

DEVELOPMENT MANAGEMENT COMMITTEE 15th DECEMBER 2025

Case No: 25/01029/FUL

**Proposal: RESIDENTIAL DEVELOPMENT OF 65 DWELLINGS
TOGETHER WITH NEW ACCESS, OPEN SPACE, SUDS
FEATURES AND ASSOCIATED INFRASTRUCTURE**

**Location: LAND NORTH OF ARAGON PLACE, STOW ROAD,
KIMBOLTON**

**Applicant: MR PAUL SEABROOK & MR J WILBRAHAM (C/O
BLOOR HOMES)**

Grid Ref: 509692 268553

Date of Registration: 18.06.2025

Parish: 145 – KIMBOLTON

**RECOMMENDATION – POWERS DELEGATED to the
Head of Planning, Infrastructure & Public Protection to
APPROVE subject to conditions and completion of a
Section 106 obligation.**

OR

**REFUSE in the event that the obligation referred to above
has not been completed and the Applicant is unwilling to
agree to an extended period for determination; or on the
grounds that the Applicant is unwilling to complete the
obligation necessary to make the development
acceptable; or if the applicant is unwilling to agree to the
pre-commencement conditions specified in this report as
being necessary to make the development acceptable.**

**This application is referred to the Development Management
Committee (DMC) as the officer recommendation for approval is
contrary to the recommendation of Kimbolton and Stonely Parish
Council.**

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site is allocated for a residential development of approximately 65 homes under Policy KB 2 of the Adopted Local Plan.
- 1.2 The site lies on the northern edge of Kimbolton, fronting Stow Road. It extends to approximately 3.62 hectares and comprises arable land. The western and eastern boundaries are defined by existing hedgerows, while the southern boundary adjoins Stow Road. The northern boundary is currently open, though a small wooded copse occupies the northwestern corner and extends beyond the site. The land slopes from north to south, with a level change of approximately 8.5 metres.
- 1.3 To the southwest are 16 dwellings at Montague Gardens, with the 21-unit Kym View Close development immediately to the south. South of Stow Road are the rear gardens of properties in Aragon Place. Kimbolton village centre lies approximately 500 metres to the south and provides a range of local services and amenities.
- 1.4 The site is entirely located in Flood Zone 1 on the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024). A surface water channel runs through the site and the SFRA 2024 identifies this area as being at risk of surface water flooding. The site is outside the Kimbolton Conservation Area which lies approximately 500 metres to the south. The closest Listed Building is Brittens Farm to the south west of the site.

Proposed development

- 1.5 The application seeks full planning permission for 65 dwellings, together with a new vehicular access from Station Road and pedestrian access points from Station Road and Stow Road, open space, SuDs features and associated infrastructure. The proposed scheme comprises a mix of predominantly two storey detached, semi-detached and terraced dwellings together with 2 no. bungalows. Of the 65 units, 26 (40%) are proposed as affordable homes.
- 1.6 This application has been accompanied by the following documents:
 - Design and Access Statement
 - Historic Environment Desk-Based Assessment
 - Heritage Impact Assessment
 - Landscape and Visual Appraisal
 - Landscape and Visual Appraisal Figures
 - Biodiversity Net Gain Report

- Ecological Appraisal
 - Geotechnical Report
 - Arboricultural Impact Assessment
 - Noise Impact
 - Flood Risk Assessment and Drainage Strategy
 - Transport Assessment
 - Utilities Statement
 - Energy Sustainability Statement; and
 - Rapid Health Impact Assessment
- 1.7 Amendments have been received during consideration of this application, which have been consulted upon accordingly.
- 1.8 With regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development does not meet the criteria to require a detailed screening opinion, as the application proposes less than 150 dwellings. It is therefore not anticipated that the project would have significant environmental effects and is therefore not considered to be EIA development.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF December 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance, the National Design Guide 2021, the Town and Country Planning Act 1990 (as amended) and the Environment Act 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)

- Policy LP1 – Amount of Development
- Policy LP2 – Strategy for Development
- Policy LP3 – Green Infrastructure
- Policy LP4 – Contributing to Infrastructure Delivery
- Policy LP5 – Flood Risk
- Policy LP6 – Waste Water Management
- Policy LP8 – Key Service Centre
- Policy LP10 – The Countryside
- Policy LP11 – Design Context
- Policy LP12 – Design Implementation
- Policy LP14 – Amenity
- Policy LP15 – Surface Water
- Policy LP16 – Sustainable Travel
- Policy LP17 – Parking Provision and Vehicle Movement
- Policy LP24 – Affordable Housing Provision
- Policy LP25 – Housing Mix
- Policy LP29 – Health Impact Assessment
- Policy LP30 – Biodiversity and Geodiversity
- Policy LP31 – Trees, Woodland, Hedges and Hedgerow
- Policy LP34 – Heritage Assets and their Settings
- Policy LP37 – Ground Contamination and Groundwater Pollution
- Allocation KB2 – North of Station Road/Stow Road, Kimbolton

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 (2024)
- Cambridgeshire Flood and Water SPD (2017)
- Annual Monitoring Review regarding housing land supply
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

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

4. PLANNING HISTORY

- 4.1 9900408OUT – Erection of new farm buildings & new agricultural dwelling Rookery Farm land adj Avalon Kimbolton Road Stow Longa – Refused
- 4.2 1300512FUL - Erection of 3 wind turbines with a maximum total height to blade tip of 125m along with associated infrastructure including access tracks, crane hardstandings, control building, construction compound and meteorological mast – Refused

5. CONSULTATIONS

Initial consultation June 2025

- 5.1 Kimbolton Parish Council – recommends refusal of the above application on the following grounds:
1. Foul Water Capacity – Concerns raised over existing issues in the foul water network, including sewerage backing up during heavy rainfall and reliance on tankers.
 2. Layout and Design – The proposed layout is considered unimaginative, with standard house types that do not reflect the local character. The development is seen as dominating existing properties, with inadequate parking and no play provision.
 3. Highway Safety – No provision for safe crossing of busy roads, particularly given the expected increase in vehicle movements. Traffic calming and suitable pedestrian crossings are requested. Reference made to Highways Authority advice that further information is required before determination.
 4. Flood Risk – Concerns about increased surface water runoff affecting key junctions and routes into Stonely, particularly at the B660/Stow Road junction and along Newtown Lane.
- 5.2 HDC Environmental Health – No objection subject to condition securing noise mitigation scheme and CEMP. No further contamination investigation required.
- 5.3 HDC Urban Design – Key issues requiring further information/ amendments: Plots 1 – 13, finished floor levels, garden levels, road gradients and traffic calming measures, footpath connections, development interfaces, side surveillance windows, corner turning units, maisonette house type and cycle sheds.
- 5.4 HDC Landscape and Biodiversity Officer - broadly supports the submitted Landscape and Visual Assessment (LVA), which follows current guidance and reflects pre-application advice. While the overall landscape strategy is acceptable, enhancements are recommended to improve integration and mitigate visual impacts, particularly through strengthened structural landscaping on the northern, eastern, and western edges of the site. Additional footpath connections, improved soft landscaping, and greater planting diversity are also advised to support permeability, biodiversity, and visual quality. Concerns regarding the treatment of parking courts and SuDS design.
- 5.5 HDC Ecology Officer – Welcomes the proactive submission of Biodiversity Net Gain (BNG) information and supports recommendations to enhance boundary habitats, planting schemes, and SuDS design to maximise ecological value. Amendments to the BNG metric and mapping are required to reflect existing habitats accurately. Concerns are raised regarding potential impacts on bats due to lighting near key

habitat corridors, and further surveys or precautionary design measures are recommended to avoid harm.

- 5.6 HDC Conservation Officer – Does not support. The introduction of a large housing development on rising ground is considered to cause less than substantial harm to the setting of the Listed Buildings and the approach to the Conservation Area.
- 5.7 Local Lead Flood Authority – Object on issues relating to riparian ownership and maintenance of watercourse.
- 5.8 CCC Highways – Concerns regarding site connectivity to key destinations and recommend further investigation and improvements. The proposed layout does not currently meet adoption standards, particularly in relation to shared surface road entry and gradients. Amendments are required to meet design specifications, and a road safety audit is needed for the proposed pedestrian build-out. Additional traffic calming measures and a turning area are also recommended. Vehicle tracking for refuse vehicles is acceptable.
- 5.9 CCC Transport Assessment Team – Insufficient information to consider the application. Pedestrian connectivity to the village needs to be reconsidered to ensure safety. The applicant should also provide Welcome Travel Packs for new residents.
- 5.10 CCC Archaeology – No objection subject to condition securing archaeological investigation.
- 5.11 CCC Minerals and Waste – The site lies in Brick Clay Mineral Safeguarding Area however the site lies within the housing allocation in the Local Plan. The MWPA is content the development falls under exception (b) of Policy 5.
- 5.12 Anglian Water – Objects to any connection into the foul network from the proposed development due to capacity constraints and pollution risk. If the LPA are minded to approve, a condition is recommended requiring a strategic foul water strategy. Kimbolton WRC can accommodate the waste water flows from the proposed growth.
- 5.13 Cambridgeshire Fire and Rescue – No objection subject to planning condition for the provision of fire hydrants.
- 5.14 Cambridgeshire Constabulary - The layout is broadly acceptable in terms of crime prevention, with good natural surveillance, defensible space, and in-curtilage parking. However, concerns remain regarding plots 1–13, and further engagement with the developer is recommended to improve garden security through re-orientation.

- 5.15 East of England Ambulance Service – neither objecting or supporting the application, raising the following matters:
- The development will generation additional approximate 33 calls on already constrained ambulance services
 - Mitigation will be sought through CIL
 - Rapid Health Impact Assessment does not consider impact on ambulance service
 - Room size and layout should reflect working from home patterns since COVID-19Create sociable, accessible walkways with resting spots, wheelchair-friendly permeable paving, and inclusive cycle parking for varied cycle types.

Reconsultation September/October 2025

- 5.16 Kimbolton Parish Council – recommends refusal of the above application on the same grounds as previous consultation comments.
- 5.17 HDC Strategic Sports Development Officer – As no on-site formal outdoor sports provision is proposed, a financial contribution of £39,217.43 is required in accordance with the Playing Pitch and Outdoor Sports Strategy (PPOSS). This contribution should be directed towards priority projects in Kimbolton, including a Non-Turf Pitch and practice nets at the cricket club, improvements to football pitch quality and maintenance, and enhancements to ancillary facilities supporting formal sport.
- 5.18 HDC Arboricultural Officer - Support subject to the Tree Protection Plan provided being implemented.
- 5.19 HDC Environmental Health – no additional comments.
- 5.20 HDC Urban Design Officer – Amendments are largely supported in design terms and address previous comments raised. Seek minor amendment to location of parking in relation to plot 11 to reduce impacts. Recommend conditions to secure details of materials, architectural details, street lighting, hard landscaping including means of demarcating parking spaces, levels and cycle stores.
- 5.21 HDC Conservation Officer – Does not support. The applicant has made amendments to the proposal, including reduced building heights and revised materials, which are considered more sympathetic to the heritage context. However, concerns remain regarding the visual impact of the development on the setting of nearby Listed Buildings and the approach to the Conservation Area. The removal of hedgerows, introduction of new access points, and lack of detail on highway and SuDS works contribute to the overall harm. Tree screening is not considered sufficient to mitigate the impact, and the proposal is still regarded as harmful to the significance of the affected heritage assets.

- 5.22 Local Lead Flood Authority – Object. The revised documents do not appear to have address the points highlighted in our previous comments.

Updated comments dated 9th October 2025 – No objection in principle. The submitted documents demonstrate that surface water from the proposed development can be managed through the use of attenuation, restricting surface water discharge to 8.3l/s. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual. Recommend conditions for detailed surface water drainage scheme, drainage during construction, checking of completed drainage and compliance with FRA and Drainage Strategy.

- 5.23 CCC Highways – Following submission of updated plans and the Transport Assessment, Highways Officers note improved connectivity and pedestrian routes. However, concerns remain regarding visibility at a proposed crossing on Newtons Lane, which requires either relocation or supporting speed survey data prior to determination. The adoption layout is broadly acceptable subject to construction to HERCS standards. Further clarification is needed on visibility splays for a secondary access and refuse tracking, and private footways connecting to the highway must meet adoptable standards. Traffic calming measures are now incorporated and supported.

Updated comments dated 30th October 2025: Highway Authority confirms the amended plans meet design standards, including junctions, visibility, crossings, refuse tracking, and traffic calming. No objection subject to conditions.

- 5.24 CCC Transport Assessment Team – does not wish to objection subject to conditions securing off-site highway improvements on Station Road and uncontrolled pedestrian crossings on Station Road and Newtown Lane and the provision of Welcome Travel Packs.

- 5.25 Anglian Water – Objection maintained. No new issues raised.

Officer comment: Anglian Water has since confirmed that the local network currently has capacity constraints, and there is no network scheme planned for AMP8 (2025–2030). As a result, Anglian Water have been unable to provide the site with a sustainable point of connection.

However, Anglian Water has expressed that they would be willing to work with the applicant to explore the removal of surface water. This approach would ensure that the site does not introduce any additional flow, as the removal of existing surface water connections would offset the foul flows generated by the development. The investigations and delivery of the strategy would be at the developers cost, however, Anglian Water would work with them to ensure the site remains viable.

Anglian Water therefore recommend that, if planning permission is granted, a condition is included requiring the applicant to work with Anglian Water on this strategy and ensuring that no occupation occurs prior to the successful delivery of the agreed solution.

5.26 Cambridgeshire Constabulary – no additional comments.

5.27 CCC Archaeology – We previously wrote to recommend that archaeological investigation of the proposed development should be secured by inclusion of a suitable condition. Since giving that advice the applicant has commissioned and undertaken archaeological evaluation demonstrating a low level of archaeology across the redline including field systems peripheral to settlement. We would not recommend further archaeological fieldwork, the report for the work already undertaken has been approved and archiving arrangements have been commenced. Therefor the archaeological condition is no longer needed.

6. REPRESENTATIONS

Initial consultation June 2025

31 representations received from 26 addresses in objection raising the following matters:

- Impact on local infrastructure
- Strain on public services
- Increased flood risk
- Impact on village character
- Overlooking and loss privacy to properties to the south
- No clear evidence of local need for housing at this scale in this location
- Piecemeal approach to development
- Highway safety issues
- Traffic calming measures required
- Safe pedestrian crossing points needed
- Existing sewage back up and flooding issues
- Existing parking issues worsened
- Layout and density not in keeping with local area
- Impact on heritage assets
- Adverse landscape and visual impacts
- Noise and pollution
- No noise mitigation for existing homes
- Existing ditches unmaintained
- Loss of countryside
- Loss of biodiversity
- Cumulative impacts of new development in Kimbolton not considered
- Pressure on utilities (electricity and water)
- Overdevelopment

- Proposed development larger than that defined in local plan
- Urbanising impact
- Foul water drainage proposal unacceptable
- Existing speeding issues in the village

Kimbolton Primary School:

- Supportive of small development in this area
- Number role is steadily declining and without increase in pupil numbers could see decline in quality of education provided
- Longer term viability of school is a concern
- Could accommodate approx. 40 pupils but insufficient space for much more than this without investment

Reconsultation September 2025

28 representations received from 23 addresses in objection raising the following matters:

- Foul drainage concerns remain
- Overlooking and loss of privacy
- Noise impact on existing properties
- Traffic and highway safety
- Increased flood risk
- Loss of wildlife
- Impact on existing services and infrastructure
- Loss of agricultural land
- Adverse impact on heritage assets
- Loss of ridge and furrow
- Surface water flood issues
- Loss of village character and views
- The site sits around 13m above Stow Road, meaning new houses will dominate the landscape
- Cumulative impacts ignored
- Adverse landscape and visual effects
- Existing parking issues in village worsened
- Lack of public transport
- Development should be brownfield land not greenfield land
- Impact on quality of life for existing residents
- Human Rights Act should be considered
- Lack of employment opportunities for future residents other than by car

7. ASSESSMENT

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act

1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.

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

Principle of Development

Housing Land Supply

- 7.6 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 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 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. NPPF paragraph 78 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 5,907 homes. The current 5YHLS is 4,345 homes, equivalent to 3.68 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 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.
- 7.9 The majority of the application site is allocated under policy KB2 of Huntingdonshire's Local Plan to 2036. Allocation KB2 stands as adopted in the Local Plan and is not considered to be out of date. Policy Allocation KB2 is therefore afforded significant weight in the determination of this planning application.

Location and suitability of the site

- 7.10 The 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.
- 7.11 Policy LP1 sets out the amount of development the Local Plan seeks to address having regard to the objectively assessed need for development in Huntingdonshire. Paragraph 4.4 of the Local Plan confirms that allocated sites are included to promote the deliverability of the strategy.
- 7.12 Kimbolton is classified in policies LP2 and LP8 as a Key Service Centre and thus is one of the district's sustainable centres which can accommodate growth. Policy LP2 explains that approximately one quarter of the objectively assessed need for housing and limited employment and retail growth will be focussed in Key Service Centres and Small Settlements.

Paragraph 4.98 in the supporting text to Policy LP8 notes that Key Service Centres have a role in meeting the development needs of the district and supporting the economic vitality of these settlements through a series of allocations for new development.

- 7.13 Policies LP2 and LP8 are within the Development Strategy chapter of Huntingdonshire's Local Plan to 2036, and are therefore considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications for residential development. Notwithstanding this, weight should still be given to Policies LP2 and LP8 given that they direct development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities which is consistent with the NPPF 2024.
- 7.14 The majority of the application site is allocated for residential development under site-specific allocation policy KB2 of the Local Plan which allocates:
"2.5ha of land at North of Station Road/Stowe Road, Kimbolton is allocated for residential development of approximately 65 homes. Successful development of the site will require.
a. provision of safe and suitable vehicular and pedestrian access
b. a comprehensive soft landscaping scheme including planting along the highway frontage
c. provision of a surface water drainage strategy that responds to the sloping topography of the land
d. an ecological assessment and enhancement scheme."
- 7.15 The criteria set out in Policy KB2 will be addressed elsewhere in this report: part a) under the section 'Highway Safety, Access and Parking Provision', part b) within this section and 'Design, Visual Amenity and Landscaping', part c) under the section titled 'Flood risk and Surface Water Drainage' and part d) under the Section titled 'Biodiversity and Ecology'.
- 7.16 This application proposes 65 dwellings which is consistent with the allocation and as stated above, the majority of the development falls within the KB2 allocation site boundary. Site Allocation Policy KB2 is considered to carry significant weight in the assessment of this application.
- 7.17 However, the proposed red line site boundary extends northwards beyond the KB2 allocation boundary by approximately 1 hectare, encompassing additional land within the existing field. This extension allows the development to better respond to the site's topography. As a result, the proposal would lead to the loss of unallocated agricultural land. Policy LP10 of the Local Plan, which relates to the protection of the best and most versatile agricultural land, applies only to this additional area beyond the KB2 allocation. The principle of development and associated loss of agricultural land within the KB2 allocation has already been considered and accepted through the Local

Plan process. Therefore, the assessment under LP10 is limited to the additional land in the red line site boundary outside the allocation boundary.

- 7.18 Policy LP10 is within the Development Strategy chapter of Huntingdonshire's Local Plan to 2036, and is therefore considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications for residential development. Notwithstanding this, weight should still be given to Policy LP10 especially in relation to criteria (a) to (c) as it is consistent with the NPPF. However, the part of Policy LP10 which restricts residential development in the countryside is to be given reduced weight. This means that any residential development on land in the countryside may be acceptable in principle subject to other material planning considerations.
- 7.19 Policy LP10 seeks to use land of lower agricultural value in preference to land of higher agricultural value by avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible.
- 7.20 Section 8 of the submitted Planning Statement includes an Agricultural Land Statement, which identifies the site as Grade 3 agricultural land with a low likelihood of being classified as Best and Most Versatile (BMV). The proposed development would result in the loss of approximately 1 hectare of agricultural land. This loss is not considered significant when viewed in the context of the district's overall extent of BMV land, and the proposal would not impede the continued agricultural use of the wider field. Nevertheless, the permanent loss of land capable of supporting food or crop production does represent a minor conflict with Policy LP10, part a)(i).
- 7.21 Policy LP10 also states development in the countryside must:
- b. recognise the intrinsic character and beauty of the countryside; and
 - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.22 The proposed site boundary has been extended beyond the allocation boundary to follow the natural contour lines of the land rather than the rigid angle of the KB2 allocation boundary. This approach minimises the need for hard engineering solutions to grade the northern edge of the site. A development of approximately 65 dwellings strictly in accordance with the KB2 allocation boundary with comprehensive landscaping scheme would be challenging to achieve given the significant level differences across the site.
- 7.23 A landscape buffer measuring between 15 to 25 metres is proposed along the northern boundary to support the integration

of the development into the surrounding landscape. Additionally, further tree planting is proposed along the northwestern boundary (approx. 10 metre buffer) to connect with the existing copse and continue the tree screening along that edge. The submitted Landscape and Visual Impact Assessment concludes at paragraph 7.7 that *'the site and the immediate landscape could accommodate change as presented by the proposed development and would not result in any long-term major landscape or visual effects.'* Amendments have been made to the scheme to respond to feedback from HDC's Landscape Officer, namely improvements to the site layout, SuDS design and soft landscaping. It is considered that the more sinuous site boundary proposed relates better to the landscape and land contours than the rigid angle of the KB2 allocation boundary and together with the landscape buffers proposed, minimises longer distance visual impacts. As such, the proposal would not conflict with LP10 part b).

- 7.24 Policy LP10(c) requires that proposals do not give rise to noise, odour, obtrusive light, or other impacts that would adversely affect the use and enjoyment of the countryside. Matters relating to noise, lighting, and other amenity impacts are addressed later in this report. However, it is considered that the objectives of Policy LP10(c) can be satisfactorily secured through the use of planning conditions. On this basis, the development is not expected to result in harm to the use or enjoyment of the countryside.
- 7.25 The proposed development is considered to be in accordance with the KB2 allocation in terms of quantum, use, and location and therefore the principle of residential development in this location is established and acceptable under Allocation Policy KB2. A minor conflict arises with Policy LP10(a), as the site boundary extends slightly further north beyond the allocation boundary. However, this extension enables the provision of a wider landscape buffer along the northern edge, enhancing the interface with the countryside. This matter will be considered further in the planning balance section of this report.

Design, Visual Amenity and Landscaping

- 7.26 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. Policy LP10 is also relevant as referenced above.
- 7.27 The proposed development comprises a linear perimeter block arrangement, with dwellings facing the southern and northern boundaries of the site with back-to-back rear gardens. A substantial landscape buffer is proposed along the northern and northwestern edge of the site, measuring approximately 15

metres in width and widening to 25 metres in the northwestern corner incorporating woodland and tree planting and an informal footpath. The western boundary retains an existing woodland copse, which is to be enhanced with a 10-metre landscape buffer extending southwards. Along the southern edge, development is set back from Stow Road and Station Road, behind a combination of retained and new hedgerow planting, attenuation basins, linear swales, informal open space, a footpath, and proposed tree planting. This arrangement provides a soft edge to the proposed development.

- 7.28 Primary vehicular access is proposed from Station Road at the southwest corner of the site, where the change in levels is less pronounced/ Pedestrian connections are also provided to both Station Road and Stow Road, supporting permeability and access.
- 7.29 As set out earlier in this report, the proposed site boundary and layout reflects a landscape-led approach, responding to site topography and existing features, while ensuring appropriate separation distances and amenity provision for future residents.
- 7.30 The proposed units are two storeys in height, consistent with the surrounding built context. The scheme includes a mix of house types and sizes, ranging from smaller one-bedroom maisonettes to larger four- and five-bedroom family homes. The submitted Materials Plan indicates the material palette which is a mixture of buff and multi buff coloured stock brick, with red brick for key plots and off white render for elements of some plots and roof tiles are mock slate, however colour of the roof tiles should be confirmed by way of condition. HDC's Urban Design Officer considers that the proposed materials are acceptable and similar to existing buildings within Kimbolton.
- 7.31 The application includes a detailed soft landscaping scheme which as previously mentioned, includes substantial landscape buffer to the site boundaries. It also includes landscaped front gardens and amenity spaces and native hedge planting along the back edge of the northern and southern roads, separating the highway from the perimeter open spaces. A condition is recommended to require compliance with the detailed soft landscaping scheme and to secure a landscape management plan.
- 7.32 In terms of hard landscaping, it is recommended that conditions be imposed to secure details of shared surface roads, private drives, and individual parking areas, including laying pattern, colour, and manufacturer. Conditions should also cover the demarcation of parking spaces within shared side drives and on-street locations.
- 7.33 Taking all of the above into consideration, and subject to the

above recommended conditions, it is considered that the proposal would not have not have an adverse impact on the area's character and would successfully integrate with adjoining buildings, the topography and surrounding landscape. The proposed development would accord with Policies KB2 part b), LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the Huntingdonshire Design Guide SPD.

Housing mix including Affordable Housing

- 7.34 The Cambridge sub-region Strategic Housing Market Assessment (SHMA) 2013 provides guidance on the mix of housing required for Huntingdonshire up to 2031. This gives broad ranges reflecting the variety of properties within each bedroom category. This indicates a requirement for the following mix: up to 4% 1-bedroom homes, 16-42% 2-bedroom homes, 26-60% 3-bedroom homes and up to 30% 4 or more-bedroom homes.
- 7.35 The Cambridgeshire and West Suffolk Housing Needs of Specific Groups report was released in October 2021. This indicates a requirement for the following mix: up to 10% 1-bedroom homes, 20-30% 2-bedroom homes, 40-50% 3-bedroom homes and 20- 30% 4 or more-bedroom homes.
- 7.36 The proposed development includes a mix of 1, 2, 3, 4 and 5 bed homes which broadly aligns with the requirements above and will contribute to the creation a sustainable, inclusive and mixed community in the locality.
- 7.37 With regard to the development meeting the requirements of Policy LP25 criteria f to h, the majority of the proposed dwellings are capable of meeting the requirements of M4(2) and there are four M4(3) wheelchair adaptable dwellings (Plots 10, 11, 23 and 53) proposed. It is recommended that conditions be imposed to secure these requirements. There are two first floor maisonettes which would only meet M4(1) requirements. The only aspect which they fail M4(2) requirements is that they do not provide level step free access or a second route of exit which is considered a minor conflict with Policy LP25 in this regard.
- 7.38 The requirements within policy LP12 of Huntingdonshire's Local Plan to 2036 relating to sustainable design and construction methods are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement Approved Document G for water efficiency. It is considered that the dwellings are capable of meeting this requirement, achieving a water efficiency of 125L per day per person. A condition will be attached to ensure that the dwellings are built in compliance.
- 7.39 Policy LP24 of the Local Plan states a proposal will be supported where:

- a. it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace(gross internal area) or more are proposed;
 - b. it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance made up of other affordable tenures;
 - c. affordable housing is dispersed across the development in small clusters of dwellings; and
 - d. it ensures that the appearance of affordable housing units is externally indistinguishable from that of open market housing.
- 7.40 The application proposes a policy compliant level of affordable housing (26 dwellings) which would be a mix of 1, 2, 3 and 4 bedroom dwellings. These are somewhat dispersed on the site, with the majority located in the north eastern part of the site and a few units sited more centrally in the site. There is some cross over in house types with the affordable housing and market housing, such that it is not considered that there would be a distinguishable external appearance.
- 7.41 The Affordable Housing Officer has worked closely with the applicant and planning officer to secure the affordable housing provision and mix. It is considered that the affordable housing provision accords with the aims of Policy LP24 subject to securing the affordable housing through a Section 106 agreement.

Impact on Heritage Assets

- 7.42 Policy LP34 of the Local Plan states that great weight and importance should be given to the conservation of heritage assets.
- 7.43 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that 'with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'
- 7.44 The proposal site lies near to the Listed Buildings Brittens Farmhouse, Station Road (Grade II); Wornditch Farmhouse, Station Road (Grade II) and Granary at Wornditch Farm (Grade II). The proposal site lies outside the Conservation Area.
- 7.45 The group of 17th century Listed Buildings (Brittens Farmhouse, Wornditch Farmhouse and the Granary at Wornditch Farm) lie to the south east of the proposal site, on lower ground which slopes gradually down towards the River Kym further to the south east. Because of the ground levels the proposal site is in view from the Listed Buildings and forms the backdrop and wider setting within which they are experienced. The proposal site lies along Station Road from which driveways lead to the Listed Buildings.

- 7.46 While the site is not directly adjacent, its open agricultural character contributes to the wider rural setting and significance of these heritage assets. The Conservation Officer considers that the introduction of residential development of this scale on rising ground would cause harm to the setting of the Listed Buildings and the approach to the Conservation Area. The Conservation Officer does not support the proposal due to its adverse impact on the historic environment, however does acknowledge that the site incorporates Site Allocation KB2 and housing development may provide a public benefit. The proposed development has sought to minimise the impact on these heritage assets, through the use of sympathetic materials, reduced heights near the entrance of the site with the provision of bungalows and the retention of existing vegetation, and provision of new landscaping to the south and western boundary to soften the development in public views and from the affected Listed Buildings
- 7.47 In accordance with paragraph 215 of the NPPF 2024, where a proposal would lead to less than substantial harm to the significance of designated heritage assets, this harm must be weighed against the public benefits of the proposal. This assessment will be considered in the overall planning balance. In summary, it is considered that there would be conflict Policy LP34 of the Local Plan and the NPPF 2024 as the proposed development would result in less than substantial harm to the setting of Listed Buildings and the setting of the Conservation Area. This harm is considered to fall at the lower end of the scale given the site is not directly adjacent to the Listed Buildings or within the Conservation Area, but it nonetheless contributes to the wider setting and significance of these heritage assets.
- 7.48 The proposed development is situated within an area of archaeological potential, located north of the historic settlement of Newton and Kimbolton, and south of the River Kym. Following the submission of an archaeological investigation, Cambridgeshire County Council's Archaeology team has advised that the site demonstrates a low level of archaeological interest, with evidence limited to field systems on the periphery of settlement. As such, no further archaeological fieldwork is required.

Residential Amenity

- 7.49 Local Plan Policy LP14 supports proposals only 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.
- 7.50 A number of representations have been received from neighbouring residents raising concerns regarding overlooking

and loss of privacy, noise impacts and dominance due to land levels. These matters are acknowledged and are considered in detail within the relevant sections of this report.

Neighbouring properties

- 7.51 The closest existing residential properties are to the south of site – Nos 1 and 8 Montagu Gardens, Nos 1 – 9 Aragon Place and Nos 12, 14, 16, 27 and 29 Stow Road. The proposed dwellings on the southern part of the site would be separated from the existing dwellings to the south by Stow Road, hedgerow and tree planting, proposed drainage features and the internal access road. The closest relationship is between Plot 1 and 8 Montagu Gardens, with an approximate separation distance of 40 metres. All other existing and proposed dwellings are set further apart (between approximately 50 and 66 metres). Concerns have been raised through representations regarding land levels and potential overlooking or loss of privacy. Section drawings have been submitted to illustrate the relationship between the proposed and existing dwellings. Having reviewed these drawings, it is considered that the levels, combined with the separation distances and intervening landscaping, would not result in detrimental overlooking or an overbearing impact on existing properties. Whilst development of the application site would change the nature of outlook of some existing properties to the south of the site, it is noted from Case Law that a private view is not something which can be protected within the planning system.

Amenity for future occupiers

- 7.52 The proposed development has been designed to ensure a high standard of amenity for future occupiers. Each dwelling would benefit from sufficient external amenity space appropriate to its size and type. The layout also ensures appropriate back-to-back separation distances between proposed dwellings are sufficient to prevent harmful overlooking and maintain privacy between neighbouring plots. The arrangement of dwellings, combined with proposed boundary treatments and landscaping, is considered to provide an acceptable living environment without undue dominance or loss of privacy.
- 7.53 Proposed finished floor levels (FFLs) have been provided and appear acceptable in relation to the existing site contours. Notwithstanding this, it is recommended that a condition be imposed requiring confirmation of proposed ground levels for roads, driveways/parking areas, open spaces, and rear gardens. This will ensure that level changes are clearly understood for each plot and in relation to surrounding off-site levels. Furthermore, details of retaining structures which are proposed within gardens and the public realm should also be secured by way of condition.

Noise

- 7.54 The “Environmental Noise Survey” by Noise.co.uk Ltd (report reference 23045-1, dated 28 May 2025) identifies that most of the proposed dwellings would meet the critical noise guidelines for gardens during the day and bedrooms during the night, however, the dwellings that face the road to the south would exceed on both accounts. Therefore, the Environmental Health Officer has requested a condition requiring the submission of a noise mitigation scheme. Subject to this, it is considered that there would not be unacceptable noise impacts on future occupants in accordance with Policy LP14.
- 7.55 Representations have been received raising concerns about potential noise impacts on existing properties arising from the proposed development. The application includes measures to mitigate noise for future occupiers, ensuring an acceptable residential environment. However, it is not considered that the development would result in significant noise impacts on existing dwellings given that in land use terms new residential development is compatible in principle with existing residential development. The anticipated increase in traffic associated with the residential use is not expected to generate a material rise in road noise levels.
- 7.56 Due to the nature and size of the proposals and the proximity to existing residential properties, the Environmental Health Officer has advised that a Construction Environmental Management Plan (CEMP) is required and it is recommended that this is conditioned.

Contamination

- 7.57 In terms of land contamination, the submitted geotechnical investigation has been reviewed by HDC’s Environmental Health Officer, and the potential sources of contamination are considered minor and do not warrant further contamination investigation.

Health

- 7.58 Policy LP29 states a proposal for large scale development will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a rapid Health Impact Assessment. A ‘Rapid Health Impact Assessment Matrix’ has been submitted with the application. This demonstrates that the proposed development satisfies the requirements of Policy LP29 of the Local Plan as the scheme would have a positive impact on health outcomes.

Summary

- 7.59 In light of the above assessment, subject to appropriate conditions the proposed development is considered capable of safeguarding the amenities of existing occupiers and providing acceptable living conditions for future occupiers in compliance with Policy LP14 of the Huntingdonshire Local Plan to 2036 and paragraph 124 of the NPPF (2024).

Foul Drainage

- 7.60 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained through the plan period.

- 7.61 Policy LP6 states:

“A proposal for major scale development that would:

- a. require a new connection to the sewer network;*
- b. involve significant increases to flows entering the sewer network; or*
- c. involve development of a site identified by the Huntingdonshire Stage 2 Detailed Water Cycle Study or updated, successor or equivalent documents, to have potentially limited sewer network capacity (Amber or Red assessment);*

will only be supported where a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include an agreed plan for delivery, including phasing of development as necessary.”

- 7.62 Paragraph 201 of the National Planning Policy Framework (2024) states the focus of planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.

- 7.63 In terms of foul drainage, Section 5 of the FRA and drainage strategy states that foul water is proposed to discharge into the existing foul sewerage system. Anglian Water has advised that the Kimbolton Waste Water Recycling Centre has sufficient capacity to treat the proposed flows. However, Anglian Water initially raised an objection to any direct connection into their foul network due to current capacity constraints and the associated risk of pollution. The capacity constraints relates to the terminal pumping station in Kimbolton meaning that any additional flow would increase the risk of further spills and pollution.

- 7.64 The applicant has presented several options to Anglian Water to address this issue. Although there is no network scheme planned for AMP8 (2025–2030), Anglian Water has indicated a willingness to work with the applicant to explore the removal of surface water from the site. Potential solutions could include an on-site approach to temporarily retain flows during periods of heavy rainfall, helping the downstream network manage capacity, or an off-site solution that diverts stormwater away from the combined sewer into a suitable ditch or watercourse.
- 7.65 Anglian Water has confirmed that this approach would ensure that the site does not introduce any additional flow, as the removal of existing surface water connections would offset the foul flows generated by the development. The investigations and delivery of the strategy would be at the developers cost, however, Anglian Water would work with them to ensure the site remains viable. Anglian Water therefore recommend that, if planning permission is granted, a condition is included requiring the applicant to work with Anglian Water on this strategy and ensuring that no occupation occurs prior to the successful delivery of the agreed solution.
- 7.66 Officers are satisfied that the applicant and Anglian Water have provided sufficient information to demonstrate that a technical solution is achievable to ensure the proposed development can remain safe for its lifetime. The implementation of this solution would fall under the responsibility of Anglian Water and the applicant and/or other statutory control regimes.
- 7.67 To secure this, a Grampian condition is recommended requiring the submission and approval of a foul water drainage strategy. A Grampian condition prevents development from starting or being occupied until specified off-site works or measures have been completed. Subject to this condition, the proposed development would be safe for its lifetime and would not exacerbate foul water network capacity constraints or give rise to pollution risks.
- 7.68 It is acknowledged that concerns have been raised regarding existing sewage and drainage issues in the area by both the Parish Council and residents. While these are noted, it is important to clarify that the scope of this planning application is limited to mitigating the impacts arising directly from the proposed development. The responsibility for addressing wider, pre-existing issues relating to sewer capacity and maintenance lies with Anglian Water as the statutory undertaker. The proposed development must demonstrate that it can be accommodated without exacerbating existing problems, and the recommended condition requiring a detailed foul water drainage strategy is intended to ensure that any new connections or arrangements are sustainable and appropriately managed. The recommended condition would need to be discharged prior to the commencement of development, and Anglian Water would be

part of the decision-making in considering the acceptability or otherwise of the submitted details.

- 7.69 Subject to the imposition of the recommended condition, the proposed development would accord with Policy LP6 of the Local Plan.

Flood Risk and Surface Water Drainage

- 7.70 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed. Furthermore, Policy LP15 sets out the Council's approach to surface water management. Policy Allocation KB2 requires '*c. provision of a surface water drainage strategy that responds to the sloping topography of the land*'.
- 7.71 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy (Revision D) dated October 2025.
- 7.72 The site is entirely located in Flood Zone 1 on the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024) and is therefore at low risk of fluvial flooding.
- 7.73 A surface water channel runs through the site and the SFRA 2024 identifies this area as being at risk of surface water flooding. Section 4.3 of the submitted FRA and Drainage Strategy outlines the proposed surface water drainage approach for the site. This would include a system of underground pipes and three attenuation basins designed to temporarily store water during periods of heavy rainfall. In the eastern part of the site, swales would be used to direct surface water in line with the natural land contours. A ditch would also be constructed along the northern boundary to intercept and divert water flowing from outside the development, ensuring it remains separate from the proposed drainage system. This strategy would ensure that surface water generated by the development is effectively managed, reducing flood risk and protecting the surrounding area. Following revisions to the scheme, the Lead Local Flood Authority (LLFA) has withdrawn its objection and confirmed that surface water could be managed through attenuation measures, with discharge restricted to 8.3 litres per second. It is recommended that conditions be imposed to secure a detailed surface water drainage scheme, arrangements for drainage during construction, verification of the completed system, and compliance with the submitted FRA which details the proposed drainage maintenance arrangements.
- 7.74 Concerns have been raised by the Parish Council and neighbouring residents regarding existing flooding issues in the area and the potential for increased surface water run-off as a result of the proposed development. However, the submitted

drainage strategy has been reviewed and agreed in principle by the LLFA, who have confirmed that the development is capable of managing its own surface water through attenuation measures. It is important to note that this application is not required to resolve pre-existing flooding problems in the wider area, but rather to demonstrate that it can mitigate its own impact effectively.

- 7.75 Subject to the imposition of conditions as set out above, the proposal is acceptable with regard to flood risk and drainage and complies with Policies KB2 part c), LP5, and LP15 of the Local Plan.

Highway Safety, Access and Parking Provision

- 7.76 Policy LP 16 and LP 17 require development to promote sustainable modes of travel, provide adequate parking provision and safe movement of vehicles. Policy Allocation KB2 requires *'provision of safe and suitable vehicular and pedestrian access.'*
- 7.77 The proposed development includes a single point of vehicular access from Station Road, along with two separate pedestrian access points. The main vehicular access would take the form of a 5.5-metre-wide priority T-junction with 6-metre kerb radii. Drawing number 29006 – TA01 demonstrates that visibility splays of 2.4 metres by 108 metres to the north-west and 2.4 metres by 112 metres to the south-east can be achieved from the site access. In addition, a private drive is proposed approximately 40 metres west of the main access, serving two residential dwellings.
- 7.78 As there is currently no pedestrian footpath along the site frontage on the B660 Station Road, a dropped kerb crossing with tactile paving would be provided to link with the existing footpath on the opposite side of the carriageway, approximately 50 metres east of the proposed access. This would be accessible via a break in the existing hedgerow. In response to comments from Cambridgeshire County Council Highways, a further pedestrian connection is proposed along the southern boundary of the site to link with the existing footpath network on Aragon Place.
- 7.79 In addition to the above and to improve connectivity, off-site improvements to the existing pedestrian infrastructure are proposed. These measures are intended to enhance safe and convenient access to and from the site for future residents, particularly for those travelling on foot:
- Widening a circa 140m section of footway on the western side of Station Road, between Kym View Close and the proposed uncontrolled crossing, to provide a width of 2m;

- Provision of an uncontrolled pedestrian crossing point further south on Station Road, to assist with pedestrian movements to the village centre via Newtown Lane, and;
- Provision of an uncontrolled pedestrian crossing point on Newtown Lane adjacent to PRow 138/23, to allow pedestrians to cross to the southern side of Newtown Lane for journeys to Kimbolton Primary School.

- 7.80 The Transport Assessment Team (TA Team) at Cambridgeshire County Council has raised no objection to the proposed development, subject to the delivery of the off-site highway improvement works outlined above. The TA Team have also requested the inclusion of travel information packs for new residents. Accordingly, conditions are recommended to secure these measures.
- 7.81 A Transport Assessment (TA) has been submitted in support of the application. The proposed development is predicted to generate 46 new vehicle trips in the morning peak period and 39 new vehicle trips in the evening peak period. The TA confirms that the trip generation projected by the future residents would not result in an unacceptable impact on highway safety or result in a severe impact upon the local road network.
- 7.82 Representations received have raised concerns regarding existing issues with vehicles exceeding speed limits in the vicinity of the site. The Parish Council has also requested the implementation of traffic calming measures to address these concerns. While these matters are acknowledged, the Highway Authority has raised no objection to the proposed development on these grounds. The review and setting of speed limits, as well as the implementation of traffic calming measures, fall within the remit of the Highway Authority and are governed by separate legislative and procedural frameworks outside of the planning application process.
- 7.83 The proposed car and cycle parking provision is considered compliant with Policy LP17 with regards to the quantum, type and distribution of car and cycle parking, including visitor provision.
- 7.84 In light of the above and subject to appropriate conditions, the proposed development is considered capable of according with Policies LP16, LP17 and KB2 part a) of the Local Plan and section 9 of the NPPF (2024) in terms of highway safety, access and parking provision.

Biodiversity and Ecology

- 7.85 Local Plan Policy LP30 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated; to 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. This mirrors the ecological and environmental policies set out at Section 15 of the NPPF (2024). Furthermore, Policy Allocation KB2 requires '*d. an ecological assessment and enhancement scheme.*'

- 7.86 The application is supported by an Ecological Appraisal dated October 2025 and a Biodiversity Net Gain Assessment dated October 2025.
- 7.87 The site generally offers limited opportunities for protected species and no evidence of any such species was recorded during the survey work. However, it is likely that birds nest within suitable habitat at the site and could therefore potentially be adversely affected by the proposals and therefore appropriate mitigation measures have been recommended within the report. A condition is recommended to ensure these mitigation measures are implemented.
- 7.88 Third-party data referenced in the Ecological Appraisal confirmed the presence of bat records within 1km of the site, indicating a potential for bats to be present on-site. The Ecology Officer raised concerns regarding the interface between proposed dwellings and private gardens along the western boundary, specifically in relation to light spill affecting both retained and newly created habitats. Adopting a precautionary approach by assuming bat commuting and foraging activity along boundary features and within woodland habitat, a minimum separation of 5 metres is now proposed between Plots 9 and 10 the western boundary to establish a dark corridor and buffer zone. To further mitigate potential impacts, a planning condition is recommended requiring submission of a detailed lighting scheme. This scheme would need to demonstrate how light spill will be minimised onto retained woodland and newly created habitats.
- 7.89 In accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG). The applicant has gone beyond the scope of the statutory requirements by providing the post-development biodiversity value and plans prior to determination. Following amendments to address feedback from HDC Ecology Officer, the revised BNG metric submitted indicates a net habitat biodiversity unit change for the proposals within the site boundary of +1.22 Habitat Units (representing a calculated gain of 13.77%), +5.04 Hedgerow Units (representing a calculated gain of 205.44%) and +0.35 Watercourse Units (representing a calculated gain of 12.95%). A BNG condition is recommended to secure this net gain.

- 7.90 Subject to the recommended conditions, the proposed development is considered to comply with Policies LP30 and Policy Allocation KB2 part d) of the Local Plan and the NPPF 2024.

Trees and Hedgerow

- 7.91 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.
- 7.92 The application is supported by an Arboricultural Impact Assessment dated October 2024 which sets out the proposed removal of one low quality tree and three sections of hedgerow. All significant tree cover is proposed to be retained as part of the proposed development and the loss would be compensated for with replacement planting.
- 7.93 HDC's Arboricultural Officer supports the proposed development as the impact on existing trees is minimal and they can be successfully protected using fencing to create Construction Exclusion Zones which would need to remain in place throughout the process and only be removed once works are completed. A condition is recommended to ensure compliance with submitted AIA. It is therefore considered the proposed development complies with Policy LP31 of the Local Plan.

Developer Contributions

- 7.94 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S.106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 7.95 Without prejudice to the eventual determination of the planning application, negotiations have been held with the Applicant in order to determine the extent of the obligations required to make the development acceptable. These negotiations have been held in line with the advice within the Regulations and the outcome is summarised below.
- 7.96 Open Space: Policies LP3 and LP4 of Huntingdonshire's Local Plan to 2036 and Part B of the Developer Contributions SPD requires proposals to provide land for informal green space. In

accordance with the Developer Contributions SPD, 65 dwellings generates a requirement for 3018sqm of informal green space including 1552sqm of amenity green space. The informal green space proposed exceeds the SPD requirements comprising approximately 4,490m² of amenity grassland which encircles the built form amounting to approximately 12% of the site area.

- 7.97 The Developer Contributions SPD details a cascade mechanism for future management and maintenance of informal green space with the land first offered to the Town/Parish Council for adoption, then the District Council and then taken on by a Management Company. The usual cascade mechanism in the SPD is to be included in the Section 106 in order to secure the long-term management and maintenance of the areas of shared open space. A Landscape Maintenance contribution (using the updated costs for 2024/2025) will be secured through the Section 106 agreement in the event that the open space is to be transferred to the District or Parish Council.
- 7.98 For this development there is a requirement (as per the Developer Contributions SPD) for 3018sqm of informal space, which should include 783 sqm of casual space for play, 356sqm of equipped play facilities and 413 sqm of left over green space. The informal green spaces are exclusive of highway verges, structural planting, existing woodland and drainage features. Whilst there are significant areas of green space proposed for this development, given the levels and landscaping proposed in these areas, in lieu of provision of equipped play facilities and usable space for play on site, using the calculations within the SPD, an off-site contribution of £11,668 is requested which would go towards either enhancement of existing local facilities or the development of additional facilities to serve the development.
- 7.99 Outdoor sports provision: As no on-site formal outdoor sport facilities are proposed within this development, an off-site financial contribution is required towards formal outdoor sports provision in Kimbolton, in accordance with the Playing Pitch & Outdoor Sports Strategy (PPOSS). The development of 65 dwellings, based on an average household size of 2.19, is expected to generate approximately 142 residents. Applying the Council's standard cost rate for formal outdoor sport, this equates to a total contribution of £39,217.
- 7.100 The PPOSS identifies that facilities in Kimbolton require targeted investment to increase capacity and improve quality across cricket and football. At Kimbolton Cricket Club, the preferred solution to alleviate junior overplay is the installation of a Non-Turf Pitch (NTP) on the outfield. The club also aspires to install an additional practice net facility, which would support junior development and reduce pressure on the main square. In relation to football, improvements to pitch quality and enhanced

levels of maintenance are necessary to sustain greater levels of use and ensure reliability of fixtures. Ancillary provision, including changing facilities, toilets, and storage has also been identified as needing development to better support both football and cricket activity.

- 7.101 It is therefore recommended that the financial contribution from this development is ring-fenced for projects in Kimbolton that are compliant with the PPOSS. Priority should be given to the installation of a Non-Turf Pitch at Kimbolton Cricket Club, the provision of additional practice nets, improvements to pitch quality and maintenance at local football sites, and the enhancement of ancillary facilities that directly support formal sport.
- 7.102 The obligation to secure a financial contribution £39,217 towards formal outdoor sports provision in the parish of Kimbolton is considered to meet the statutory tests and is compliant with policy and the SPD.
- 7.103 Biodiversity Net Gain: The proposal includes onsite habitat, linear feature (hedgerow) and watercourse creation. Due to the size and distinctiveness of habitat created onsite, a monitoring fee of £6,345 broken up into instalments is required to cover a period of 30 years. This would be secured through a Section 106 agreement and is considered necessary to ensure the biodiversity net gain is achieved in accordance with Policy LP30 of the Local Plan and the NPPF 2024.
- 7.104 Residential Wheeled Bins: In accordance with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developer Contributions SPD (Part H) each dwelling will require the provision of one black and blue wheeled bin (green bins are payable separately per year as requested by occupiers). The current cost of such provision is £114 per dwelling. A total of £7,410 is to be secured through a section 106 agreement and is considered necessary to ensure the development has adequate waste infrastructure, in accordance with policy LP4 and section H of the Developer Contributions SPD.
- 7.105 Affordable Housing: The application proposes a policy compliant level of affordable housing (40% = 26 dwellings). These would be a mix of 1, 2, 3 and 4 beds and the four units would be M4(3) wheelchair adaptable. Subject to final wording within the S106 Agreement, the scheme is supported with provision of on-site affordable housing in accordance with Policy LP24 and section A of the Developer Contributions SPD.
- 7.106 Community Infrastructure Levy (CIL): 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.

- 7.107 All of the obligations are considered to meet the statutory tests and are compliant with relevant policies and the Developer Contributions SPD. The planning obligations set out above have been agreed by the Applicant and are considered to mitigate the development in accordance with policies LP3, LP4, LP24, LP30 and the Developer Contributions SPD.

Other matters

- 7.108 Minerals and Waste: The site lies within a Brick Clay Mineral Safeguarding Area as identified in the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). However, as the site is allocated for housing in the Local Plan, the Minerals and Waste Planning Authority has confirmed that the proposal falls under exception (b) of Policy 5 and therefore raises no objection. The proposal is considered to accord with both the Minerals and Waste Local Plan and the adopted Local Plan.

Conclusion and Planning Balance

- 7.109 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.
- 7.110 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.111 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a five year housing land supply (5YHLS). 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. Allocation KB2 stands as adopted in the Local Plan and is not considered to be out of date. Policy Allocation KB2 is therefore afforded significant weight in the determination of this planning application.

7.112 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'.

7.113 NPPF para 11 states:

'Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance (7) provides a strong reason for refusing the development proposed; or*

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7 Foot note 7 states: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.'*

7.114 As outlined in the report, there are no strong reasons for refusal in relation to any habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest, Local Green Space, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) and areas at risk of flooding. Therefore, there is no reason to not move forward to test d (ii) as per above and thus the 'tilted balance' is engaged.

7.115 As stated above, a tilted balance approach should be applied in the assessment of the proposed development, and a balancing exercise should be carried out to determine the potential any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

- 7.116 There is a minor conflict with Policy LP10 due to the loss of a small area of agricultural land outside the KB2 allocation. This harm is attributed moderate weight due to the small scale of agricultural land loss and landscape-led design rationale for the larger site boundary.
- 7.117 Policy LP25 of the Huntingdonshire Local Plan to 2036 requires that 100% of new dwellings meet the M4(2) standard for accessible and adaptable homes. While the majority of the proposed dwellings are capable of meeting this requirement, two first-floor maisonettes within the scheme do not provide level, step-free access or a second route of exit. As a result, these units can only meet the M4(1) standard. This represents a clear conflict with Policy LP25, which seeks to ensure that all new homes are accessible to a wide range of users, including those with mobility impairments. The conflict with this policy is considered to carry considerable weight in the overall planning balance.
- 7.118 There would be less than substantial harm to the setting of nearby Listed Buildings and the approach to the Kimbolton Conservation Area, contrary to Policy LP34. This harm is acknowledged and must be given great weight in accordance with paragraph 215 of the NPPF (2024). However, this harm must be weighed against the public benefits of the proposal.
- 7.119 In terms of the benefits of the scheme, the proposed development would deliver 65 new homes, including 40% affordable housing, contributing meaningfully to the district's housing supply at a time when the Council cannot demonstrate a five-year housing land supply. This is given substantial weight in the planning balance.
- 7.120 The site is predominantly allocated for residential development under Policy KB2 and lies within a sustainable location in a Key Service Centre. This is afforded significant weight.
- 7.121 The proposed development would deliver of 36 affordable homes towards a significant district affordable need. Significant weight is afforded to this.
- 7.122 In terms of the economic dimension of sustainable development, 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. Moderate weight is afforded to this.

7.123 In terms of the environmental and social dimensions of sustainable development, the development would also provide substantial areas of informal open space, biodiversity net gain, improved pedestrian connectivity and off-site highway improvements, and financial contributions towards outdoor sports provision and infrastructure.

7.124 On balance, when assessed against the policies in the NPPF taken as a whole, the identified harms are not considered to significantly and demonstrably outweigh the benefits of the proposal. Therefore, in accordance with paragraph 11(d) of the NPPF, the presumption in favour of sustainable development applies, and the application is recommended for approval subject to conditions and completion of a Section 106 agreement.

8. RECOMMENDATION – POWERS DELEGATED to the Head of Planning, Infrastructure & Public Protection to APPROVE subject to conditions and completion of a Section 106 obligation:

- Time limit
- Approved plans
- Materials
- Architectural details
- External levels
- Details of retaining structures
- Landscape Implementation
- Landscape Management
- Hard landscaping
- Street lighting
- Design and appearance of cycle stores
- Foul water drainage strategy
- Surface water drainage design
- Details of surface water drainage during construction
- Surface water drainage system completion report
- Compliance with FRA and Drainage Strategy
- CEMP
- Noise Mitigation Scheme
- Biodiversity Net Gain
- Compliance with Ecological Appraisal
- Compliance with AIA/Tree Protection Plan
- Ecologically sensitive lighting scheme
- Off-site highway improvement works – Footpath widening and uncontrolled pedestrian crossing on Station Road
- Offsite highway improvement works – Uncontrolled pedestrian crossing on Station Road
- Offsite highway improvement works – Uncontrolled pedestrian crossing on Newtown Lane
- Welcome Travel Packs
- Street management and maintenance arrangements

- Provision of on-site parking and turning areas prior to occupation
- Temporary facilities
- Visibility splays
- Off-site highway improvement works
- Fire hydrants
- Water efficiency
- Adaptable and Accessible dwellings
- Wheelchair adaptable dwellings

OR

REFUSE in the event that the obligation referred to above has not been completed and the Applicant is unwilling to agree an extended period of determination; or on the grounds that the Applicant is unwilling to complete the obligation necessary to make the development acceptable; or if the applicant is unwilling to agree to the pre-commencement conditions specified in this report as being necessary to make the development acceptable.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to Lucy Pateman, Senior Planning Officer (Strategic Team) – lucy.pateman@huntingdonshire.gov.uk.

[REDACTED]

From: clerk@kimboltonandstonely-pc.gov.uk
Sent: 01 August 2025 08:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Planning Permission Consultation - Land North Of Aragon Place Stow Road Kimbolton (ref 25/01029/FUL)

Dear [REDACTED],

Thank you for agreeing to an extension.

The Parish Council **recommends refusal** of the above application on the following grounds:

1. We believe Anglian Water are opposed to any new developments due to capacity constraints within the foul water network. Currently households are unblocking their drains on an annual basis with residents in Stonely struggling with sewerage backing up to their property during heavy rainfall and tankers having to remove foul water. This needs to be resolved before any planning permission is granted.
2. The layout, consisting of two rows of houses, in almost straight lines, is unimaginative and house types are standard with no consideration for the locality or this important entrance to the village. The proposed dwellings will dominate the existing properties in Aragon Place. There is inadequate parking and no provision for children's play.
3. No provision for crossing two busy roads especially with the addition of over 100 cars on the roads to get access into the village, which are also very busy, and its amenities including Kimbolton Academy Trust. Traffic calming measures required on both roads and a suitable crossing. Highways Authority recommend that the application not be determined until additional information is submitted regarding these concerns.
4. Increase in flood water into the village causing problems at the junction of the B660 and Stow Road, as well as water running down Stow Road onto Newtown Lane and eventually into Stonely.

Could you kindly acknowledge safe receipt of this email.

Yours sincerely,

[REDACTED]
Clerk for Kimbolton & Stonely PC

[REDACTED]

From: clerk@kimboltonandstonely-pc.gov.uk
Sent: 26 September 2025 13:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Planning Permission Consultation - Land North Of Aragon Place Stow Road Kimbolton (ref 25/01029/FUL)

Dear Sirs,

Thank you for your email of 5 September, which the parish council discussed at their meeting last night.

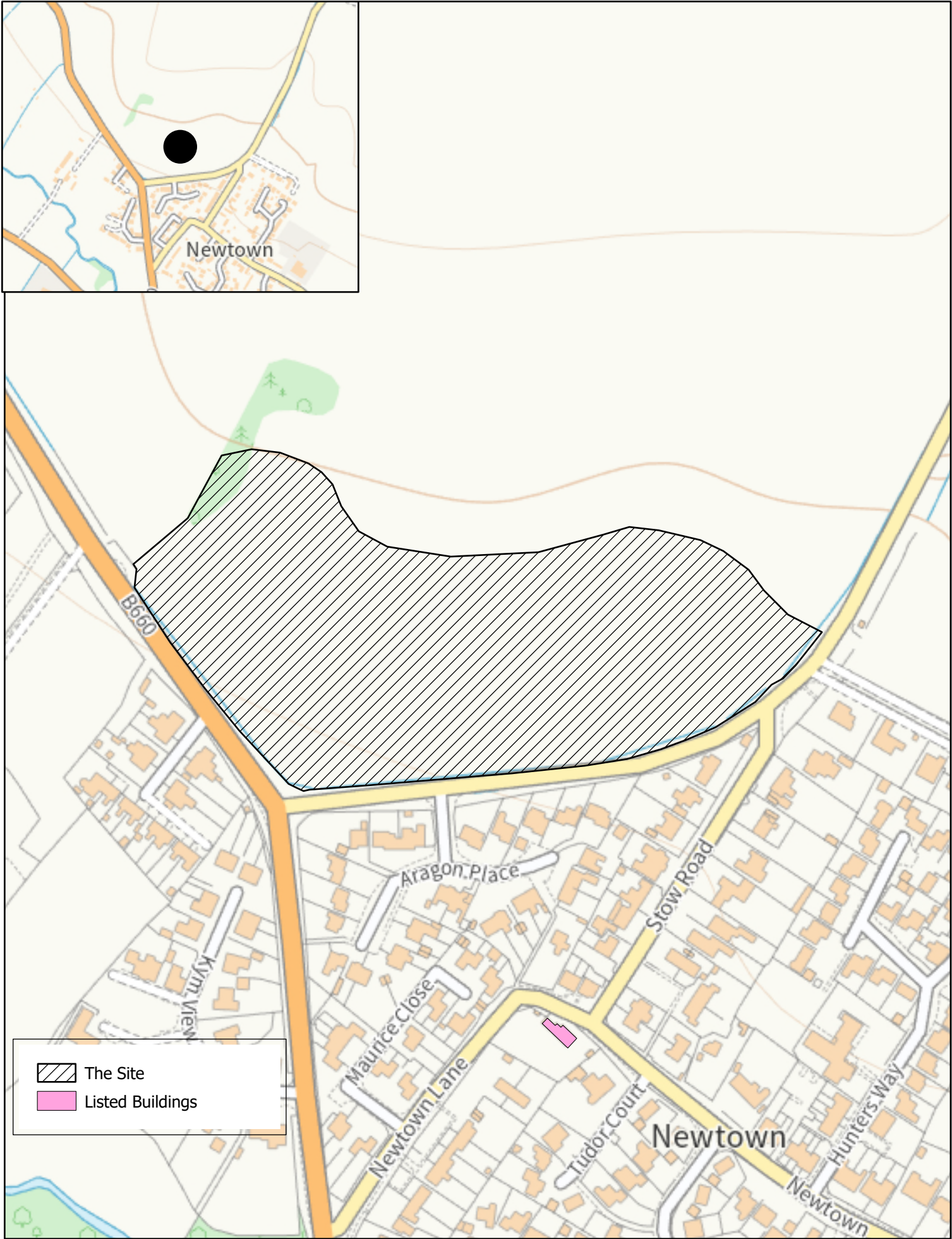
The Parish Council again **recommends refusal** of the above application on the same grounds as set out in our email of 1 August namely:

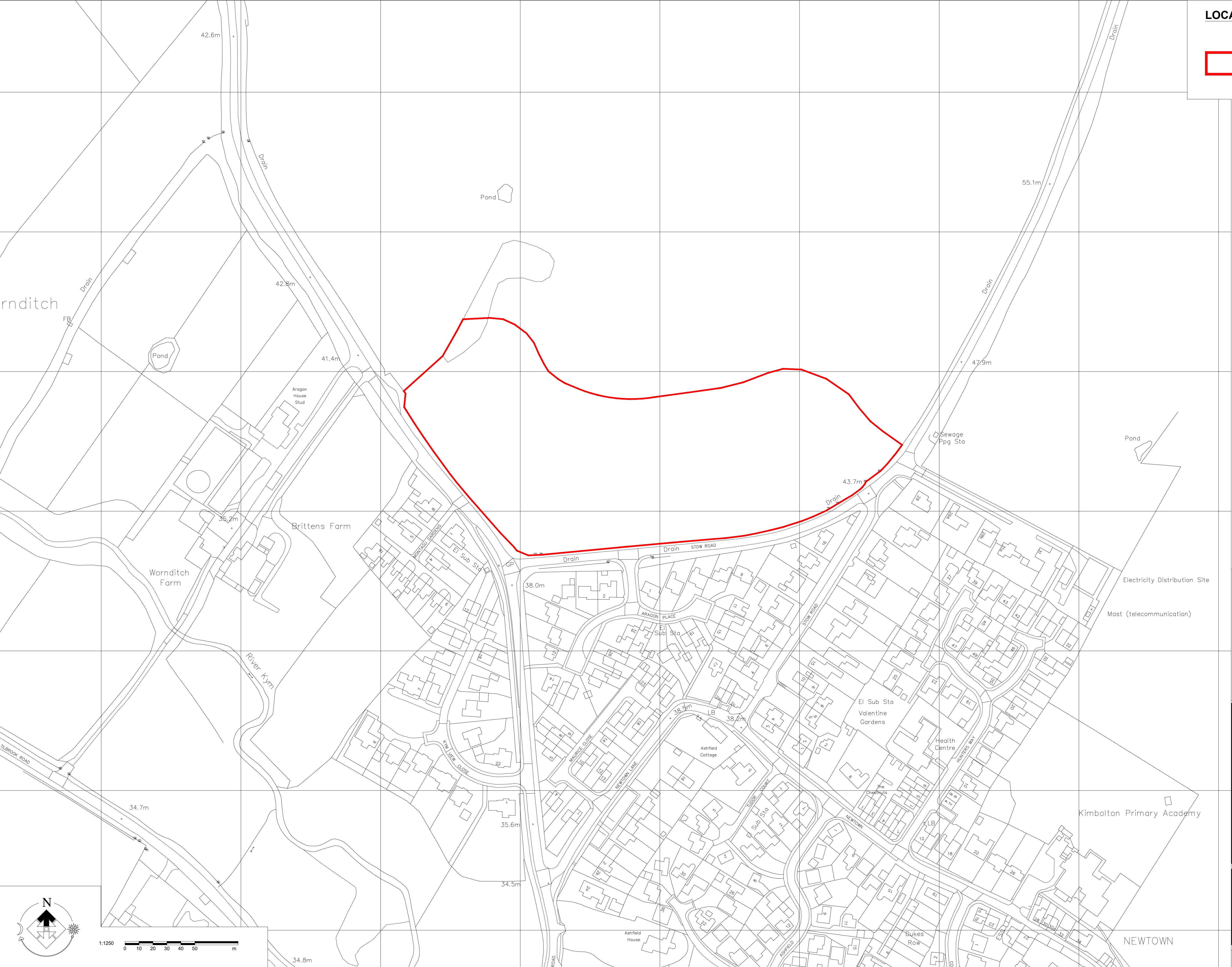
1. The parish council believe Anglian Water are opposed to any new developments due to capacity constraints within the foul water network. Currently households are unblocking their drains on an annual basis with residents in Stonely struggling with sewerage backing up to their property during heavy rainfall and tankers having to remove foul water. This needs to be resolved before any planning permission is granted.
2. The layout, consisting of two rows of houses, in almost straight lines, is unimaginative and house types are standard with no consideration for the locality or this important entrance to the village. The proposed dwellings will dominate the existing properties in Aragon Place. There are also concerns about loss of privacy for neighbouring properties and residents' gardens and habitable rooms. There are inadequate parking spaces and no provision for children's play.
3. No provision for crossing two busy roads especially with the addition of over 100 cars on the roads to get access into the village, which are also very busy, and its amenities including Kimbolton Academy Trust. Traffic calming measures required on both roads and a suitable crossing. Highways Authority recommend that the application not be determined until additional information is submitted regarding these concerns.
4. Increase in flood water into the village causing problems at the junction of the B660 and Stow Road, as well as water running down Stow Road onto Newtown Lane and eventually into Stonely.

Could you kindly acknowledge safe receipt of this email.

Yours faithfully,

[REDACTED]
Clerk





LOCATION KEY:

SITE LOCATION BOUNDARY

Revision

LAND OFF STOW ROAD
KIMBOLTON

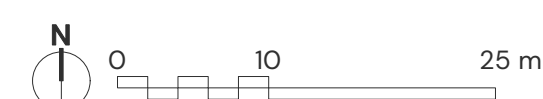
LOCATION PLAN

DATE: 25.04.2025
SCALE: 1:1250@A1
DRAWN: EM
CHECKED: CW

BLOOR HOMES

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

Drawing No.	SM5183-LOC-001	Rev.
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PEGASUS
GROUP

Issue:



STREET SCENE 1

NOTE: INDICATIVE PLANTING POSITIONS



STREET SCENE 1



STREET SCENE 1 LOCATION PLAN



STREET SCENE 1

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LAND OFF STOW ROAD, KIMBOLTON – STREET SCENE 1

PEGASUS
GROUP

Issue:



PLOTS 34-35 SWAN
PLOT 33 SEDLEY
PLOT 32 SEDLEY
PLOT 31 SUTHERLAND
PLOT 30 SUTHERLAND
PLOT 29 SEDLEY
PLOT 28 SEDLEY
PLOT 27 BABINGLEY
PLOT 26 BABINGLEY
PLOT 25 KEMPTON
PLOT 24 KEMPTON
PLOT 23 IVY

STREET SCENE 2

NOTE: INDICATIVE PLANTING POSITIONS



PLOT 22 RIPLEY
PLOT 21 RIPLEY
PLOT 20 HORSHAM
PLOT 19 HORSHAM
PLOT 18 RIPLEY
PLOT 17 RIPLEY
PLOT 16 WESTBURY
PLOT 15 WESTBURY
PLOT 14 KEMPTON
PLOT 13 KEMPTON

STREET SCENE 2



PLOT 12 LEBBERSTON
PLOT 7 LEBBERSTON
PLOT 8 BABINGLEY
PLOT 9 BABINGLEY

STREET SCENE 2



STREET SCENE 2 LOCATION PLAN

LAND OFF STOW ROAD, KIMBOLTON – STREET SCENE 2





STREET SCENE 3



STREET SCENE 4



STREET SCENE 5



STREET SCENE 6

NOTE: INDICATIVE PLANTING POSITIONS



STREET SCENES 3-6 LOCATION PLAN

LAND OFF STOW ROAD, KIMBOLTON – STREET SCENES 3-6

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