

# DEVELOPMENT MANAGEMENT COMMITTEE 19<sup>th</sup> JANUARY 2026

**Case No:** 25/01237/OUT

**Proposal:** Demolition of equestrian centre buildings and erection of up to 7 dwellings including revised access from New Road with all matters reserved

**Location:** Northbrook Equestrian Centre, New Road, Offord Cluny, St Neots

**Applicant:** Mr and Mrs Pavet-Golding

**Grid Ref:** E522548 N266940

**Date of Registration:** 07.07.2025

**Parish:** Offord Cluny and Offord Darcy

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## **RECOMMENDATION - APPROVE subject to conditions**

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

### **1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The application site comprises 0.4ha of land and is located to the south of New Road, Offord Cluny. New Road comprises the eastern arm of Offord Cluny extending into the countryside towards Waterloo Farm. Northbrook Equestrian Centre is located beyond the built-up area and comprises an indoor riding arena, stable blocks, an outdoor menage and grazing paddocks beyond the site edged red to the south.
- 1.2 The existing equestrian entrance into the site sits approximately 200m to the west of The Glebe, a small cul-de-sac on the edge of the built-up area of Offord Cluny.
- 1.3 The site is within the countryside, not located in a Conservation Area and considered to be previously developed land. The site is generally flat and lies within Flood Zone 1 on the Environment Agency Maps for Flooding and as designated within the Council's Strategic Flood Risk Assessment 2024. There are no other designated heritage assets within the vicinity of the site.
- 1.4 This application seeks outline approval, with all matters reserved for approval for the erection of up to seven dwellings. This will involve demolition of the existing buildings on site and a relocation

of the existing access from New Road. An indicative layout plan has been provided to demonstrate how the development proposed could be accommodated on site. There is some planning history relevant to the residential development of this site under planning reference 22/01913/OUT and the subsequent dismissed appeal following non determination. It should be noted that the appeal site covered 1.4 hectares and up to 28 dwellings were proposed. The current application site measures 0.4 hectares and proposes up to 7 dwellings. Subsequent to residential proposals the planning history is more specific to the equestrian use. This is discussed further in the report below.

1.5 This application has been accompanied by:

- Application form
- Location plan
- Site plan as existing
- An indicative site plan as proposed
- Site specific flood risk assessment
- Transport Note
- Biodiversity Net Gain Assessment and Metric;
- Preliminary Ecological Appraisal;
- Draft Unilateral undertaking
- Planning policy checklist

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

## **2. NATIONAL GUIDANCE**

2.1 The National Planning Policy Framework (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):

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

2.3 Section 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.

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

### 3. PLANNING POLICIES

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

LP1: Amount of Development  
LP2: Strategy for Development  
LP4: Contributing to Infrastructure Delivery  
LP5: Flood Risk  
LP6: Waste Water Management  
LP9: Small Settlements  
LP10: The Countryside  
LP11: Design Context  
LP12: Design Implementation  
LP14: Amenity  
LP15: Surface Water  
LP16: Sustainable Travel  
LP17: Parking Provision and Vehicle Movement  
LP25: Housing Mix  
LP30: Biodiversity and Geodiversity  
LP31: Trees, Woodland, Hedges and Hedgerow  
LP34: Heritage Assets and their Settings  
LP37: Ground Contamination

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

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

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

#### 3.3 The National Design Guide (2021):

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

For full details visit the government website.

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

- 4.1 22/01913/OUT - Outline planning application with all matters reserved save for access for the redevelopment of land and erection of up to 28 dwellings (C3) – Not determined.
- 4.2 9801631FUL - Renewal of consent 97/1508 for temporary siting of caravan – Approved 11/01/1999
- 4.3 9701508FUL - Renewal of consent ref: 95/0944 for stationing of caravan – Approved 23/12/1997
- 4.4 9601259FUL - Re-location of hay storage building Northbrook Equestrian Centre New Road Offord Cluny – Approved 23/12/1996
- 4.5 9601204FUL - Retention of stables & siting of mobile building for administrative purposes – Approved 23/12/1996
- 4.6 9500944FUL - Stationing of a caravan – Approved 26/09/1995
- 4.7 9500448FUL - Erection of steel framed building for Equestrian Centre -Approved – 26/06/1995

#### **Appeals History**

- 4.8 23/00023/NONDET for Outline planning application with all matters reserved save for access for the redevelopment of land and erection of up to 28 dwellings (C3), DISMISSED dated 04.12.2023
- 4.9 The Inspector dismissed the appeal on the basis that the site was located outside the settlement boundary in the open countryside, resulting in an unsustainable location for residential development. It was concluded that future occupiers would be heavily reliant on private car travel to access everyday services and facilities, given the lack of nearby services, limited convenience of public transport and the absence of safe and attractive walking and cycling routes. The proposal was also found to cause harm to the character and appearance of the countryside, introducing a more urban and domestic form of development that would be visually prominent within an otherwise open rural landscape. In addition, the Inspector identified highway safety concerns, arising from increased traffic movements along a narrow rural road lacking pedestrian and cycle infrastructure, and flood risk concerns, due to surface water flow routes across the site, increased impermeable surfacing and insufficient certainty that flood risk could be adequately mitigated.

- 4.10 In undertaking the planning balance, the Inspector acknowledged that the proposal would bring some benefits, including the redevelopment of previously developed land, the provision of additional housing and biodiversity enhancements. However, these benefits were afforded limited weight, particularly as the Council was able to demonstrate a five-year housing land supply. As such, the proposal was found to conflict with the development plan when considered as a whole, and there were no material considerations sufficient to justify granting planning permission.
- 4.11 As detailed above the appeal site covered 1.4 hectares and proposed up to 28 dwellings. The current application site is focused on the area of the Equestrian Centre comprising an indoor riding arena and stable blocks, and measures 0.4 hectares. Up to 7 dwellings are proposed.

## **5. CONSULTATIONS**

- 5.1 Parish Council – recommends refusal as it stands as it clearly contravenes LP9b and LP16 of the existing Local Plan (full comments on file). Further correspondence was sent to the Parish Council with regard to the connectivity to the site for review from the applicant but no further comment was received.
- 5.2 The content of the additional information did not overcome the originally received comments of the Parish Council and therefore further formal re-consultation from the LPA was not carried out.
- 5.3 Cambridgeshire County Council Highway Authority – No objections to the proposal in principle, however changes to the exiting highway would be required to make the development acceptable in highway terms. While it is accepted that a development of this scale would reduce the net traffic volume using this road, it is not considered appropriate to introduce pedestrians on to a narrow national speed limit road with no separate facility for pedestrians. Although it is recognised that the road is currently used by pedestrian traffic such as dog walkers there is a significant difference between those who choose to walk in the road and those whom have no alternative, such as future residents of the development, some of whom may be more vulnerable, such as the elderly or infirm. It is recommended that the applicant be invited to provide a 2m footway adjoining the site to the nearest existing facility adjacent The Glebe, while retaining or relocation an appropriate passing place. In progressing the development the applicant should be advised that provision of shared residential/agricultural accesses would need a minimum of 6m wide for 20m from the carriageway edge to accord with section 2.16 of the Cambridge County Councils General Principles for Development.
- 5.4 Further discussion took place between the LPA and Highways with regard to the potential of providing a 2m footpath as part of the

proposal. A plan has been provided by County Council showing the public highway ownership, full details of which are on the public file.

- 5.5 Cambridgeshire County Council Archaeology – No objections to the proposal, subject to the imposition of a condition on any planning permission granted. Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.
- 5.6 Huntingdonshire District Council Environmental Health Officer – No objections to the proposal, subject to the imposition of conditions on any planning permission granted. A land contamination strategy (and if necessary a remediation strategy) is therefore recommended proper to the commencement of development. Also recommend a Construction Environmental Management Plan (CEMP) be submitted in order to protect the very close residential neighbours from noise, vibration, light and air pollution etc during construction works.
- 5.7 Huntingdonshire District Council Arboricultural Officer –The application has been submitted for outline permission for 7 detached dwellings. The proposal is not located in a Conservation Area and there are no TPO's in place on the property.

The associated Arboricultural Impact Assessment provides details of the trees on site. It is clear that the retention of Poplars and large Cypress trees would not be appropriate within the development. The trees along the northern boundary should be protected during works and retained where possible. Two mature Sycamore trees could also be retained potentially but are not of high enough value to refuse the application.

It is agreed that none of the trees on site are worthy of TPO, but the HDC policies in this area are clear that trees should be retained wherever possible and compensated for if this is not possible (LP30 Biodiversity and Geodiversity, LP31 Trees, Woodland, Hedges and Hedgerows).

Recommendation: Support application. The trees on site are not of high value, and if replaced with large canopied/high value specimens, could be compensated for.

- 5.9 Ecology - no comments received. Updates will be provided if comments are received.

## **6. REPRESENTATIONS**

- 6.1 During the course of the application, six letters of representation were received by neighbouring residential properties. Three letters were in support; three were in objection to the proposal. The concerns raised have been summarised below:

Support:

- Would positively assist with the existing housing shortage
- Opportunity for new smaller development and houses in the village
- New dwellings would promote a reduced traffic flow in comparison
- Social and economic benefits for residents

Object

- negative impact on character and appearance
- lack of safe pedestrian footway
- lack of continuous footway
- Outside development boundaries
- Highway safety (increased traffic and parking issues);
- Upgrade of the road is necessary
- No sustainable travel options
- Flood risk;
- Impact on trees and wildlife.

## **7. ASSESSMENT**

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 48 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this 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:

- The Principle of Development
- Design, Visual Amenity and impact on the character of the area
- Residential Amenity
- Highway Safety, Access and parking provision
- Flood Risk, Surface Water and drainage
- Biodiversity
- Impact on Trees
- Accessible and Adaptable Homes
- Water Efficiency
- Developer Contributions
- Other Matters

### **The Principle of Development**

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 12 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 the 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 Each planning application will be considered on its own merits and the degree of weight to be attached is a matter for the decision maker. Where an application is situated within a parish with a made Neighbourhood Plan NPPF paragraph 14 should also be taken into account.

Location and suitability of the site

- 7.10 Northbrook Equestrian Centre is not considered to fall within the built-up area of Offord Cluny. The site's relationship with the main body of the village is limited, with the nearest residential area located approximately 600 metres to the west.
- 7.11 The site is generally open to the wider countryside, particularly to the east and south. While the western boundary benefits from mature hedgerows and trees that reduce visibility in wider views, the site is perceived, in visual terms, as part of the surrounding countryside. The application site lies outside the defined built-up area of Offord Cluny and is therefore treated as countryside for the purposes of the Huntingdonshire Local Plan to 2036. As such, development plan policies relating to development in the countryside are engaged.
- 7.12 The starting point for assessing the principle of any development in the countryside is Policy LP10 of Huntingdonshire's Local Plan to 2036. Policy LP10 of the Local Plan states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan and that all development in the countryside must:
- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
    - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
    - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
  - 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.
- 7.13 With regard to criteria (a) of Policy LP10, the site is previously developed land (also known as brownfield land) and would therefore, not result in the loss of any of the districts best and most versatile agricultural land.

- 7.14 The proposed reduction in development quantum, together with the potential retention and enhancement of boundary planting, on-site open space provision and additional landscaping, indicates that a scheme of up to seven dwellings could be accommodated without unacceptable harm to countryside character, in accordance with Policy LP10 criterion (b). This is discussed in more detail below.
- 7.15 Potential impacts relating to noise, lighting or other disturbance, as referenced in Policy LP10 criterion (c), could be appropriately controlled through conditions and would be assessed in detail at a subsequent application stage.
- 7.16 In addition to complying with Policy LP10, development in the countryside is restricted to the limited and specific opportunities as provided for in other policies of the Local Plan, including Policy LP33 'Rural Buildings' which is most relevant in this instance.
- 7.17 However, notwithstanding the above consideration, whilst the local plan does seek to resist residential development in the countryside (not least due to sustainability issues), Policy LP33 of the local plan covers the conversion or replacement of rural buildings and does not require tests relating to the sustainability of the site. There are however tests to ensure that the building(s) are suitable for conversion/replacement. In this case, the proposal seeks to replace a covered menage, two sets of stables and a large storage barn, amongst other small cabins and temporary caravan with 7 dwellings and so LP33 is the starting point for assessment.
- 7.18 Policy LP33 of the Local Plan states that a proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:
- a. the building is:
    - i. redundant or disused;
    - ii. of permanent and substantial construction;
    - iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
    - iv. structurally capable of being converted for the proposed use;
  - and
  - b. the proposal:
    - i. would lead to an enhancement of the immediate setting; and
    - ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the

immediate setting. A modest increase in floorspace will be supported.

The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby’.

- 7.19 As outlined above, the proposal comprises only re-build and replacement of existing buildings and footprint with the new dwellings.
- 7.20 Regardless of whether the proposal is for a conversion of an existing building or the replacement of an existing building, it should be demonstrated that the buildings comply with Policy LP33 a.i) – a.iii). For conversion a.iv) should also be complied with.
- 7.21 With regard to part a.i) of Policy LP33, it is acknowledged as it has been in the determination of previous applications and appeals, that the riding school is no longer running, with the majority of horses there belonging to the applicant. For these reasons, it is considered that the buildings are primarily redundant or disused in accordance with part a.i) of Policy LP33.
- 7.22 With regard to parts a.ii) and a.iii), Officers have attended the site to visit the buildings and can confirm all the buildings are of permanent and substantial construction, and also not in a state of dereliction or disrepair that significant reconstruction would be required. Part a.iv) is not relevant as this application proposes the replacement of the buildings on site.
- 7.23 Given that parts parts a.i), a.ii) a.iii are met, the existing equestrian buildings qualify in principle for replacement under Policy LP33.
- 7.24 Officers therefore need to assess whether the proposal, especially in relation to the replacement of the equestrian buildings, would lead to a clear and substantial enhancement of the immediate setting. LP33 also requires ‘The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby’.
- 7.25 For the reasons set out in the below design section, Officers consider that the proposed development would lead to a clear and substantial enhancement of the immediate setting in accordance with policies LP10 and LP33. Policy LP33 of the Huntingdonshire Local Plan sets out the circumstances in which development in the countryside may be supported. The policy does not impose an absolute restriction on development but instead requires proposals to be assessed against a series of criteria including

scale and form, impact on the character of the countryside, relationship to existing development and sustainability.

- 7.26 Additionally, National policy places significant weight on the effective reuse of previously developed land, recognising that its redevelopment can reduce pressure on undeveloped countryside and represent a more sustainable pattern of growth. While PDL status does not in itself make a proposal acceptable, it is a material consideration which reduces the level of harm typically associated with countryside development.

#### Conclusion on Principle

- 7.27 When assessed against the relevant policies of the Huntingdonshire Local Plan to 2036 (with reduced weight), the requirements of Policy LP33, the material consideration of the site's Previously Developed Land status, and the policies of the NPPF, officers consider that the site is capable of accommodating a limited amount of residential development without resulting in unacceptable harm.
- 7.28 In this context and having regard to the presumption in favour of sustainable development, officers conclude that the proposed development is acceptable in principle, subject to the detailed consideration of matters including layout, access, landscaping and design at the subsequent application stage.

#### **Design, Visual Amenity and impact on the character of the area**

- 7.29 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape.
- 7.30 Section 12 of the NPPF (2024) seeks to achieve well designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.31 Whilst all matters are proposed to be reserved, an illustrative plan (Northbrook 1001) has been submitted to illustrate how 7 dwellings could be accommodated on the site. In terms of site layout, the access road would be central to the site, with housing to the west and open space and SUDS drainage to the east. A refuse turning area is located at the north of the site with a bin collection point sited approximately one third into the application

site. All properties are shown to have off road parking provision, garages/carports and private amenity space.

- 7.32 The indicative layout plan demonstrates how the development could be arranged as such to accommodate the maximum quantum of development proposed. It shows the potential for development of seven detached dwellings, although this would be determined at reserved matters stage. The western boundary would be best served with natural boundary screening (trees and shrubs), the potential for close boarded fences along the proposed boundaries should be avoided.
- 7.33 Policy LP33 of the Huntingdonshire Local Plan supports the replacement or re-use of rural buildings in the countryside where it can be demonstrated that the buildings are redundant, of permanent and substantial construction, and where the proposal would result in a clear and substantial enhancement of the immediate setting. The existing equestrian use, comprising a large covered menage, two stable blocks, a storage barn and associated areas of hardstanding are no longer required for its original purpose. The buildings are of a permanent nature and are not in such a state of dereliction as to require significant reconstruction, thereby meeting the initial criteria of the policy.
- 7.34 A key element of Policy LP33 is that proposals must be considered comprehensively across the site, ensuring that development does erode the character of the countryside. In this case, the proposed development has been deliberately designed with regard to the existing built form across the site, rather than treating individual buildings or plots in isolation. The indicative positioning of the proposed dwellings responds to the existing pattern of development created by the equestrian buildings and hardstanding, allowing redevelopment to be contained within the established envelope of built development. This approach avoids encroachment into undeveloped parts of the site, consistent with the objectives of Policy LP33 to prevent development sprawling into the countryside.
- 7.35 The proposed dwellings (albeit indicative at this stage) are positioned largely on areas of existing hardstanding and built development, ensuring that the scheme makes efficient use of previously developed land. This approach limits the need for new development within undeveloped areas of the site and allows for the introduction of enhanced landscaping, ecological features and softer edges to the development.
- 7.36 Policy LP33 requires that replacement development leads to a clear and substantial enhancement of the immediate setting. In this instance, the removal of large-scale, equestrian structures, particularly the covered menage, would represent a significant improvement. Their replacement with sensitively designed

residential buildings of appropriate scale, alongside the introduction of structured landscaping and biodiversity enhancements, would materially improve the appearance and environmental quality of the site.

- 7.37 It is noted that the appeal decision at Northbrook Equestrian Centre, Offord Cluny, reached a different conclusion under Policy LP33. However, that case is materially distinguishable. The appeal site covered a larger area of 1.4 hectares and proposed up to 28 dwellings. The current application covers 0.4 hectares and proposes up to 7 dwellings. The Inspector found that the appeal scheme introduced a new and extensive spread of residential development in an open countryside location, remote from the settlement and services, resulting in an unsustainable pattern of development and significant harm to countryside character. By contrast, the current proposal involves a significantly reduced quantum of development with development consolidated within the established developed footprint. The proposal avoids the dispersal and urbanising effects identified in the appeal decision and instead delivers a contained form of development that enhances the site and accords with both the wording and intent of Policy LP33.

### **Residential Amenity**

- 7.38 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.39 As all matters are reserved for future consideration, the detailed impact of the scale, layout, and design of the proposed dwellings on neighbouring properties cannot be fully assessed at this outline stage. However, it is noted that the site appears capable of accommodating up to seven dwellings without resulting in significant harm to the amenity of nearby properties, in terms of overlooking, loss of light, or overbearing impact. And particularly given the separation distance between the application site and The Glebe to the west.
- 7.40 Recent planning permission has been granted under 25/01992/PIP on the land to the west of the application site. The layout of which has not been considered beyond principle stages but does form a material consideration with regard to future layout of both schemes.
- 7.41 While the development may generate some additional noise and disturbance, this is not considered sufficient to warrant refusal. The proposed density of development provides adequate scope to ensure that the amenity of neighbouring residents and future occupiers can be safeguarded at the detailed design stage. The

proposal is therefore considered to be in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

### **Highway Safety, access and Parking Provision**

- 7.42 Policies LP16 and LP17 of the Local Plan to 2036 require development to promote sustainable modes of travel, provide adequate parking provision and safe movement of vehicles.
- 7.43 The submitted Transport Note describes the existing access arrangements and local highway environment on New Road. A new site access is proposed onto New Road, and the submitted access plan indicates that appropriate visibility splays can be achieved. On this basis and given the modest scale of the proposal (7 dwellings), the Transport Note concludes that safe vehicular access can be provided, subject to detailed design and any required conditions at the subsequent application stage.
- 7.44 In terms of highway impact, the Transport Note provides survey evidence of the existing equestrian use, which is reported as generating an average of approximately 70–79 daily vehicle trips (and 80–92 when Sundays are excluded), with observed daily totals ranging up to 140. By comparison, TRICS-based estimates for the proposed residential development indicate approximately 39 daily vehicle trips and around 5 two-way trips in each peak hour. On this basis, the redevelopment is forecast to generate materially fewer vehicle movements than the lawful/established use, and therefore would not be expected to result in a severe residual cumulative impact on the local highway network.
- 7.45 With regard to sustainable travel, the Transport Note confirms that the site would be accessible by all modes and identifies the presence of a footway on New Road up to The Glebe, beyond which the route becomes shared surface. While the Note does not provide detailed assessment of pedestrian connectivity improvements, it identifies that access is available and that the scale of development is limited. Further discussion has taken place with regard to securing pedestrian connectivity and is discussed further below.
- 7.46 Parking is provided for all properties and the proposed layout indicates on-plot parking (including carports) with EV charging provision. Overall, subject to ensuring manoeuvrability and subject to detailed design of the access and pedestrian/highway works secured through condition, the submitted information indicates the development can accord with Policies LP16 and LP17 in highway safety, access and parking terms.
- 7.47 Having regard the formal consultation response from the Local Highway Authority, officers are satisfied that the proposed

development of up to seven dwellings would not result in a severe impact on highway safety or the operation of the local highway network. The proposal would generate fewer vehicle movements than the existing equestrian use and benefits from acceptable visibility at the proposed access.

- 7.48 While the Local Highway Authority has raised concerns in relation to pedestrian safety along New Road, these concerns relate to the need for improved pedestrian infrastructure rather than to the principle of development itself. The recommended provision of a 2m wide footway linking the site to the existing footway network is considered reasonable and proportionate and is capable of being secured through an appropriately worded Grampian condition.
- 7.49 On this basis, and subject to the implementation of the pedestrian and access improvements identified by the Local Highway Authority, the proposal is considered to accord with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the guidance set out within the National Planning Policy Framework.
- 7.50 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

### **Flood Risk and Surface Water**

- 7.51 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.
- 7.52 The site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2024 and Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development.
- 7.53 The submitted Flood Risk Assessment confirms that the application site is located within Flood Zone 1 and is therefore at low risk of flooding from rivers or the sea. There are no records of historical flooding affecting the site, and the risk from groundwater, sewer flooding, reservoirs, canals or other artificial sources is assessed as low. The principal identified flood risk relates to surface water, which ranges from low to locally higher risk across parts of the site. However, the proposed dwellings are all located within the footprint of existing buildings, resulting in a reduced built footprint overall and no loss of flood storage. Finished floor levels would be set a minimum of 600mm above prevailing ground levels and incorporate additional flood resistance measures, providing



an appropriate level of protection in accordance with national guidance.

- 7.54 Surface water would be managed through a sustainable drainage strategy incorporating permeable paving, a hydrobrake flow control and an on-site detention basin, with discharge rates restricted to a greenfield equivalent of 2.1 l/s and attenuated to accommodate the 1 in 100 year event plus a 40% allowance for climate change. Surface water would discharge to an existing on-site ditch and watercourse to the south, while foul water would connect to the adopted sewer network within The Glebe.
- 7.56 Subject to detailed design at the reserved matters stage, the Flood Risk Assessment demonstrates that the site is appropriate for the proposed residential development and that flood risk can be safely and effectively managed in accordance with national and local policy.
- 7.57 The objections raised by the Lead Local Flood Authority under application 22/01913/OUT related primarily to the lack of a defined surface water drainage strategy, the siting of development and SuDS features within surface-water conveyance routes, and the absence of evidence demonstrating that flood risk would not increase elsewhere. The submitted Flood Risk Assessment (June 2025) represents a comprehensive response to those concerns. It provides a detailed and quantified drainage strategy, incorporates design changes including a reduced built footprint and raised finished floor levels, and demonstrates that surface water runoff will be appropriately managed on-site with no increase in flood risk to neighbouring land or property.
- 7.58 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. 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.
- 7.59 Officers are therefore satisfied that the matters previously raised by the LLFA have been addressed in principle, subject to detailed design and appropriate conditions. Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036.

## **Biodiversity**

- 7.60 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).

- 7.61 The application has been informed by a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment prepared by Brown & Co (June 2025). The site comprises a previously developed equestrian centre with associated buildings, hardstanding, modified grassland and boundary vegetation. No statutory or non-statutory designated nature conservation sites are located within the application site or immediately adjacent to it.
- 7.62 The ecological surveys confirm that the site is of low ecological value, reflecting its long-established developed and managed character. Habitats present include buildings, hardstanding, modified grassland, and boundary hedgerows and trees. These boundary features provide some limited potential for nesting birds and foraging or commuting bats; however, no evidence of bat roosts, great crested newts or other protected species was recorded during the surveys. The assessment concludes that, subject to standard precautionary measures, the proposed redevelopment would not give rise to significant adverse ecological effects. This approach is consistent with paragraph 187 of the NPPF and Policy LP30, which require that impacts are proportionately assessed and appropriately mitigated.
- 7.63 Mitigation measures set out in the submitted reports include timing restrictions on vegetation clearance to avoid the bird nesting season, precautionary working methods during construction, and a sensitive lighting strategy to minimise potential disturbance to bats. In addition, the proposals include a package of ecological enhancements, such as native hedgerow and tree planting, species-rich grassland creation, and the installation of bat and bird boxes. These measures would enhance habitat diversity and ecological functionality across the site and accord with paragraph 180(d) of the NPPF and Policy LP30, which seek biodiversity enhancements as part of new development.
- 7.64 The Biodiversity Net Gain Assessment confirms that the proposal has been designed to achieve a minimum 10% net gain in biodiversity units, in accordance with the Environment Act 2021 and national guidance. The development would result in an increase in both area-based habitat units and hedgerow units through habitat creation and enhancement within the site. No off-site compensation or statutory credits are required. Subject to the submission and approval of a Biodiversity Gain Plan and a Landscape and Ecological Management Plan to secure delivery

and long-term management, officers are satisfied that the proposal would meet national BNG requirements.

- 7.65 Overall, the Local Planning Authority are satisfied with the findings of the submitted PEA and BNG Assessment and as such the proposal accords with Local Plan Policy LP30 and the NPPF (2024) subject to the imposition of conditions.

### **Impact on Trees**

- 7.66 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.
- 7.67 The application has been considered by the Council's Arboricultural Officer, who confirms that the site is not located within a Conservation Area and that no Tree Preservation Orders apply. The Arboricultural Officer raises no objection in principle to the proposal, subject to the retention of identified boundary trees, the protection of retained trees during construction, and the provision of replacement and compensatory planting where tree loss is unavoidable.
- 7.68 Subject to conditions requiring the submission and implementation of an Arboricultural Method Statement, Tree Protection Plan and a detailed landscaping scheme, officers are satisfied that the proposal would not result in unacceptable harm to trees or landscape character. The development is therefore considered to comply with Section 15 of the National Planning Policy Framework and Policy LP31 of Huntingdonshire's Local Plan to 2036.

### **Accessible and Adaptable Dwellings**

- 7.69 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.
- 7.70 To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

## **Water Efficiency**

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

## **Developer Obligations**

### Bins

- 7.72 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. An incomplete Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority. Once completed the proposed development can be considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

### Community Infrastructure Levy (CIL)

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

## **Other**

### Contamination

- 7.74 The application has been reviewed by the Council's Environmental Health Officer, who has raised no objection in principle to the proposed redevelopment, subject to appropriate investigation and remediation of potential land contamination. Given the historic use of the site as an equestrian centre and the presence of former buildings and hardstanding, the Environmental Health Officer advises that a staged land contamination risk assessment be undertaken to establish whether any contamination is present and to ensure that the site is suitable for the proposed residential use. This approach accords with the precautionary principles set out in the National Planning Policy Framework.
- 7.75 The Environmental Health Officer recommends a series of conditions requiring the submission and approval of a site

investigation prior to development (with the exception of demolition), the submission and implementation of a remediation scheme where necessary, verification of any remediation works prior to occupation, and procedures for dealing with unexpected contamination encountered during construction. These matters are capable of being appropriately controlled through planning conditions and, subject to their implementation, officers are satisfied that the development would not give rise to unacceptable risks to future occupiers, neighbouring land, controlled waters or the wider environment.

### Archaeology

- 7.76 The application has been reviewed by the Cambridgeshire County Council Archaeological Officer, who raises no objection to the proposal subject to the imposition of a planning condition. The Archaeological Officer advises that, due to the archaeological potential of the site, a further programme of investigation and recording is required to establish the presence or absence, condition and significance of any surviving archaeological remains within the development area, and to determine whether any mitigation is necessary. It is considered that this can be appropriately secured by condition requiring a Written Scheme of Investigation (WSI), and the implementation of archaeological fieldwork, recording and reporting in accordance with the approved WSI. Subject to this requirement, officers are satisfied that the proposal accords with Policy LP34 of the Local Plan to 2036 and Section 16 of the NPPF (2024).

### Grampian Condition

- 7.77 The Local Highway Authority has confirmed that it has no objection to the proposal in principle but advises that changes to the existing highway are required to make the development acceptable in highway terms, in particular the provision of improved pedestrian connectivity along New Road. The Highway Authority recommends a 2m wide footway linking the site to the nearest existing footway network adjacent to The Glebe, whilst retaining or relocating an appropriate passing place as necessary. Given that the pedestrian works are off-site and within land under highway control, it is considered reasonable and necessary to secure these works via a Grampian-style condition preventing development until the footway and any associated highway alterations have been completed. This approach is acceptable because the required works are clearly defined, deliverable, and proportionate to the scale of development, and would ensure safe pedestrian access for future residents in accordance with Policies LP16 and LP17 of the Local Plan to 2036 and the NPPF (2024).

## Conclusion

- 7.78 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 7.79 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.
- 7.80 The proposal seeks outline permission for the redevelopment of a previously developed equestrian site to deliver up to seven dwellings. The principle of a modest redevelopment of this nature is supported by policy, the site's previously developed status and the contribution the scheme would make to housing delivery at a time when relevant housing supply policies are out-of-date. Therefore, whilst the indicative layout shown on the Illustrative Masterplan may be subject to change, and subject to the above site constraints and site requirements being satisfied, the quantum of development proposed is considered to be achievable without causing a significant detrimental impact upon visual amenity or the character and appearance of the locality. The proposal is therefore considered acceptable in principle and the 'appearance', 'landscaping', 'layout' and 'scale'; would be considered in detail as part of reserved matters should outline permission be granted.
- 7.81 The proposal has been assessed against the relevant policies of the development plan and the NPPF. Matters relating to highway safety, access and parking have been considered with particular regard to the Local Highway Authority response. The proposal is forecast to generate fewer vehicle movements than the established equestrian use; however, pedestrian connectivity improvements are required to ensure the development provides safe and suitable access for future residents. These works are capable of being secured through a Grampian-style condition preventing development until a 2m footway link to the existing network is provided, together with any associated highway works.
- 7.82 The submitted technical information demonstrates that the development can be made acceptable in respect of flood risk and surface water drainage, land contamination, ecology/biodiversity net gain, and impacts on trees, subject to the imposition of

appropriately worded planning conditions and the approval of detailed reserved matters.

- 7.83 The Archaeological Officer also raises no objection subject to a condition securing a programme of archaeological investigation and recording.
- 7.84 In applying the tilted balance, officers have identified material benefits including: the delivery of up to seven dwellings; the effective reuse of previously developed land; the removal of existing large-scale equestrian buildings; a reduction in daily vehicle trips compared to the existing use; and the delivery of biodiversity net gain secured through a Biodiversity Gain Plan and management arrangements.
- 7.85 The NPPF (2024) has at its heart the presumption in favour of sustainable development'. The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. When considered in the round, the proposal would contribute to the economic, environmental and social dimensions of sustainability with a neutral impact upon the character and appearance of the area.
- 7.86 In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. There will also be Council Tax and New Homes Bonus receipts arising from the development.
- 7.87 Regarding the social dimension, the site appears to have no significant constraints and is deliverable. It would also increase the supply of housing. There is a local and district wide identified need for both private and affordable housing and the provision of market housing, albeit a small quantum of development would amount to a benefit in terms of provision towards the supply of housing.
- 7.88 In terms of the environmental dimension of sustainable development, the proposal offers potential for the incorporation of energy efficiency measures (to be considered in detail at reserved matters stage) as well as the delivery of green space and a net gain in biodiversity. The visual impacts of the development are considered to be acceptable. It is therefore considered that there will be a net benefit in environmental terms.
- 7.89 Against these benefits, the main potential harm relates to the site's countryside location and the need to ensure safe pedestrian access along New Road. The pedestrian safety concern is capable of being adequately addressed through the

recommended Grampian condition requiring delivery of the footway link prior to occupation. Other potential impacts (including ecology, trees, drainage, contamination and archaeology) can be controlled through conditions.

- 7.90 Officers have also had regard to the Town/Parish Council objections and third-party representations, including matters of policy compliance, pedestrian safety, and local character. These concerns have been taken into account in the assessment above. Subject to the recommended conditions (including the off-site pedestrian works, drainage, ecological safeguards and tree protection/landscaping), officers consider that the proposal would represent a sustainable form of development in NPPF terms.
- 7.91 Having regard to the policies of the development plan (with reduced weight applied where relevant), and the NPPF (2024) taken as a whole, officers consider that the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits. The planning balance therefore weighs in favour of the proposal.
- 7.92 Accordingly, taking national and local planning policies into account and having regard to all relevant material considerations, it is concluded that the proposed development is acceptable in principle and can be made acceptable in all other respects through reserved matters and the imposition of conditions. Therefore, it is recommended that the application be approved, subject to conditions and completion of the necessary planning obligations.

## **8. RECOMMENDATION - APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS**

### **Outline / Reserved Matters**

- Time limit for submission of Reserved Matters applications.
- Time limit for commencement following the approval of the final Reserved Matters.
- Reserved Matters to include appearance, landscaping, layout and scale, with access as approved.
- Development to be carried out in accordance with the approved site location plan and access drawing only.

### **Highway Safety, Access and Movement**

- Grampian-style pre-commencement condition requiring the submission, approval and implementation of a scheme for a 2m wide pedestrian footway linking the site to the existing footway adjacent to The Glebe, including any necessary off-site highway works, prior to first occupation.
- Detailed access construction details including access gradient, width, kerb radii, surface construction and a



minimum 20m metalled surface, to be submitted and approved.

- Provision, clearance and retention of visibility splays.
- Details of internal estate roads and associated infrastructure, including layout, construction and turning areas.
- Off-site highway improvement works, to be completed in accordance with approved details.
- Traffic Management Plan covering construction traffic routing, contractor parking and deliveries.
- Temporary construction facilities to be kept clear of the public highway at all times.

#### Construction Management and Amenity

- Construction Environmental Management Plan (CEMP), including dust, noise, vibration, lighting controls and pollution prevention measures.
- Restrictions on construction and delivery times in the interests of residential amenity.

#### Drainage and Flood Risk

- Submission and approval of a surface water drainage scheme.
- Construction drainage arrangements to prevent pollution and manage surface water during works.
- Surface water drainage system completion and sign-off prior to occupation.
- Establishment of a management company and long-term maintenance scheme for drainage infrastructure.

#### Ecology and Biodiversity

- Development to be carried out in accordance with the recommendations of the Preliminary Ecological Appraisal.
- Submission and approval of details demonstrating a minimum 10% Biodiversity Net Gain, to be delivered and maintained in accordance with approved details.

#### Trees and Landscaping

- Submission of a Tree Survey and Arboricultural Impact Assessment as part of Reserved Matters relating to layout or landscaping.
- Tree protection and compensatory planting to be implemented in accordance with approved details.

#### Design and Sustainability

- Submission and approval of an external lighting scheme as part of Reserved Matters.
- All dwellings to meet Building Regulations M4(2) – Accessible and Adaptable Dwellings.
- Compliance with water efficiency standards in accordance with Approved Document G.

Other

- Provision of fire hydrants in accordance with Cambridgeshire Fire and Rescue Service requirements.

**CONTACT OFFICER:**

Enquires about this report to **Saffron Loasby, Senior Development Management Officer** [saffron.loasby@huntingdonshire.gov.uk](mailto:saffron.loasby@huntingdonshire.gov.uk)

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 July 2025 12:16  
**To:** DMAAdmin  
**Subject:** RE: Planning Permission Consultation - Northbrook Equestrian Centre New Road Offord Cluny (ref 25/01237/OUT)

The Parish Council discussed this application at length at it's recent planning meeting and has the following comments to make.

25/01237/OUT - Northbrook Equestrian Centre - 7 dwellings including revised access from New Road Offord Cluny and Offord Darcy Parish Council has long had a policy of supporting sympathetic housing developments in the villages that conform to the Local Plan. We note that this application has differences from the recent application and appeal for 28 homes (23/00023/NONDET) that was refused. It is still separate from the villages and thus not well-related and will not be connected to the built-up form of the Offords, but as a much smaller development principally on the footprint of existing buildings will have less of an impact.

Looking at the appeal decision this application however does nothing to overcome the 'Suitability of the site' reasons for refusal of the previous application. Indeed, that application included a proposal to upgrade New Road to provide pedestrian access which has been left out of this one. There is no provision for Sustainable Travel at all. In the Policy Guidance Checklist, the application has the box for LP16 – Sustainable Travel ticked but, apart from a revised access onto New Road, there is no mention of how sustainable travel will be supported. The reasons for refusal of the previous application relating to travel and transport have not been addressed in any way, nor some of the other reasons relating to the separation of the site from the villages (paragraphs 5 to 14). As the application points out New Road is a single track, national speed limit road and thus there is a complete lack of consideration for pedestrians and cyclists. The Parish Council notes the data provided to demonstrate the reduction in traffic but, although it has no formal data, is considerably surprised and sceptical about the current levels of traffic supplied.

The Parish Council **recommends refusal** of the application as it stands as it clearly contravenes LP 9b and LP 16 of the existing local plan.

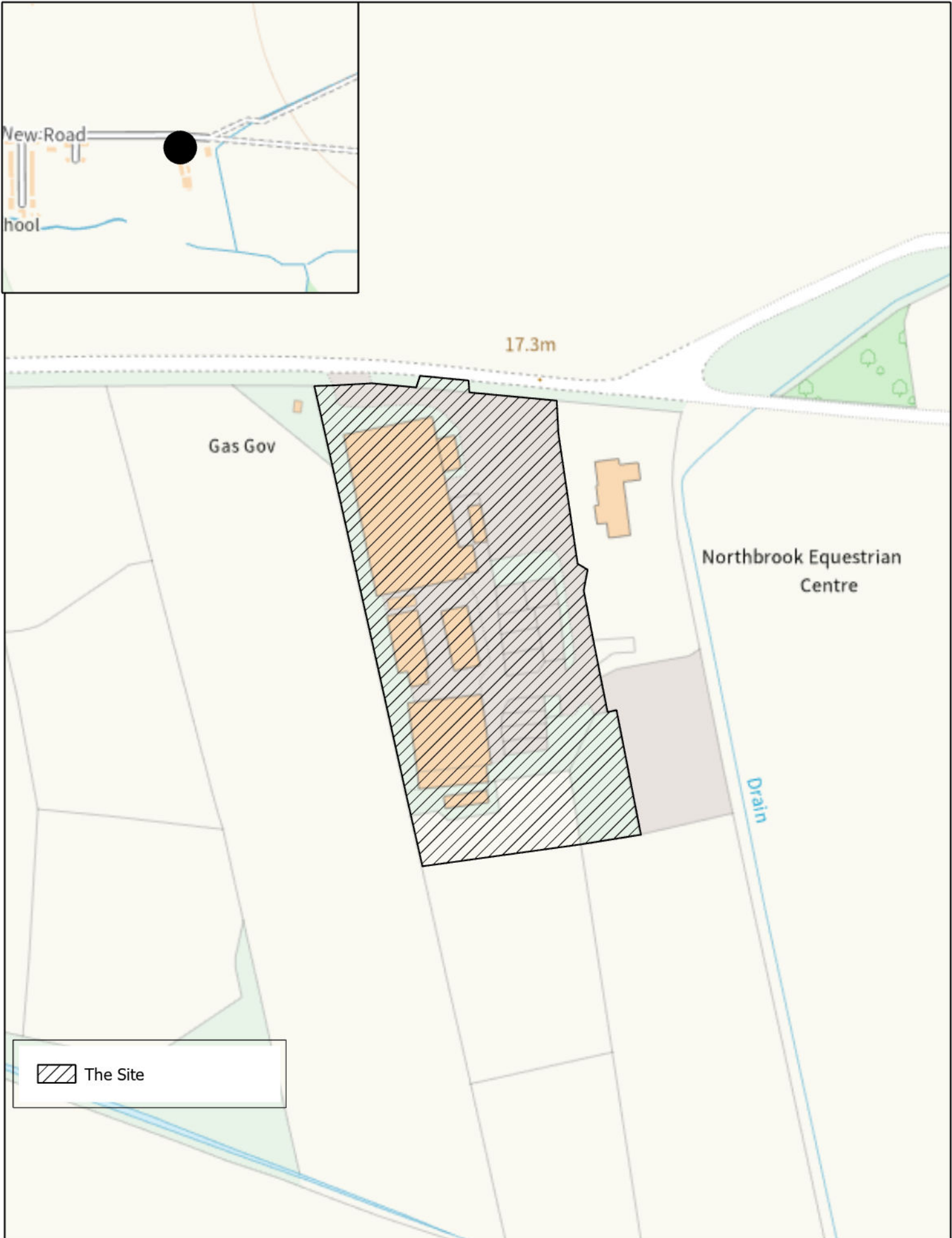
Offord Cluny & Offord Darcy Parish Council  
The Village Hall  
158 High Street  
Offord Cluny  
Cambs PE19 5RR

[REDACTED]  
[www.offords-pc.gov.uk](http://www.offords-pc.gov.uk)

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Northbrook Equestrian Centre, Northbrook Equestrian Centre, New Road, Offord Cluny, St. Neots PE19 5RP



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Plotted Scale - 1:1,250





- NOTES
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
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  - Direct scaling off the drawing is permissible for planning purposes only.

LEGEND

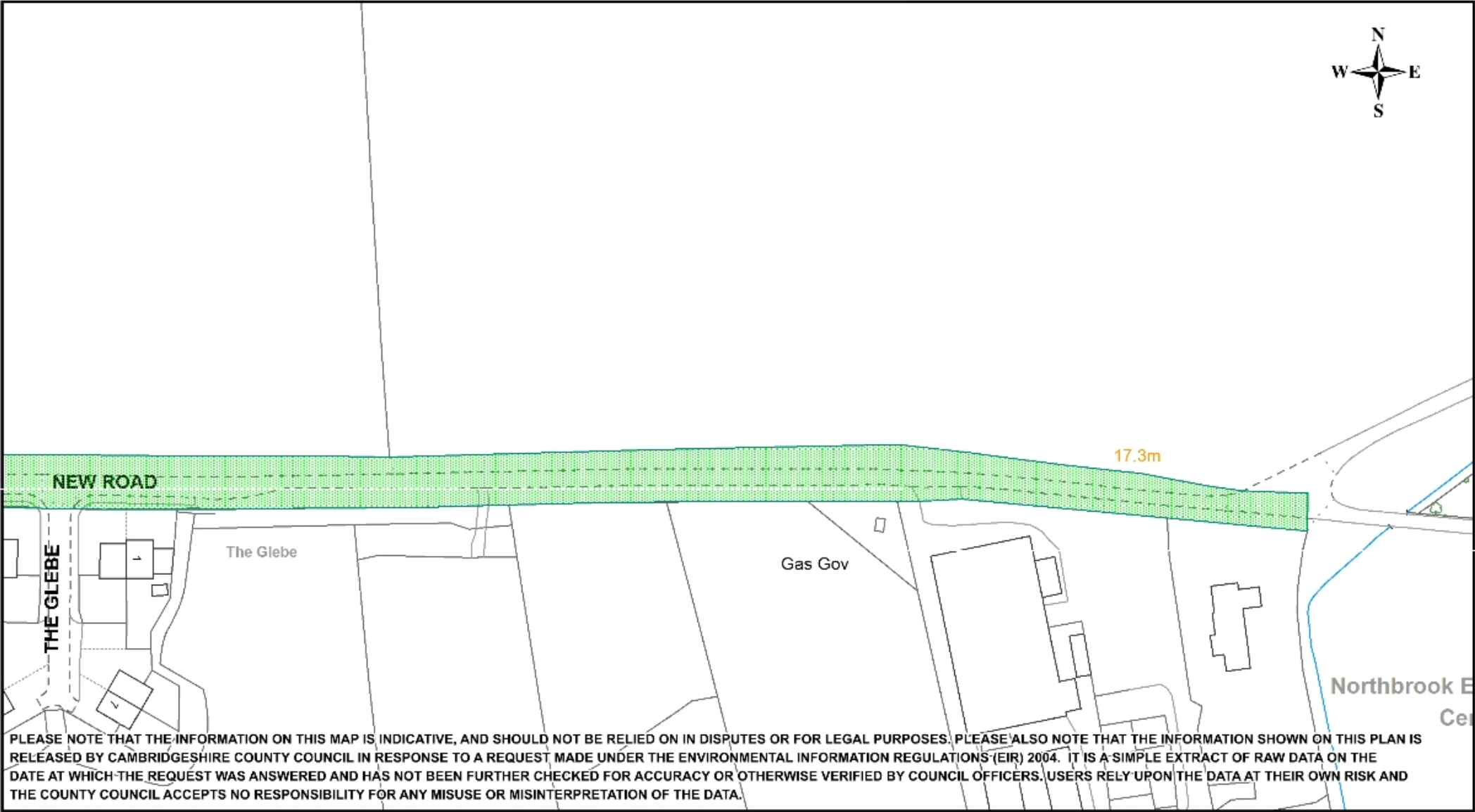
- Asterisk denotes carport
- Denotes proposed hedge planting
- Denotes proposed hedge planting with timber post and rail fence
- Denotes garden shed
- Denotes existing trees to be retained
- Denotes existing trees to be removed
- Denotes on plot parking (all units to have EV charging points)
- Denotes proposed tree planting

| SCHEDULE OF ACCOMODATION  |  |  |  |
|---|--|--|--|
| Plot 1: 152 sqm 1636 sqft 4 Bed   |  |  |  |
| Plot 2: 90 sqm 968 sqft 3 Bed (carport as flyover for smaller breaks in built form) |  |  |  |
| Plot 3: 90 sqm 968 sqft 3 Bed (carport for smaller continual frontage)              |  |  |  |
| Plot 4: 150 sqm 1614 sqft 4 Bed   |  |  |  |
| Plot 5: 130 sqm 1237 sqft 4 Bed (1.5 Storeys) (carport for continual frontage)      |  |  |  |
| Plot 6: 160 sqm 1614 sqft 4 Bed   |  |  |  |
| Plot 7: 165 sqm 1776 sqft 4 Bed (carport with accomodation above)                   |  |  |  |

DRAFT

| REV                                 | DESCRIPTION  | DRN                             | CHD         | DATE                     |        |
|-------------------------------------|--------------|---------------------------------|-------------|--------------------------|--------|
| <input checked="" type="checkbox"/> | PRELIMINARY  | <input type="checkbox"/>        | INFORMATION | <input type="checkbox"/> | TENDER |
| <input type="checkbox"/>            | CONSTRUCTION | <input type="checkbox"/>        | AS BUILT    |                          |        |
| SCALE                               |              | 1:500 @ A3                      | DATE        | JUNE-2025                |        |
| DRAWN                               |              | JPG                             |             |                          |        |
| DRAWING NO.                         |              | NORTHBROOK-1001                 | REV         | -                        |        |
| TITLE                               |              | NORTHBROOK-EQUESTRIAN-CENTRE    |             |                          |        |
| DETAILS                             |              | OUTLINE-APPLICATION LAYOUT-PLAN |             |                          |        |






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Date: 26/08/2025

By: CCC739752890

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Legend

Public highway (green) 

Highway boundary plans are determined using Ordnance Survey (OS) mapping at a scale of 1:1250 or 1:2500. Please refer to OS's Statement of Accuracy when comparing with a site survey. It is possible that the OS mapping for the area searched does not show features that typically form part of the highway boundary, such as (but not limited to) ditches, hedges, fences or embankments. Therefore, please note that owing to the tolerance of accuracy that must be applied to OS maps, the highway boundary 'on the ground' may not be in exactly the same position as the boundary features displayed by OS. If you require a site visit to determine the physical highway extent please contact [searches@cambridgeshire.gov.uk](mailto:searches@cambridgeshire.gov.uk). This service is provided on a cost-recoverable basis in accordance with our Schedule of Charges.