaces for a 3 bed dwelling are insufficient because of the prohibition of overflow parking on the road outside the property. Access for Emergency vehicles must always be possible.

Furthermore, a 6000 sq ft dwelling has capability for more than the current plans for 3 bedrooms. Consideration needs to be given to the reasonable prospect of future internal redevelopment with a greater number of residents and a greater number of vehicles.

There is insufficient detail concerning the following elevations:

- Existing ground level
- Finished floor level

- Finished roof height

The land to the North and to the West falls away very sharply. The site for the planned dwelling is in a very prominent position and the absence of these details in the plans prevents the Parish Council and neighbours from being able to properly assess the impact.

Consideration should also be given to the use of bricks rather than stone is appropriate. The neighbouring brick-built houses were constructed in the 1970's, prior to the establishment of the Conservation Area in 1996. It has been noted by Planning Officers since then that brick would not have been allowed had the Conservation Area been in place at the time.

For the reasons of parking, vehicle access, conservation and impact we therefore recommend refusal.

Kind Regards

A solid black rectangular box used to redact a signature.

Alwalton Parish Council

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 25/00922/FUL
Date: 18 September 2025 22:20:55

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/09/2025 10:20 PM from

Application Summary

Address:	8 Mill Lane Alwalton Peterborough PE7 3UZ
Proposal:	Detached self build dwelling on land adjacent
Case Officer:	Richard Fitzjohn

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	

Comments Details

Commenter Type:	Councillor
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	PARISH COUNCIL CONSULTATION - APPLICATION REF. 25/00922/FUL

Alwalton Parish Council recommends refusal of this application on a number of grounds.

We thank Highways for their comments on access and we thank the applicant for considering our earlier comments. However, the revised plans do not yet sufficiently address our concerns.

The revised plans still have only 2 parking spaces. While this is the normal minimum provision for a 3 bed dwelling, this is insufficient because of the statutory prohibition of overflow parking on the single track road outside the property. Access for Emergency vehicles must always be possible.

We concur with neighbour comments that the dwelling design has capability for more than the current stated plan for 3 bedrooms. Consideration needs to be given to the reasonable prospect of future internal redevelopment with a greater number of residents and a greater number of vehicles. Indeed, one of the similar sized neighbouring properties regularly has 5 vehicles in a very constrained frontage.

As previously stated, we remain concerned that there is insufficient space for construction vehicles to manoeuvre on site, meaning that it would not be possible for them to comply with the statutory prohibition of parking. Unloading would inevitably take place on Mill Lane.

We have a strong preference for the proposed development to be built in stone rather than brick as this is more in keeping with the Alwalton Conservation Area. This aligns with comments by Planning Officers pertaining to other development applications on Mill Lane.

For the reasons of parking, construction vehicles and conservation impact we therefore recommend refusal.

If the applicant were to move the property footprint to the North, this would increase the potential number of parking spaces and manoeuvring space for construction vehicles. If this could be addressed satisfactorily, we would likely be

able to recommend approval.

Kind Regards



Alwalton Parish Council

Kind regards

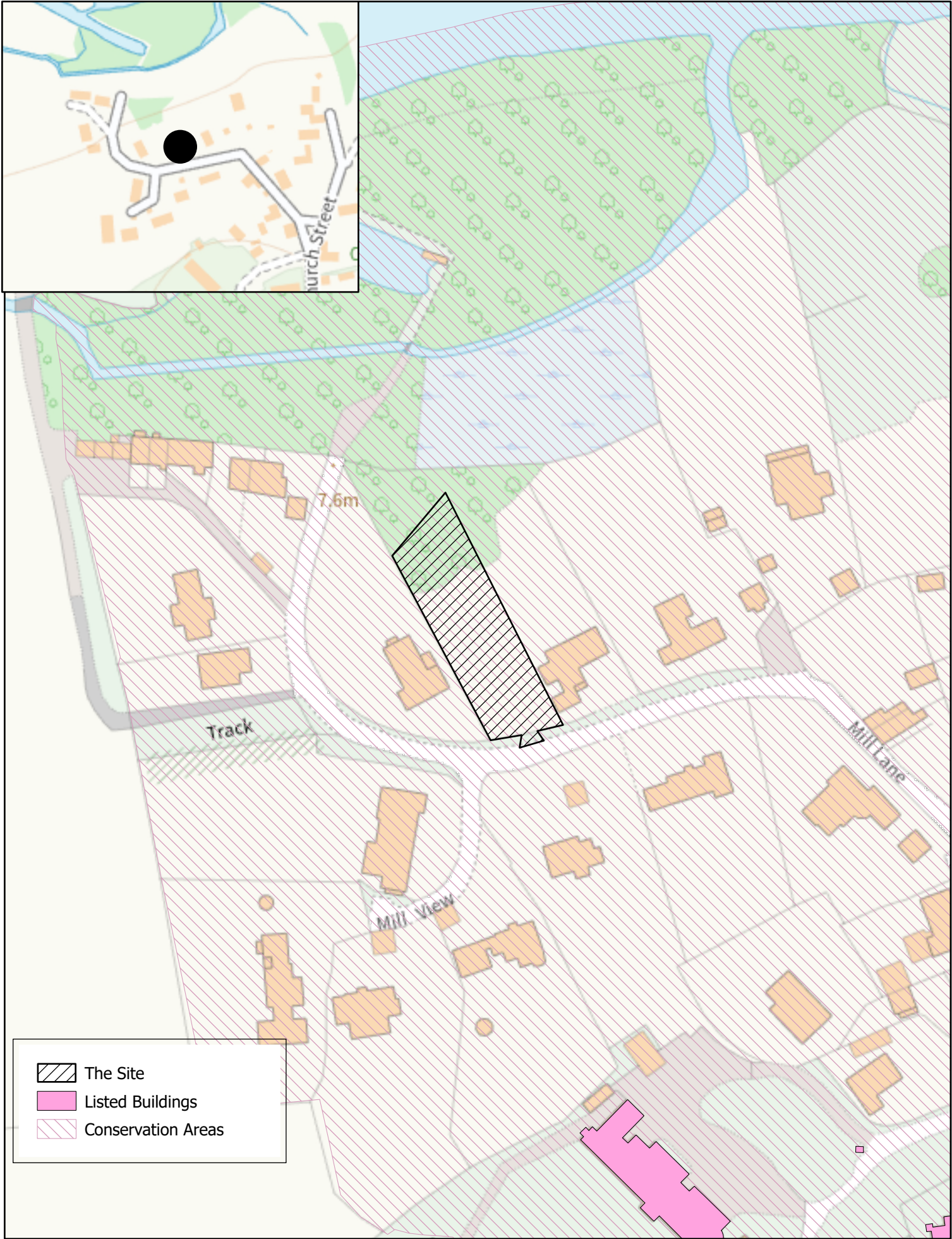
Development Management Committee

Application Ref: 25/00922/FUL



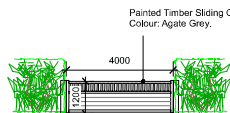
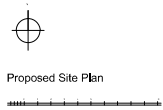
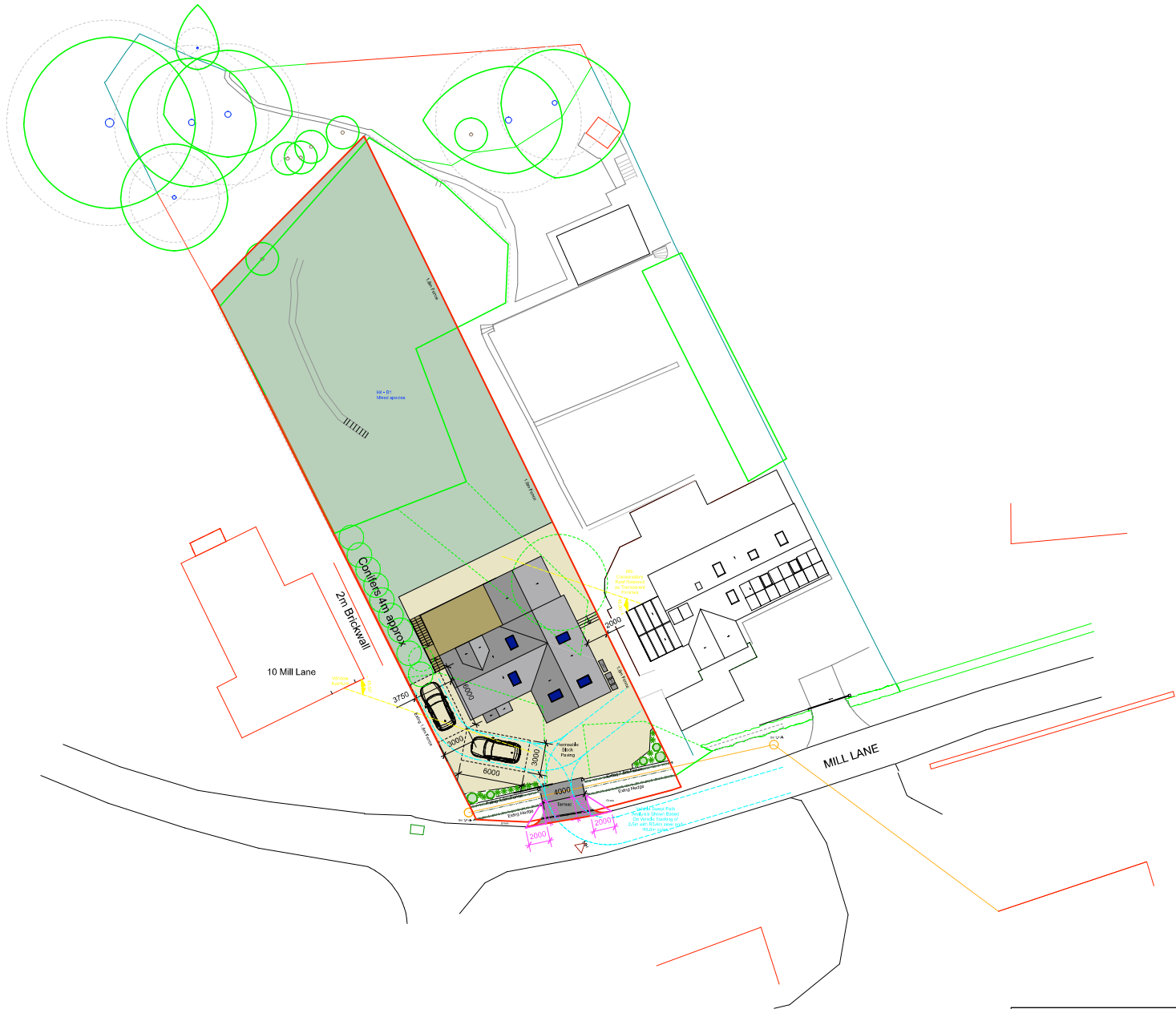
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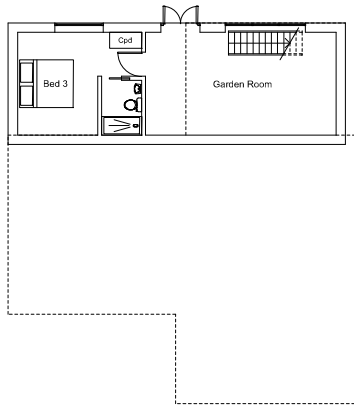


REVISIONS	
A - Redline on site location plan adjusted.	
Jon Richards Architectural Design Jasmine House 1 Red House Padocks Tatlington PE9 4RG info@jrs.co.uk www.jrs.co.uk 443 (0) 1910 285316	
CLIENT	Neil and Dawn Towns
PROJECT	8 Mill Lane Alwalton Peterborough PE7 3UZ
DRAWING TITLE	Existing Topographical Survey
SCALE	1:200 @ A1
DATE	April 2025
DRAWING NO	ML-EX-PL-100
REV	A

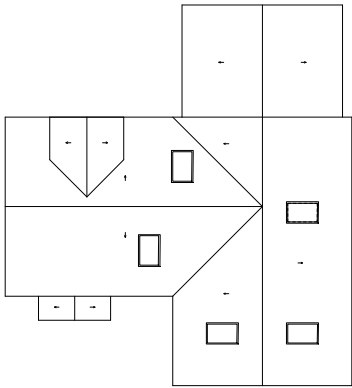


Proposed Sliding Gate Elevation in Context 1:100

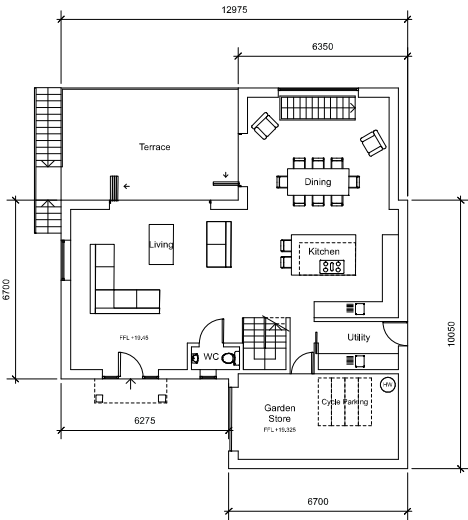
REVISIONS	
A - General revisions in response to comments from LA.	
Jon Richards Architectural Design	
Jasmine House 1 Field House Road Telford TF1 4RG	info@jrad.co.uk jrad@jrad.co.uk +44 (0) 1950 285316
CLIENT	
Neil and Dawn Towns	
PROJECT	
8 Mill Lane Aldwinton Peterborough PE7 3UZ	
DRAWING TITLE	
Proposed Site Plan	
SCALE	
1:200 @ A1	
DATE	
April 2025	
DRAWING NO	REV
ML-PR-PL-100	A



Lower Ground Floor Plan

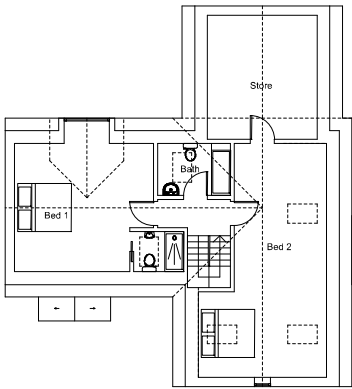


Roof Plan



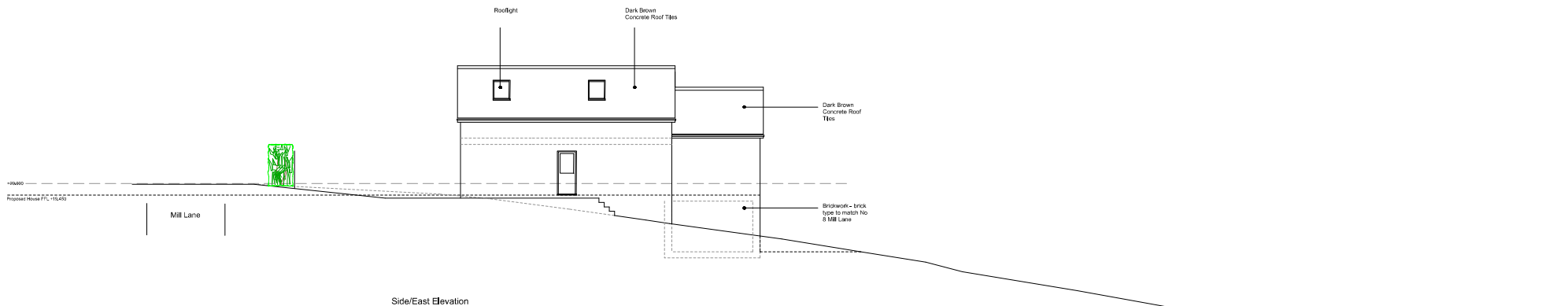
Ground Floor Plan

LGF GIA	45.90m ²	494 sqft
GF GIA	116.00m ²	1249 sqft
FF GIA	94.93m ²	1022 sqft
Total GIA	256.83m²	2765sqft

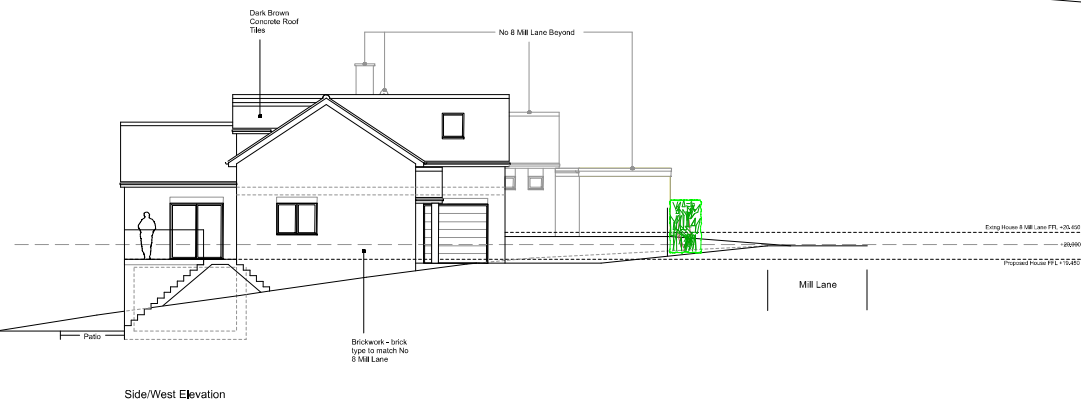


First Floor Plan

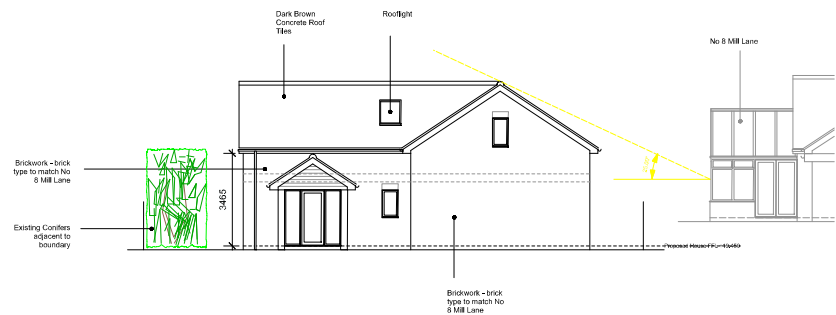
REVISIONS	
A - General revisions in response to comments from L.A.	
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1 First House Padstock	www.jrad.co.uk
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DRAWING TITLE	
Proposed Plans	
SCALE	
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DATE	
April 2025	
DRAWING NO	
ML-PR-PL-101	
REV	
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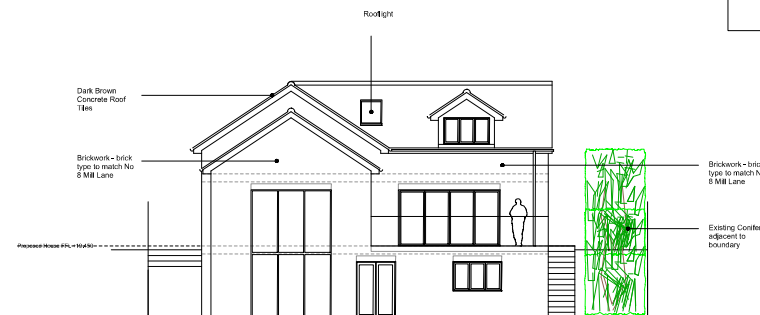
Side/East Elevation



Side/West Elevation



Front/South Elevation



Rear/North Elevation

Windows to be uPVC Flush Casement Wood
Grain Framed Double Glazed.
Bifold and sliding doors to be Aluminium
Framed Double Glazed.
All frames to be Agate Grey.

REVISIONS	
A - General revisions in response to comments from L.A.	
Jon Richards Architectural Design	
Jasmine House	info@jrad.co.uk
1 Park House Parkbrook	www.jrad.co.uk
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DRAWING TITLE	
Proposed Elevations	
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DATE	
April 2025	
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REV	A