

DEVELOPMENT MANAGEMENT COMMITTEE 23rd FEBRUARY 2026

Case No: 25/00433/FUL

**Proposal: PROPOSED ERECTION OF 23 DWELLINGS,
GARAGING, ASSOCIATED ROADWAYS AND
LANDSCAPING**

Location: BRITTENS FARM, STATION ROAD, KIMBOLTON

Applicant: BERWICK HOMES

Grid Ref: 509692 268553

Date of Registration: 07.03.2025

Parish: 145 – KIMBOLTON

Ward: 113 – 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 Parish Council.**

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site lies on the northern edge of Kimbolton, fronting Station Road. It extends to approximately 1.7 hectares and comprises arable land. The northern and eastern boundaries are defined by existing gappy hedgerows, while the southern boundary adjoins the river and is shrubby and woody. The western boundary is partly open and wire fencing, though a small wooded copse occupies the corner close to the river. The land slopes from north to south.
- 1.2 To the east of the site are 16 dwellings at Montague Gardens, alongside the 21 new dwellings at Kym View Close, approved under Ref: 18/01411/FUL dated 17th March 2020. South of the site lies the River Kym and the west is the Listed Building of the farmstead, Brittens Farm. Kimbolton village centre lies approximately 500 metres to the southwest and provides a range of local services and amenities.
- 1.3 The majority of the site is located in Flood Zone 1 on the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024). With the most southern part of the site in Flood Zone 2, within which no development is proposed. The site is outside the Kimbolton Conservation Area which lies approximately 500 metres to the southwest. The closest Listed Building is Brittens Farm to the west of the site.

Proposed development

- 1.4 The application seeks full planning permission for 23 dwellings, together with a new vehicular and pedestrian access from Station Road, a small amount of open space and associated infrastructure. The proposed scheme comprises a mix of predominantly two storey detached and semi-detached dwellings. Of the 23 units, 9 (40%) are proposed as affordable homes.
- 1.5 This application has been accompanied by the following documents:
 - Design and Access Statement
 - Heritage Impact Assessment
 - Biodiversity Net Gain Report
 - Ecological Impact Appraisal
 - Arboricultural Impact Assessment
 - Flood Risk Assessment and Drainage Strategy
 - Highway Statement
 - Affordable House Statement
 - Utility Infrastructure report

- Energy Statement; and
- Ground investigation Report

- 1.6 Amendments have been received during consideration of this application, which have been consulted upon accordingly. The proposal has also been amended from 26 No. dwellings, down to 23 No. dwellings,

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.
- 2.4 A revised NPPF was published for consultation in December 2025 which, whilst signalling the Government's planning policy direction of travel, is not currently attributed any weight in the determination of planning applications

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 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 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

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](#)

Emerging planning policy

3.2 In October 2025 the Council published a Preferred Options consultation on the emerging Local Plan, within which the site is identified as “Draft Allocation Kimbolton 1”: -

“1.40 ha of land at Brittens Farm, Station Road is allocated for mixed use development to comprise:

1. about 25 homes; and
2. about 0.5 ha of open space to safeguard against flooding

Successful development of the site will require:

- a. demonstration that the site can pass the exception test and built development located on land within flood zone 1 blue green corridor on the southern 0.5ha of the site which is at higher flood risk
- b. provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, surface water and residual flood risk, modelling of River Kym and ordinary watercourse including climate change.

- c. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- d. a heritage assessment and design sensitive to the setting of the adjacent listed buildings and ridge and furrow land
- e. retention of existing hedges and boundary features as part of the landscape plan or strategy
- f. provision of safe and appropriate vehicular and pedestrian access from Station Road and within the site
- g. integration of the public open space to be provided in the southern part of the site with that provided with Kym View Close.”

- 3.3 Paragraph 49 of the National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the [National Planning Policy Framework](#).
- 3.4 3 no. objections were received in respect of this draft allocation on matters of both principle and detail. Consequently, at the time of writing, the emerging Local Plan remains at such an early stage in its preparation that little if any weight can be attributed to the Preferred Options document.

4. PLANNING HISTORY

- 4.1 None to date

5. CONSULTATIONS

- 5.1 Kimbolton Parish Council – recommends REFUSAL of the application on the following grounds:

The foul water and sewerage system are not adequate for the proposed development

- 5.2 HDC Environmental Health – NO OBJECTION subject to a condition securing the reporting of any unexpected contamination.
- 5.3 HDC Urban Design – Following a number of revised plans, comments have been raised with regards to some house type elevation details and boundary treatments, which would be controlled via suggested planning conditions.
- 5.4 HDC Landscape and Biodiversity Officer – Following revised plans and amendments, broadly supports the development and achieving a sufficient Landscaping design.

- 5.5 HDC Ecology Officer – Initial concerns are raised regarding the site's suitability for development regarding its strategic value as part of the River Kym corridor Priority Landscape, adequate avoidance/mitigation/compensation for the recorded priority species, the biodiversity value conferred by the age of the site (this is not captured by the BNG metric). A Lux contour plan would be required for mitigation of light spill in relation to roosting bats. Planning conditions to secure these items are recommended.
- 5.6 HDC Conservation Officer – Does not support. The introduction of a large housing development on the edge of the village is considered to cause less than substantial harm to the setting of the Listed Buildings and the approach to the Conservation Area.
- 5.7 HDC Arboricultural Officer - Support subject to a planning condition requiring submission of a Tree Protection Plan.
- 5.8 HDC Affordable Housing Officer – Following amended plans and revisions to house types to secure adequate M4 (3) compliance – NO OBJECTION.
- 5.9 Local Lead Flood Authority – Following revised and amended information raise NO OBJECTION subject to suggested planning conditions.
- 5.10 CCC Highways – Following consultation clarification and the receipt of amended plans. NO OBJECTION is raised subject to planning conditions.
- 5.11 CCC Archaeology – NO OBJECTION subject to conditions securing archaeological written scheme of investigation.
- 5.12 Anglian Water – Holding objection to 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 solution. Kimbolton WRC can accommodate the waste water flows from the proposed growth.

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.

- 5.13 Environment Agency – NO OBJECTION subject to suggested planning condition relating to no development in the flood plain.
- 5.14 Cambridgeshire Constabulary - The layout is broadly acceptable in terms of crime prevention, with good natural surveillance, defensible space, and in-curtilage parking.
- 5.15 Natural England – NO OBJECTION to the development.

6. REPRESENTATIONS

27 representations received from 12 addresses, in objection, raising the following matters:

- The field is ridge and farrow
- The field is used for hunting barn owls
- The field gives a dark corridor for hunting bats
- The risk of flooding made worse
- The risk of sewerage backing up and affecting all houses in the locality
- The security risk to the properties that will back on to this site.
- The danger to road users due to the entrance out onto an already very busy road, that is at certain times of the day it takes a long time to get out of Montagu Gardens
- Access for should be moved to the boundary
- Plots are too close to existing dwellings and will impact light and privacy and cause over shadowing.
- Lack of infrastructure provided.
- Flooding and water run-off. The plans fail to consider that half of the field regularly floods from the brook which other houses in the Kym View Close have already witnessed. The extra run off from this development will no doubt cause a problem to the already maximum capacity of Kym Brook.
- There is simply no sense in this development. Really require an additional 23 homes when the new houses on the last development are still on the market 12 months later.
- Increased traffic in the village and congestion on roads.
- Renewable energy issues must be considered and built into the new properties
- Child safety is a major concern – walking to school and no designated crossing points.

- Excessive speed limits by drivers and improvements need to be made to pedestrian infrastructure.
- A strain on public services will be inevitable
- Unacceptable impact on Kimbolton village character and heritage.
- Nearby farmstead will be overlooked
- No need for new housing on this scale, not in the interests of the community.
- Disruption, congestion and noise created by the development at construction stage.

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.

Location and suitability of the site

- 7.9 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.

- 7.10 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 sites are included to promote the deliverability of the strategy.
- 7.11 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 new developments.
- 7.12 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.
- 7.13 LP8 further supports this development as the supporting text qualifies "that proposals for development on land well-related to the built-up area of Key Service Centres may be supported where it accords with the specific opportunities allowed for through other policies of this plan."

Design, Visual Amenity and Landscaping

- 7.14 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.
- 7.15 The proposed development comprises a layout that has been designed to provide a scheme that sets the dwellings in their surroundings and achieves an acceptable level of privacy and good living environment for both the existing dwellings and residents and new proposed dwellings. The site is split into 2 parcels and provides for affordable housing.

- 7.16 Primary vehicular access is proposed from Station Road at the north of the site. Pedestrian connections are also provided to Station Road, supporting permeability and access.
- 7.17 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.
- 7.18 The proposed units are all two storeys in height, consistent with the surrounding built context. The scheme includes a mix of house types and sizes, ranging from smaller two-bedroom dwellings to larger four-bedroom family homes. The submitted Materials Plan indicates the material palette which is a mixture of multi red and multi cream coloured stock brick, with roof tiles being tile and slate. However, these should be finally confirmed by way of a planning condition. HDC's Urban Design Officer considers that the proposed materials are acceptable and similar to those existing within Kimbolton. The scheme is one that has gone through a number of amendments and subject planning conditions confirming boundary treatments, external materials and some specific architectural details – the scheme is suitable.
- 7.19 The proposed scheme is also providing for electrical charging points (EVP) on each plot as shown on the Planning Layout, alongside Air Source Heat Pumps and allocated bins stores. Each Plot has a cycle storage area in the garage, or a cycle shed if no garage is provided. These will be detailed and secured via planning conditions.
- 7.20 The application includes a detailed soft landscaping scheme which as previously mentioned, includes additional landscaping to the site boundaries. It also includes landscaped front gardens and amenity spaces and new native hedge planting along the back edge of the existing farm access track. A condition is recommended to require satisfaction and compliance with the detailed soft landscaping scheme and to secure a landscape management plan.
- 7.21 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.
- 7.23 Taking all of the above into consideration, and subject to the above recommended conditions, it is considered that the proposal would 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 LP11 and

Housing Mix including Affordable Housing

7.24 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.

7.25 The proposed development includes a mix of 2, 3 and 4 bed homes which broadly aligns with the requirements above and will contribute to the creation a sustainable, inclusive and mixed community in the locality. The proposed development will provide:

House type	Number of dwellings	Tenure
3bed4p	4	Market dwelling
4bed5p	10	Market Dwelling
2bed4p	4	Affordable Rent
3bed5p	3	Affordable Rent
3bed5p	2	Shared Ownership
Total	23	

7.26 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 Two M4(3) wheelchair adaptable dwellings (Plots 21 and 22) proposed. It is recommended that conditions be imposed to secure these requirements.

7.27 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.

7.28 Policy LP24 of the Local Plan states a proposal will be supported where:

- 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.
- 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.

7.29 The application proposes a policy compliant level of affordable housing (9 dwellings) which would be a mix of 2- and 3-bedroom dwellings. These are located in the north part of the site. There is no cross over in house types with the affordable housing and market housing, so other than size, it is not considered that there would be a distinguishable external appearance.

7.30 The following is a summary of the affordable housing mix:

70% of 9 = 7 (Affordable Rented)
30% of 9 = 2 (Shared Ownership)

Affordable Rent

4 no. x 2b4p

3 no. x 3b5p

Shared Ownership

2 no. x 3b5p

7.31 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

7.32 Policy LP34 of the Local Plan states that great weight and importance should be given to the conservation of heritage assets.

7.33 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.'

7.34 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.

7.35 The group of 17th century Listed Buildings (Brittens Farmhouse,

Wornditch Farmhouse and the Granary at Wornditch Farm) lie to the west of the proposal site, on lower ground which slopes gradually down towards the River Kym, further to the south. 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.

- 7.36 While the site is not directly adjacent to the Listed Buildings, 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. 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, the retention of existing vegetation, and provision of new landscaping to the south and eastern boundary to soften the development in public views and from the affected Listed Buildings
- 7.37 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.
- 7.38 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 moderate level of archaeological interest, with evidence limited to field systems on the periphery of settlement. As such, a planning condition is recommended.

Residential Amenity

- 7.39 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.

- 7.40 A number of representations have been received from neighbouring residents raising concerns regarding overlooking and loss of privacy, drainage, highways and access impact, ecological and noise impacts. These matters are acknowledged and are considered in detail within the relevant sections of this report.

Neighbouring properties

- 7.41 The closest existing residential properties are to the east of site – Montagu Gardens and Kym View Close. The closest relationships are between No's 8 to 4 at Montagu Gardens, and No's 6, 7 and 9 at Kym View Close. Where the dwellings are closest, at plot 13 the distance is approx. 8m and the relationship is side elevation to side elevation. There are no habitable room windows overlooking existing private amenity garden space and the small windows serving ensuite bathroom and bathroom can be obscure glazed.
- 7.42 Having reviewed the layout and elevational house type drawings, it is considered that combined with the separation distances and intervening landscaping, it 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 adjacent 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

- 7.43 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 separation distances between 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.
- 7.44 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.

- 7.45 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.
- 7.46 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

- 7.47 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.

Summary

- 7.48 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

- 7.49 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained through the plan period.
- 7.50 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.”*

- 7.51 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.
- 7.52 In terms of foul drainage, Para 2.8 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 a holding objection to any direct connection into their foul network due to current capacity constraints and the associated risk of pollution. The capacity constraints relate to the terminal pumping station (TPS) in Kimbolton meaning that any additional flow would increase the risk of further spills of the Combined Sewer Overflow (CSO). This CSO is currently exceeding the spill count as set by the EA and needs to be mitigated.
- 7.53 *The applicant has presented some 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.*
- 7.54 Anglian Water has confirmed, in a letter to the Authority, 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.

- 7.55 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.
- 7.56 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.
- 7.57 This approach has already been taken collaboratively by Anglian Water and HDC, with the site at Land North of Aragon Place, Stow Road, Kimbolton which was given a resolution to grant approval at the Development Management Committee in December 2025 – Ref: 25/01029/FUL.
- 7.58 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.
- 7.59 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

- 7.60 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.

- 7.61 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy: MTC Engineering (Cambridge) Ltd: Ref 3205-FRA& DS Rev F dated June 2025.
- 7.62 The majority of the site is 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. Part of the most southern area is located in Flood Zone 2 and is considered to be at medium risk of flooding but no development is proposed in this location, and the River Kym is Flood Zone 3.
- 7.63 A surface water channel runs to the north of the site and the SFRA 2024 identifies this area as being at risk of surface water flooding. Following revisions to the scheme, the Lead Local Flood Authority (LLFA) has withdrawn its holding objection and confirmed that surface water could be managed through proposed measures. 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.
- 7.64 Subject to the imposition of conditions as set out above, the proposal is acceptable with regard to flood risk and drainage and complies with LP5, and LP15 of the Local Plan.

Highway Safety, Access and Parking Provision

- 7.65 Policy LP 16 and LP 17 require development to promote sustainable modes of travel, provide adequate parking provision and safe movement of vehicles.
- 7.66 The proposed development includes a single point of vehicular access from Station Road, along with a pedestrian access path. The main vehicular access would take the form of a 5.5-metre-wide priority T-junction with 6-metre kerb radii. Drawing number plan No3205-15 demonstrates visibility splays of 2.4 metres x 120m to the north can be achieved from the site access and is considered acceptable.
- 7.67 As there is currently no pedestrian footpath along the site frontage on the B660 Station Road. A frontage footpath is proposed to connect to the exiting footpath on Station Road, heading into the village at Montague Gardens.
- 7.68 Following the receipt of revised plans and clarification of information, the Transport Team at Cambridgeshire County Council has raised no objection to the proposed development, subject to the inclusion of suggested planning conditions.

- 7.69 A Transport Statement: Jan 2025 (TS) has been submitted in support of the application. The proposed development is predicted to generate 13 new vehicle trips in the morning peak period and 13 new vehicle trips in the evening peak period. The TS 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.
- 7.70 Representations received have raised concerns regarding existing issues with vehicles exceeding speed limits in the vicinity of the site. 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.
- 7.71 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, of which there are 4 spaces proposed.
- 7.72 In light of the above and subject to appropriate conditions, the proposed development is considered capable of according with Policies LP16, LP17 of the Local Plan, and section 9 of the NPPF (2024) in terms of highway safety, access and parking provision.

Biodiversity and Ecology

- 7.73 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.*'
- 7.74 The application is supported by an Ecological Appraisal dated October 2025 and a Biodiversity Net Gain Assessment dated October 2025.
- 7.75 The site generally offers limited opportunities for protected species and no evidence of any such species were recorded during the survey work. However, it is likely that birds nest within suitable habitats 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.

- 7.76 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 existing farm stead 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 local woodland habitat. 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 BNG and Flood land.
- 7.77 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 +2.54 Habitat Units (representing a calculated gain of 11.57%), +2.36 Hedgerow Units (representing a calculated gain of 10.47%) and +0.33 Watercourse Units (representing a calculated gain of 15.60%). A BNG condition is recommended to secure this net gain.
- 7.78 Subject to the recommended conditions, the proposed development is considered to comply with Policies LP30 of the Local Plan, the NPPF 2024 and the relevant provisions of the Environment Act 2021

Trees and Hedgerow

- 7.79 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.
- 7.80 The application is supported by an Arboricultural Impact Assessment dated October 2024 which sets out the proposed removal of one mature Ash tree (T8) from the roadside, and an Elder tree (T5), both are poor examples, and would not impact

the Arb Landscape significantly. All other significant tree and hedgerow cover is proposed to be retained as part of the proposed development.

- 7.81 HDC's Arboricultural Officer therefore supports the proposed development, as the impact on existing trees is minimal and they can be successfully protected during construction 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

- 7.82 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.
- 7.83 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.
- 7.84 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.
- 7.85 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 23 dwellings, based on an average household size of 2.19, is expected to generate approximately 57 residents. Applying the

Council's standard cost rate for formal outdoor sport, this equates to a total contribution of £16,686.97.

- 7.86 The PPOSS outlines that facilities within Kimbolton require support to be able to increase sports provision in the area. To fully alleviate junior overplay at Kimbolton Cricket Club the best solution identified would be to install a Non-Turf Cricket pitch (NTP). Furthermore, the club aspires to have an additional net facility. The football pitches require improved pitch quality and enhanced levels of maintenance. Ancillary provision which supports Football and Cricket has been identified as needing development.
- 7.87 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.
- 7.88 The obligation to secure a financial contribution £15,686 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.
- 7.89 Biodiversity Net Gain: The proposal includes onsite habitat, linear feature (hedgerow) and watercourse enhancement. Due to the size and distinctiveness of habitat created onsite, a monitoring fee, 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.
- 7.90 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 £2,622 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.
- 7.91 Affordable Housing: The application proposes a policy compliant level of affordable housing (40% = 9 dwellings). These would be a mix of 2 and 3 beds, and two 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.

- 7.92 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.
- 7.93 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.

Conclusion and Planning Balance

- 7.94 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.
- 7.95 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.96 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.
- 7.97 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'.
- 7.98 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.'*

7.99 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 'titled balance' is engaged.

7.100 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.

7.101 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.

- 7.102 In terms of the benefits of the scheme, the proposed development would deliver 23 new homes, 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.
- 7.103 The proposed development would deliver of 9 affordable homes towards a significant district affordable need. Significant weight is afforded to this.
- 7.104 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.
- 7.105 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 financial contributions towards outdoor sports provision.
- 7.106 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
- Boundary Treatments
- Obscure glazing – specific windows
- External levels
- Soft Landscape
- Landscape Management/Implementation
- 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
- Archaeology Investigation
- Biodiversity Net Gain Plan
- Compliance with Ecological Appraisal
- Compliance with AIA/Tree Protection Plan
- Ecologically sensitive lighting scheme
- Access width minimum 5m and 8m radii
- Surface water runoff scheme for access
- Street management and maintenance arrangements
- Provision of on-site parking and turning areas prior to occupation
- Temporary facilities
- Access development in accordance with Plan ref: 3205-15
- Visibility splays
- Vehicle wheel washing facilities
- Off site footpath works
- Construction Traffic Management Plan (CTMP)
- 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 Hannah Guy, Principal Planning Officer (Strategic Team) – hannah.guy@huntingdonshire.gov.uk.

From: clerk@kimboltonandstonely-pc.gov.uk
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton
Date: 26 September 2025 13:05:46
Attachments: [image001.png](#)
[image002.png](#)

Dear [REDACTED]

Thank you for allowing us to have an extension.

Having discussed the application last night at a meeting the Parish Council **recommend refusal** of the above application as the foul water and sewerage system are not adequate for the proposed development.

Kindly acknowledge safe receipt of this email.

Yours sincerely

[REDACTED]

Clerk

From: [REDACTED]
Sent: 03 September 2025 14:35
To: clerk@kimboltonandstonely-pc.gov.uk
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Hi [REDACTED]

Yes that is absolutely fine

Thanks

From: clerk@kimboltonandstonely-pc.gov.uk <clerk@kimboltonandstonely-pc.gov.uk>
Sent: 03 September 2025 14:13
To: [REDACTED]
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Thanks [REDACTED] Are we ok to submit the comments by 29 September please?
Regards,

[REDACTED]

From: [REDACTED]
Sent: 03 September 2025 12:26
To: clerk@kimboltonandstonely-pc.gov.uk
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

That's great thank you – I'll make a note of that PC meeting...

[REDACTED]

[REDACTED]

From: clerk@kimboltonandstonely-pc.gov.uk <clerk@kimboltonandstonely-pc.gov.uk>
Sent: 03 September 2025 12:22
To: [REDACTED]
Subject: RE: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Dear [REDACTED]

Thank you for sending the AW response. I have circulated your email to the PC and will be in touch again asap. Our next meeting is on 25 September.
Regards,

■

From: [REDACTED]

Sent: 02 September 2025 10:31

To: clerk@kimboltonandstonely-pc.gov.uk

Subject: 25/00433/FUL - Brittens Fram , Station Road, Kimbolton

Good Morning,

I hope this email finds you well.....

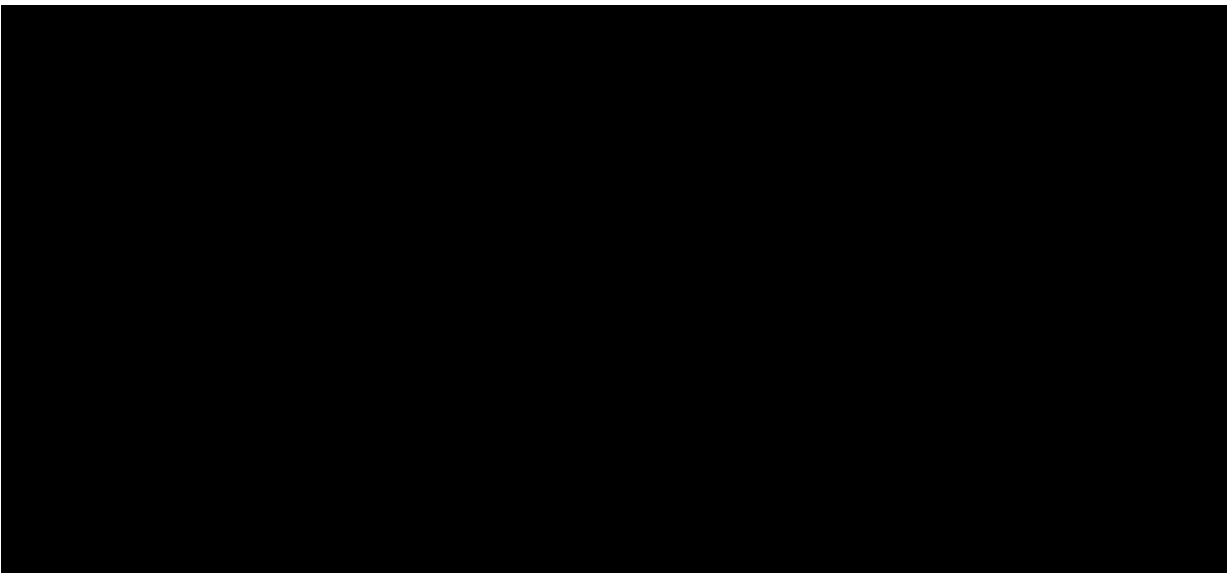
I have returned from a period of leave and have noted your PC comments with relation to Anglian Water.....I've attached the recent response from AW, and you will note it's one of Objection.

In light of your PC response, would your PC be meeting again to look at the application??? It would be really useful to have an insight into the PC thoughts on the proposed development in principle, and also in detail..... If you could let me know I'd be most grateful.

Look forward to hearing from you and,

Kind regards,

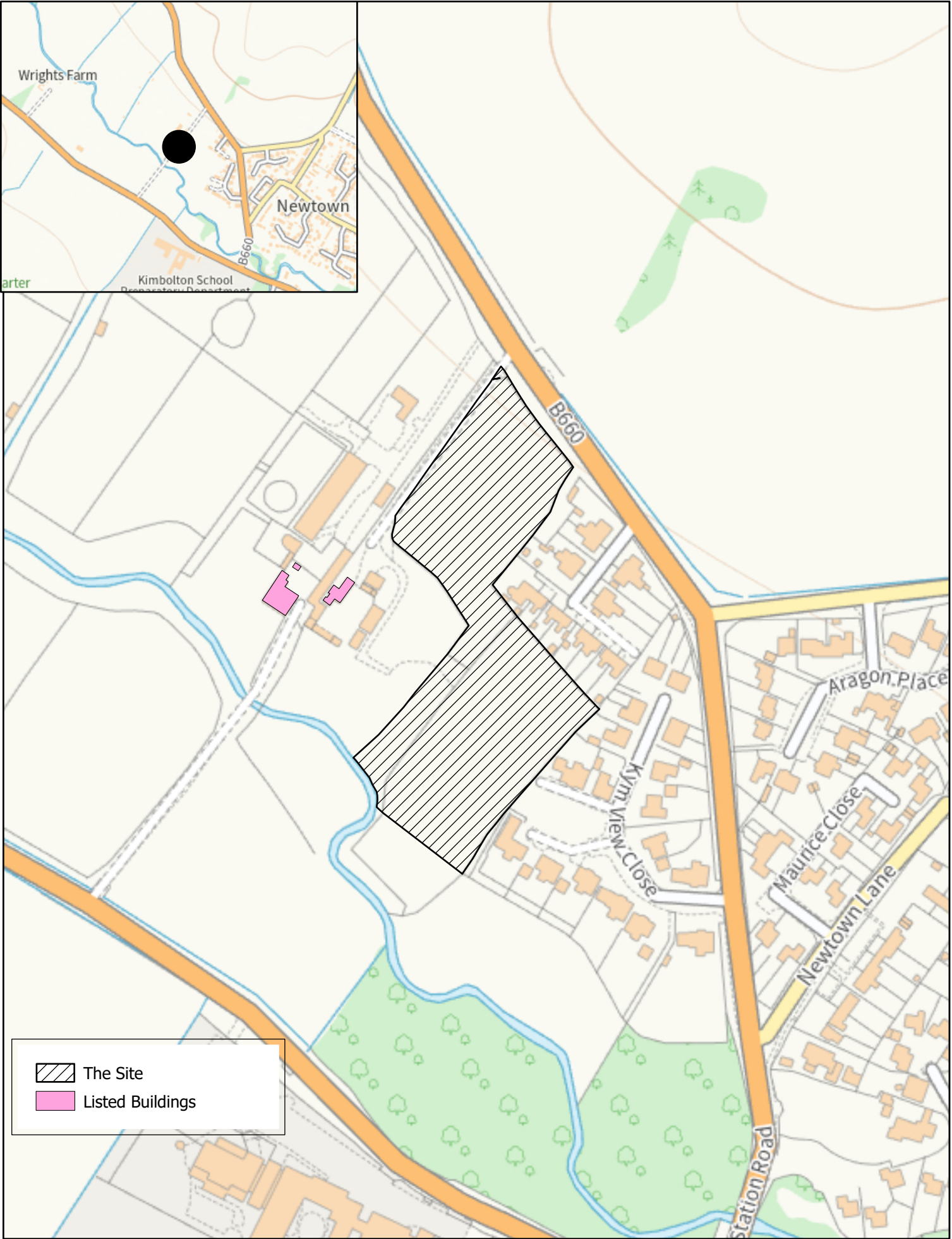
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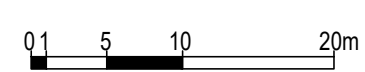
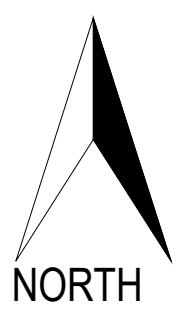


Disclaimer

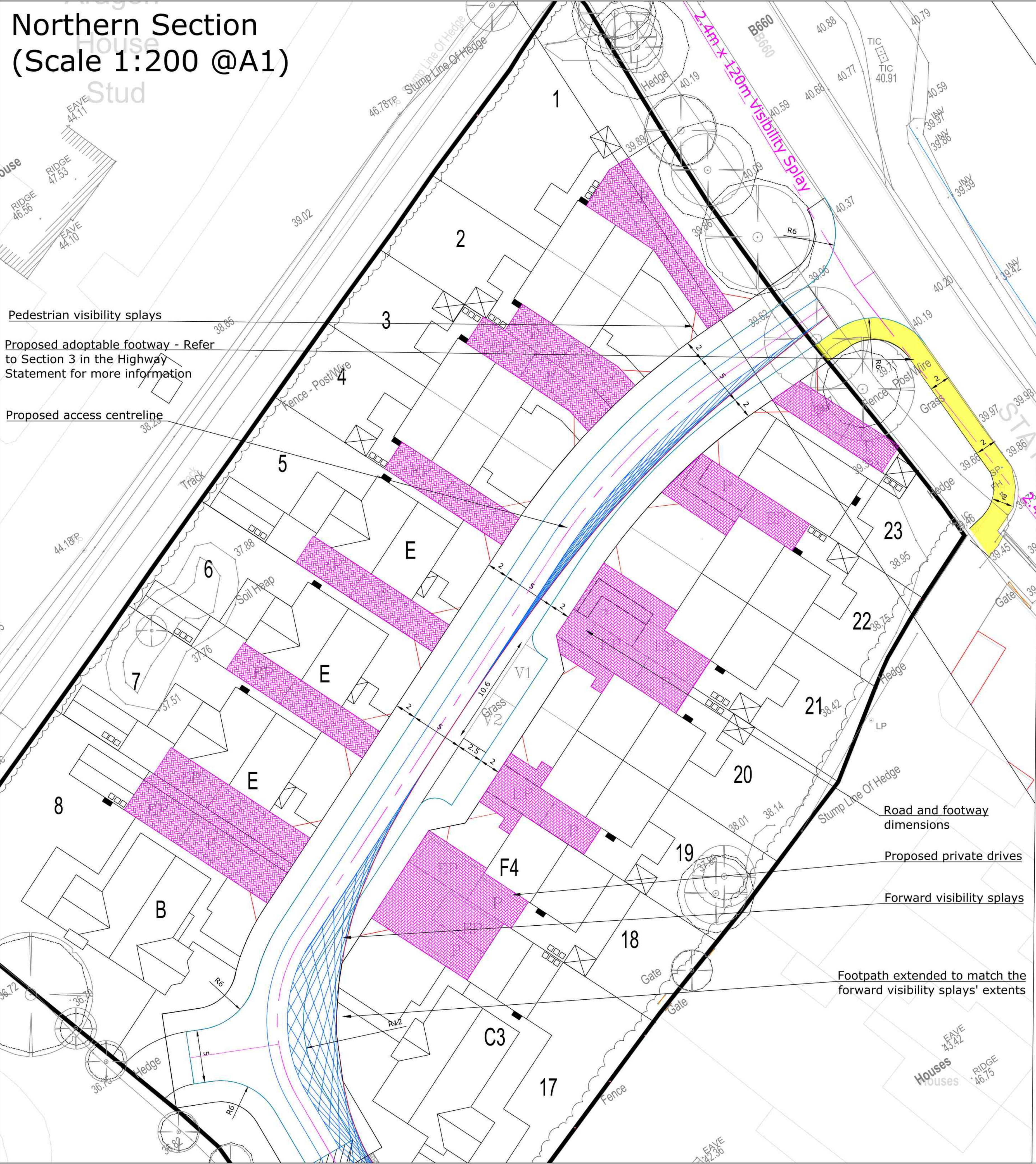
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Northern Section
(Scale 1:200 @A1)



Pedestrian visibility splays

Proposed adoptable footway - Refer to Section 3 in the Highway Statement for more information

Proposed access centreline

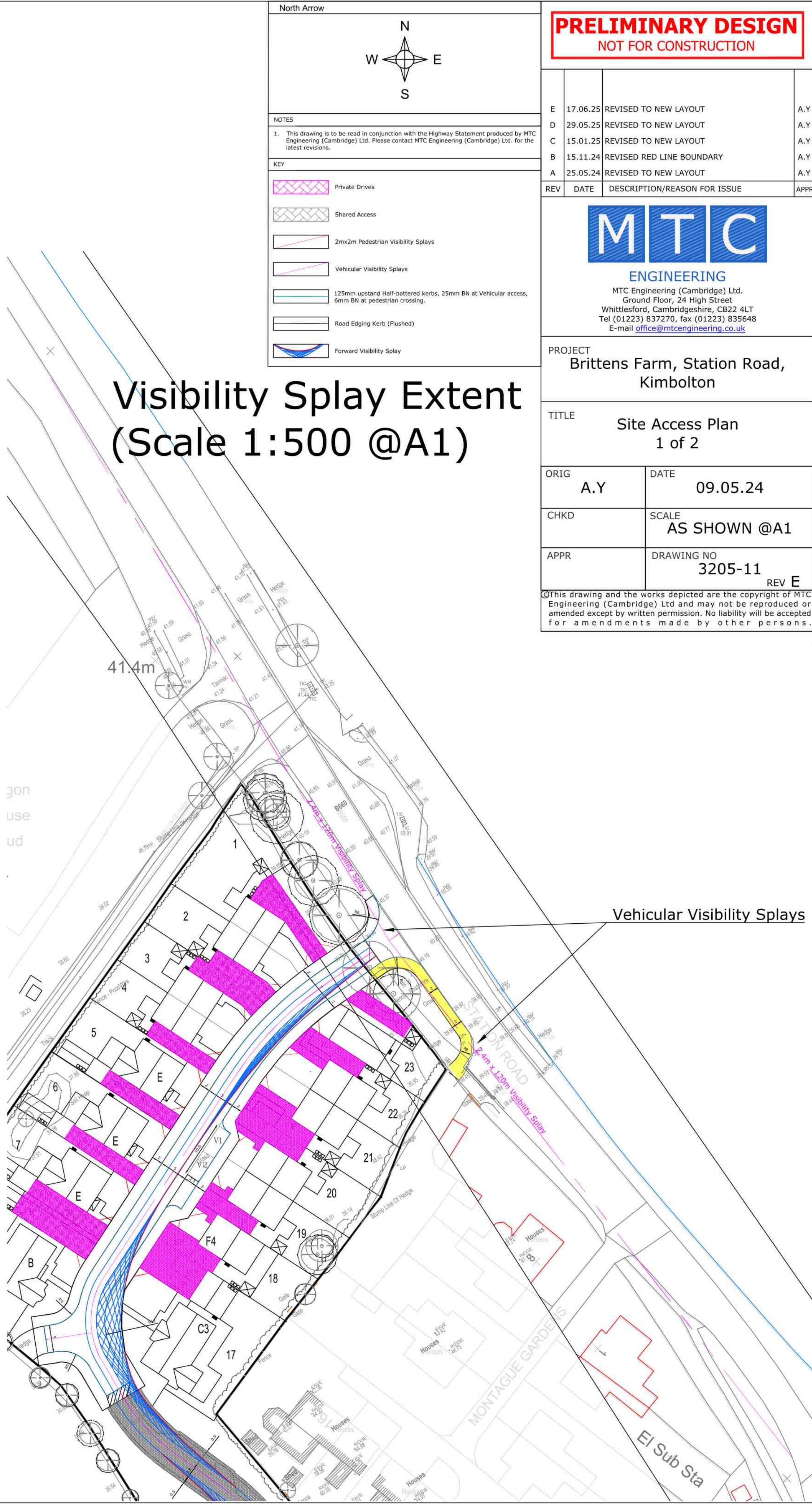
Road and footway dimensions

Proposed private drives

Forward visibility splays

Footpath extended to match the forward visibility splays' extents

Visibility Splay Extent
(Scale 1:500 @A1)



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

E	17.06.25	REVISED TO NEW LAYOUT	A.Y
D	29.05.25	REVISED TO NEW LAYOUT	A.Y
C	15.01.25	REVISED TO NEW LAYOUT	A.Y
B	15.11.24	REVISED RED LINE BOUNDARY	A.Y
A	25.05.24	REVISED TO NEW LAYOUT	A.Y
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR



ENGINEERING

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

PROJECT
Brittens Farm, Station Road,
Kimbolton

TITLE
Site Access Plan
1 of 2

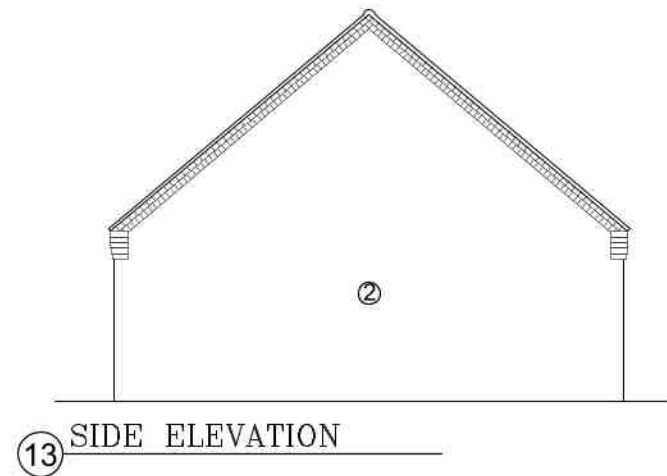
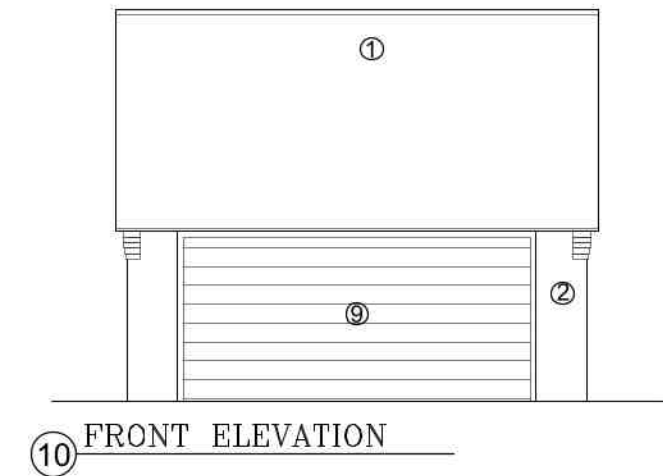
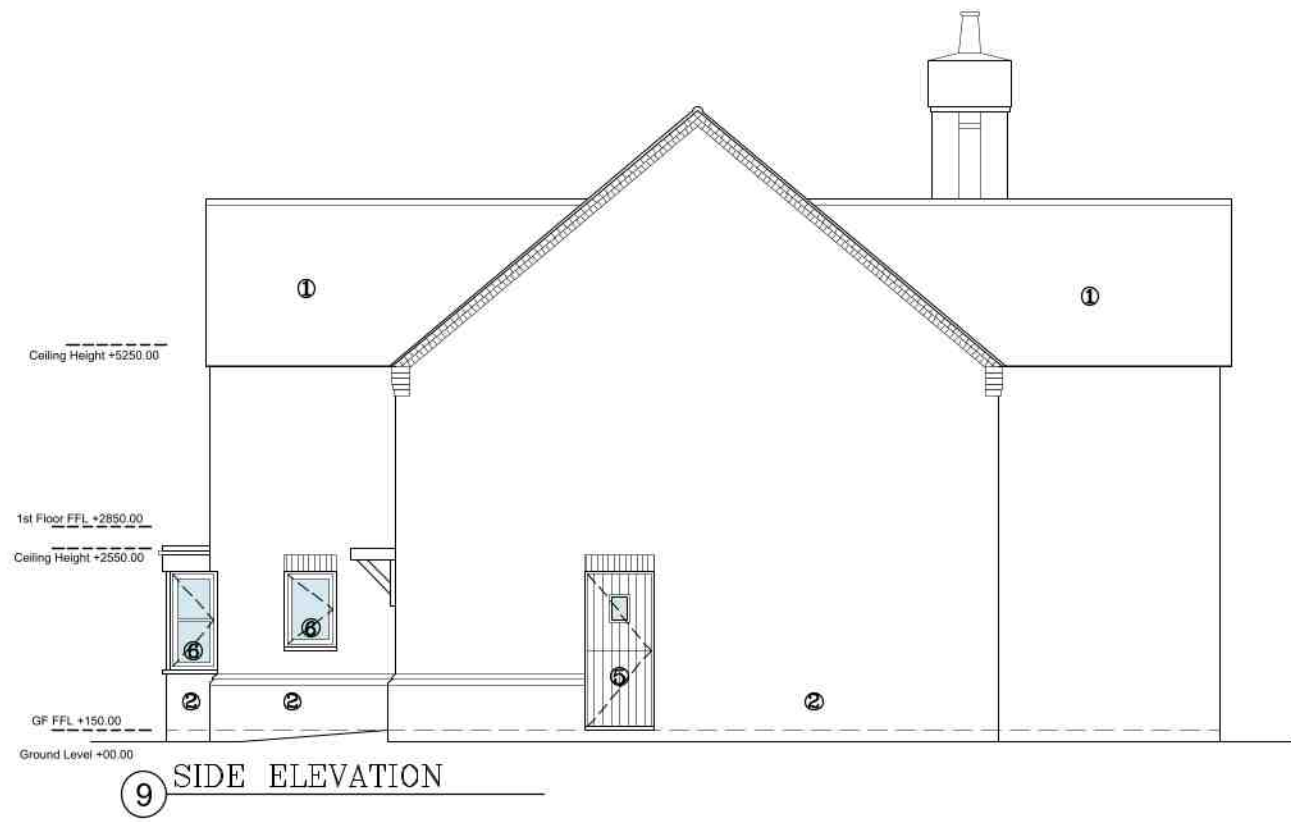
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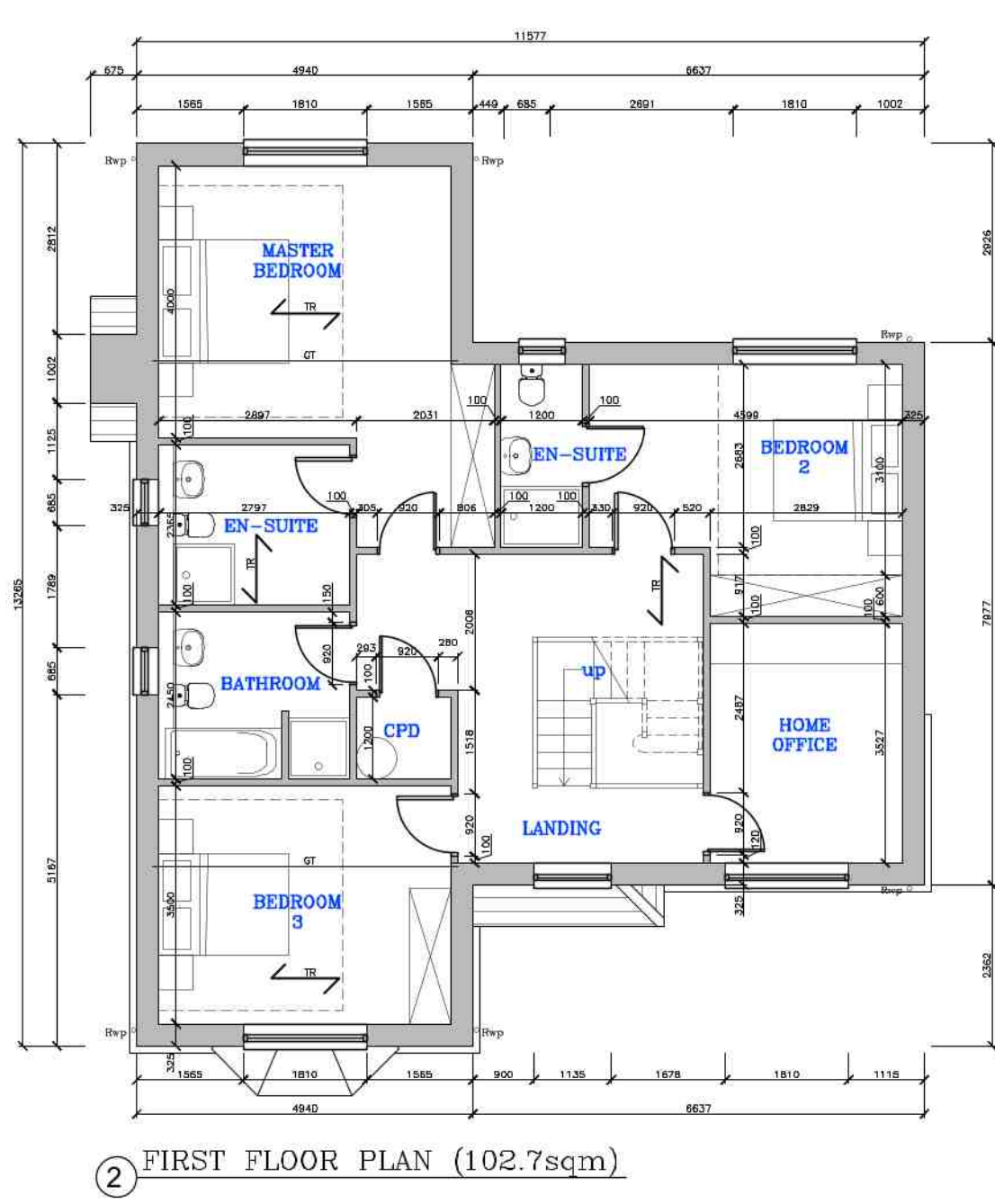
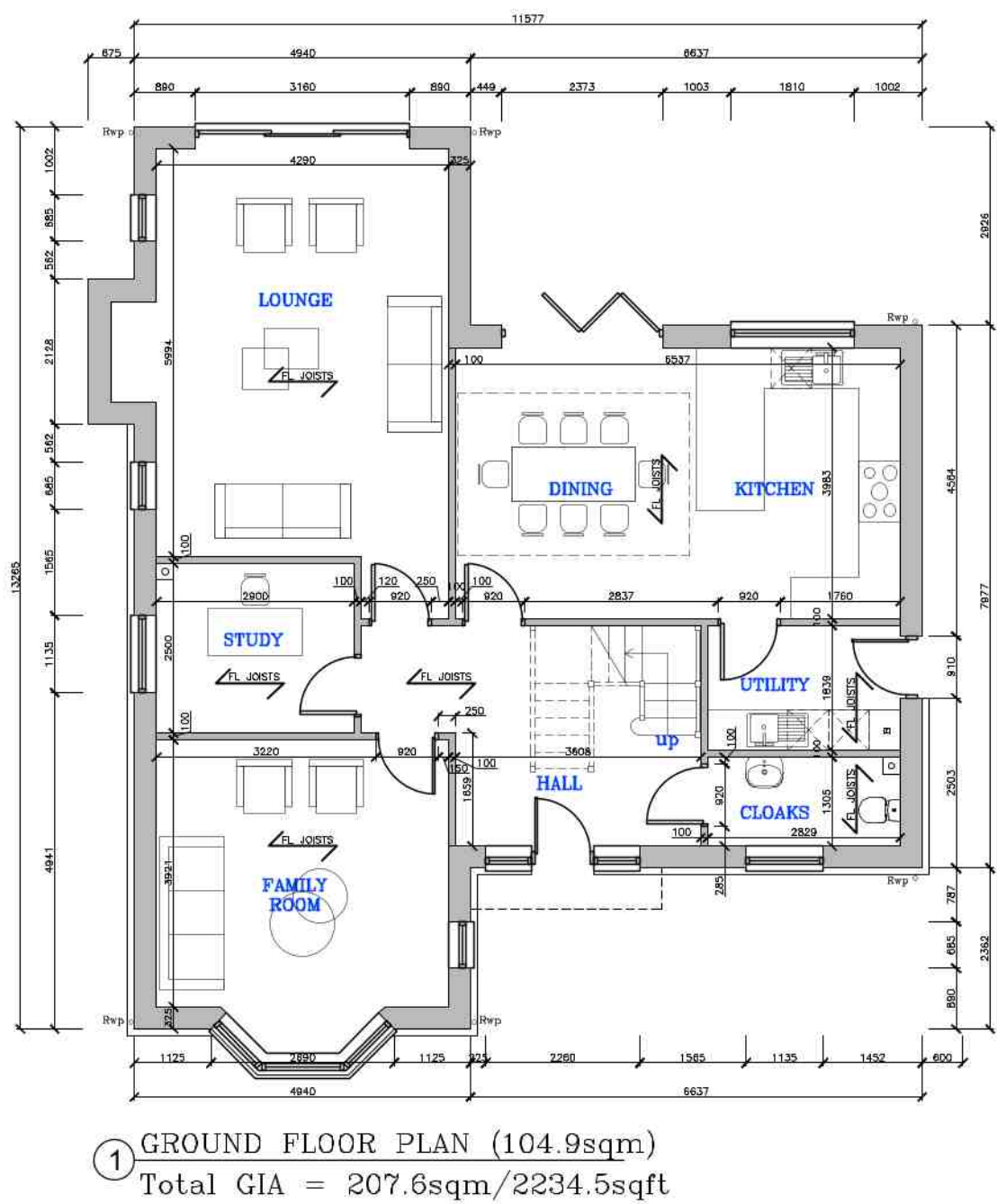
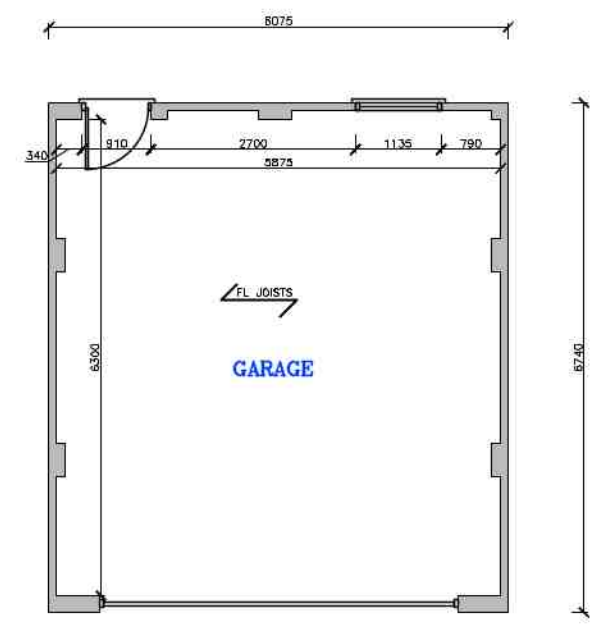
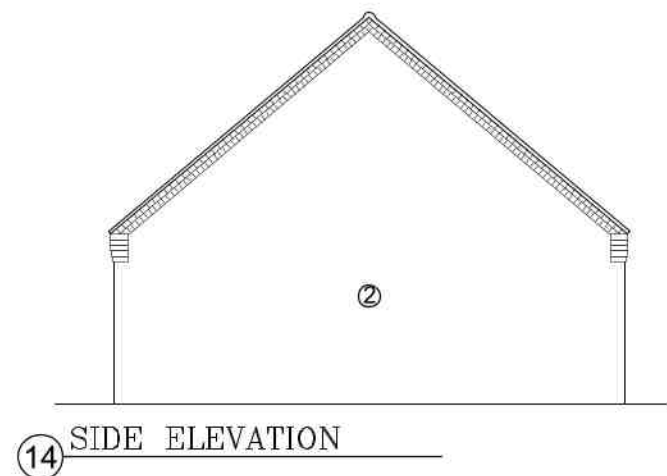
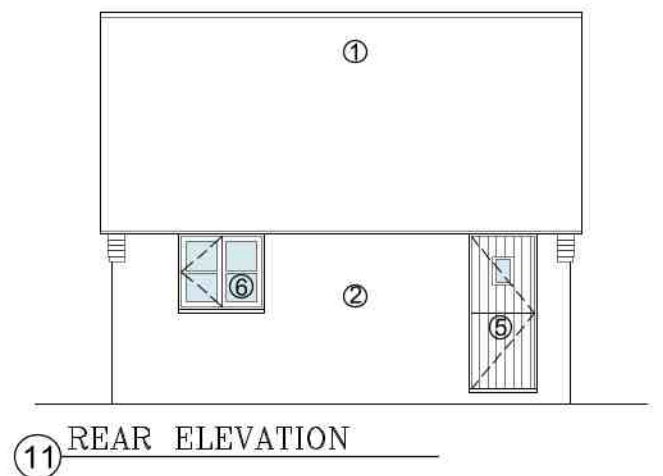
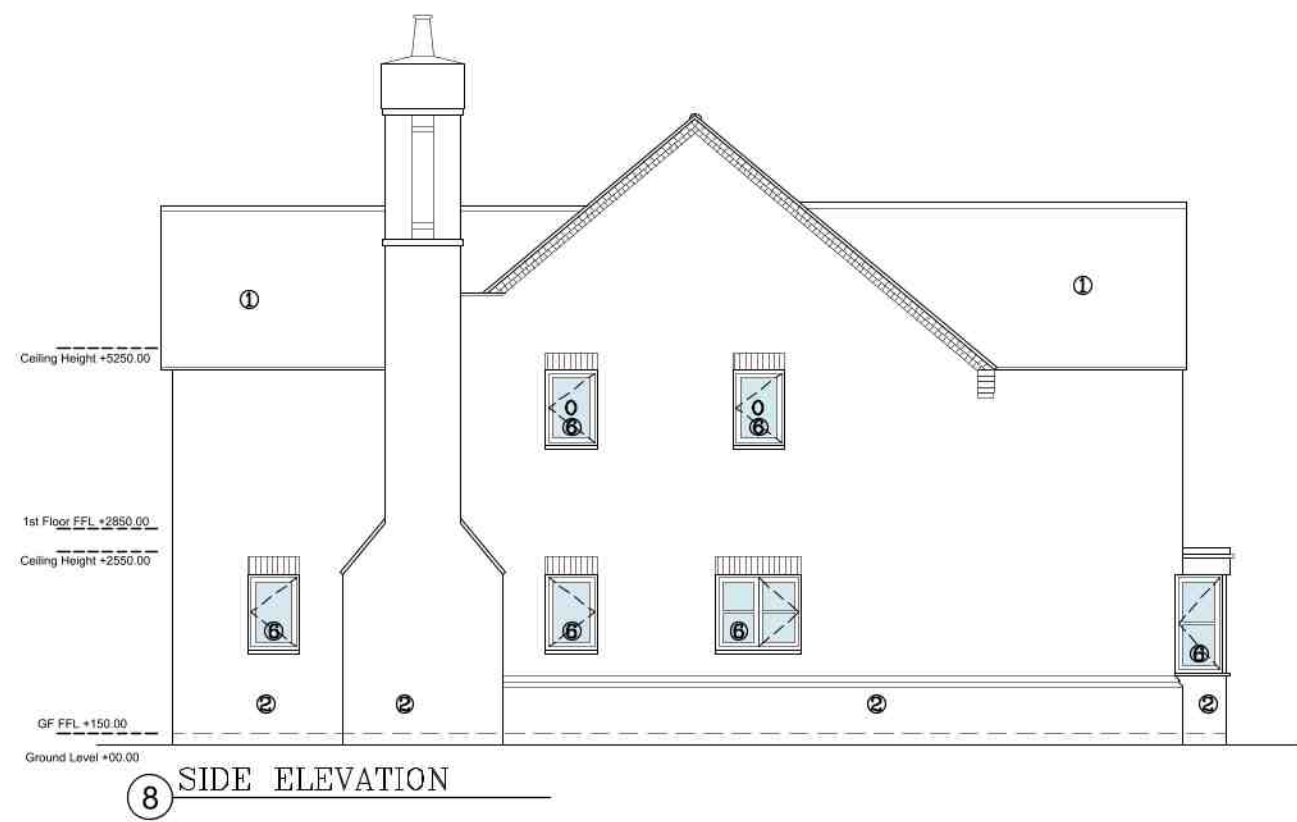
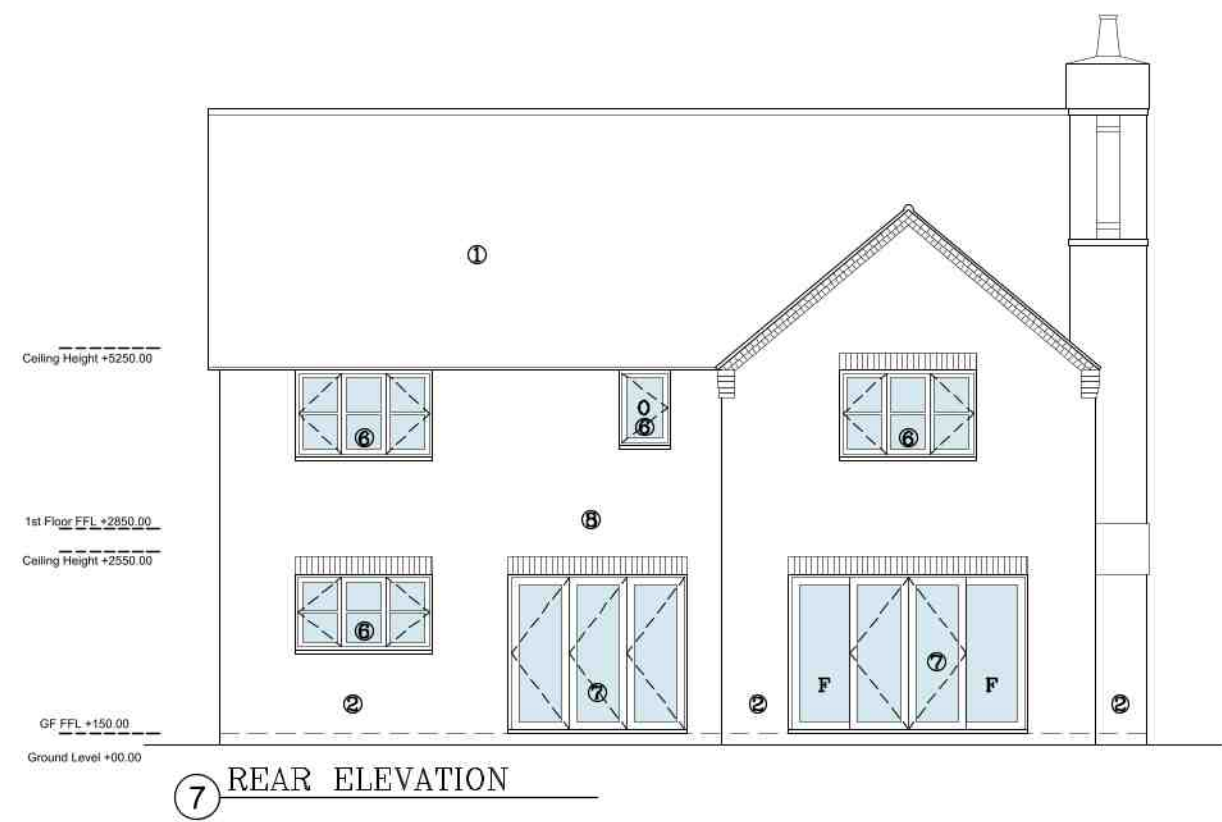
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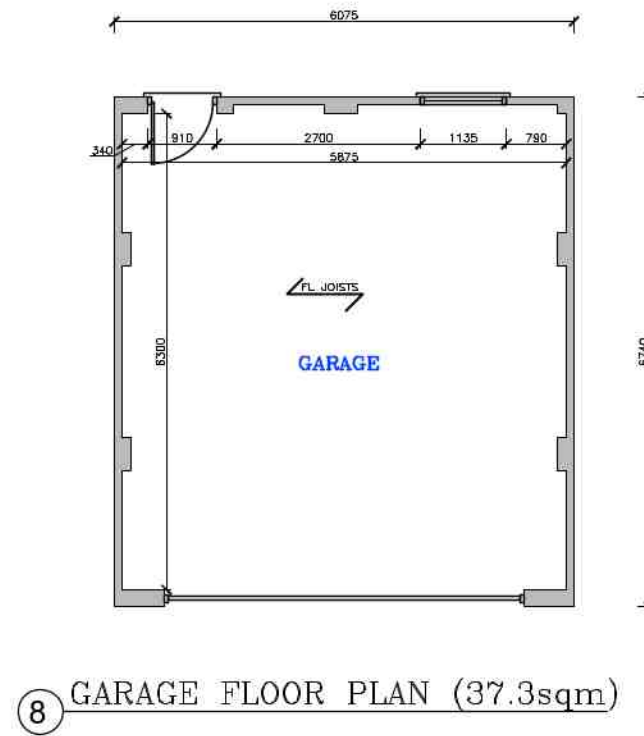
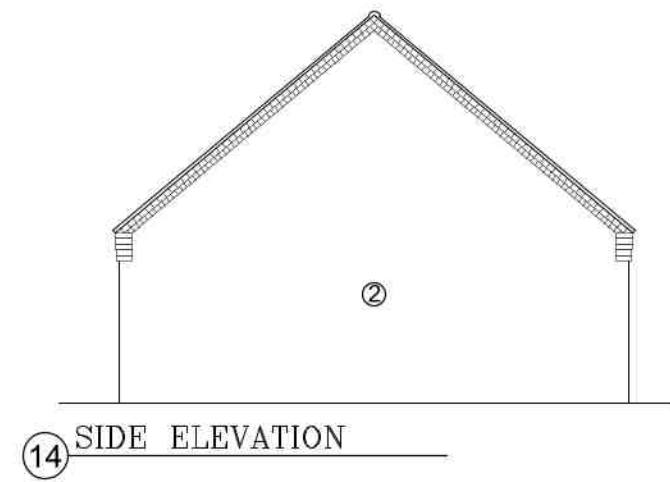
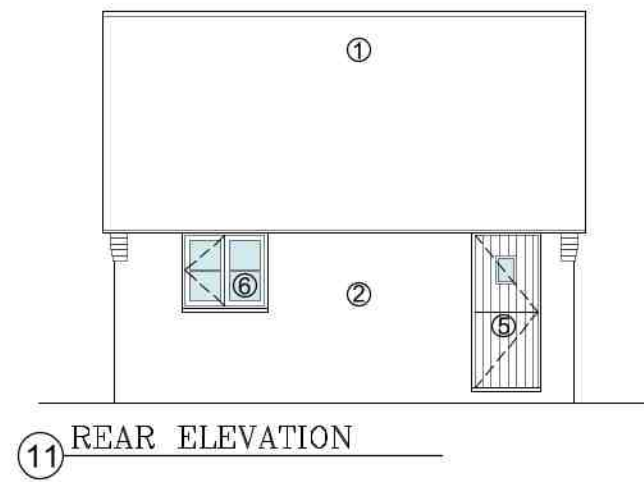
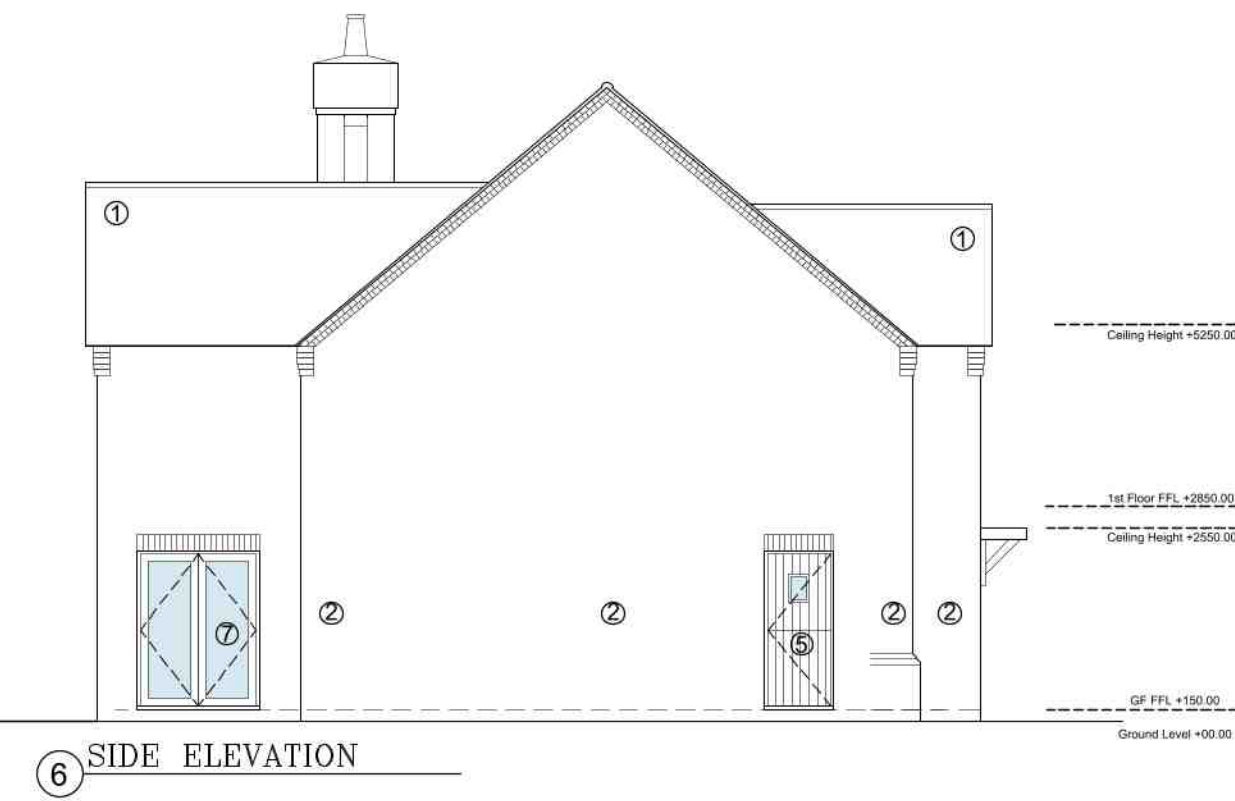
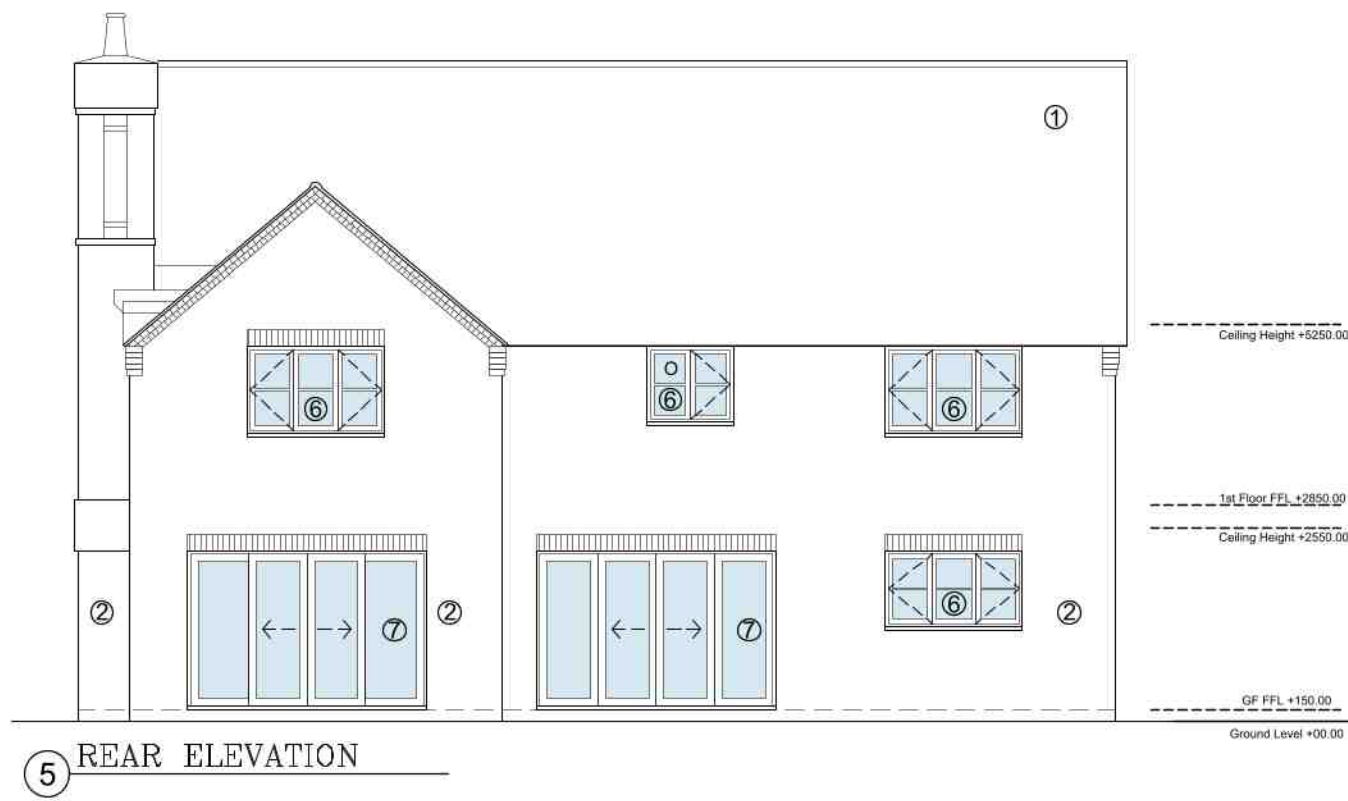
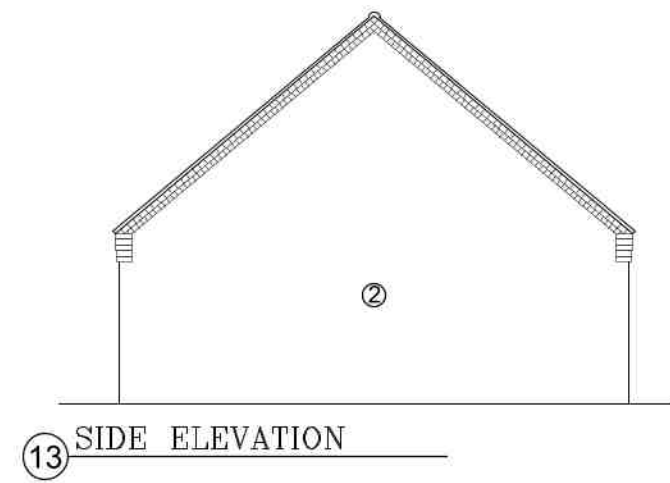
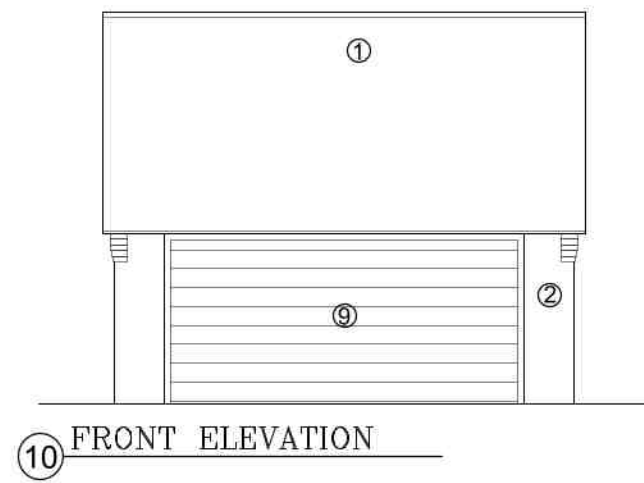
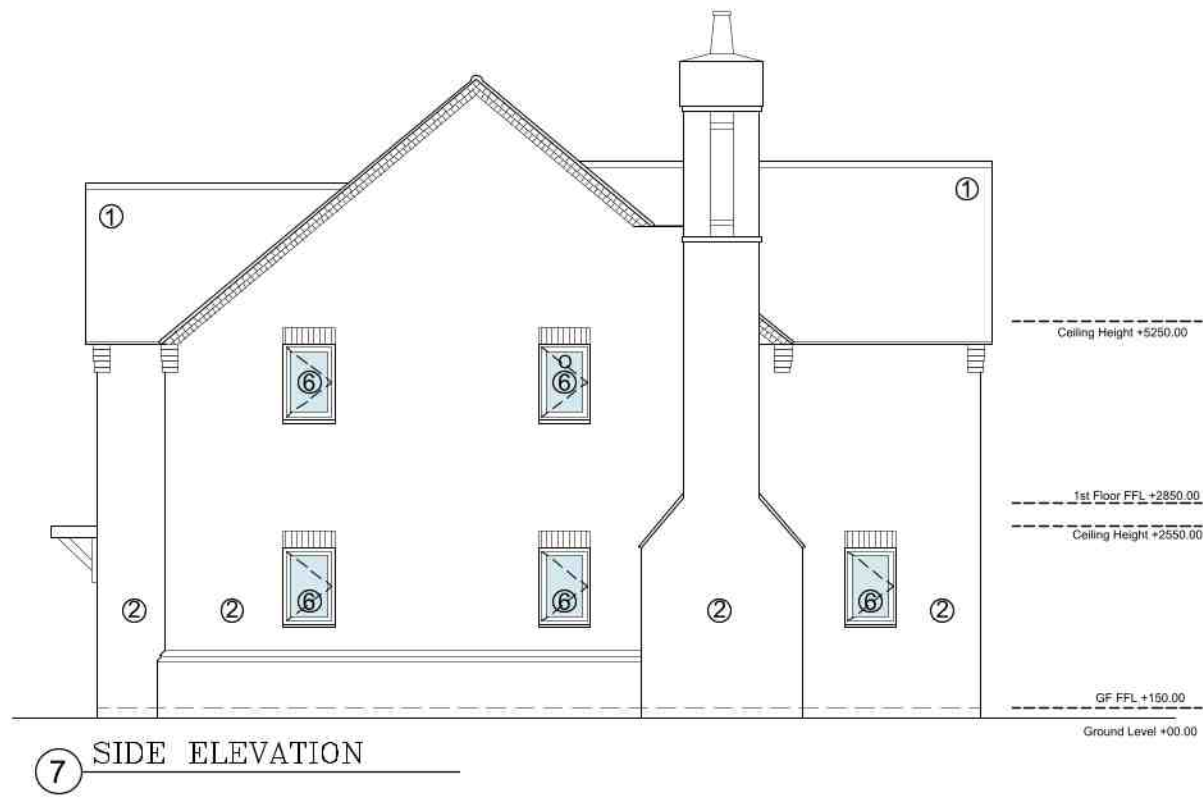
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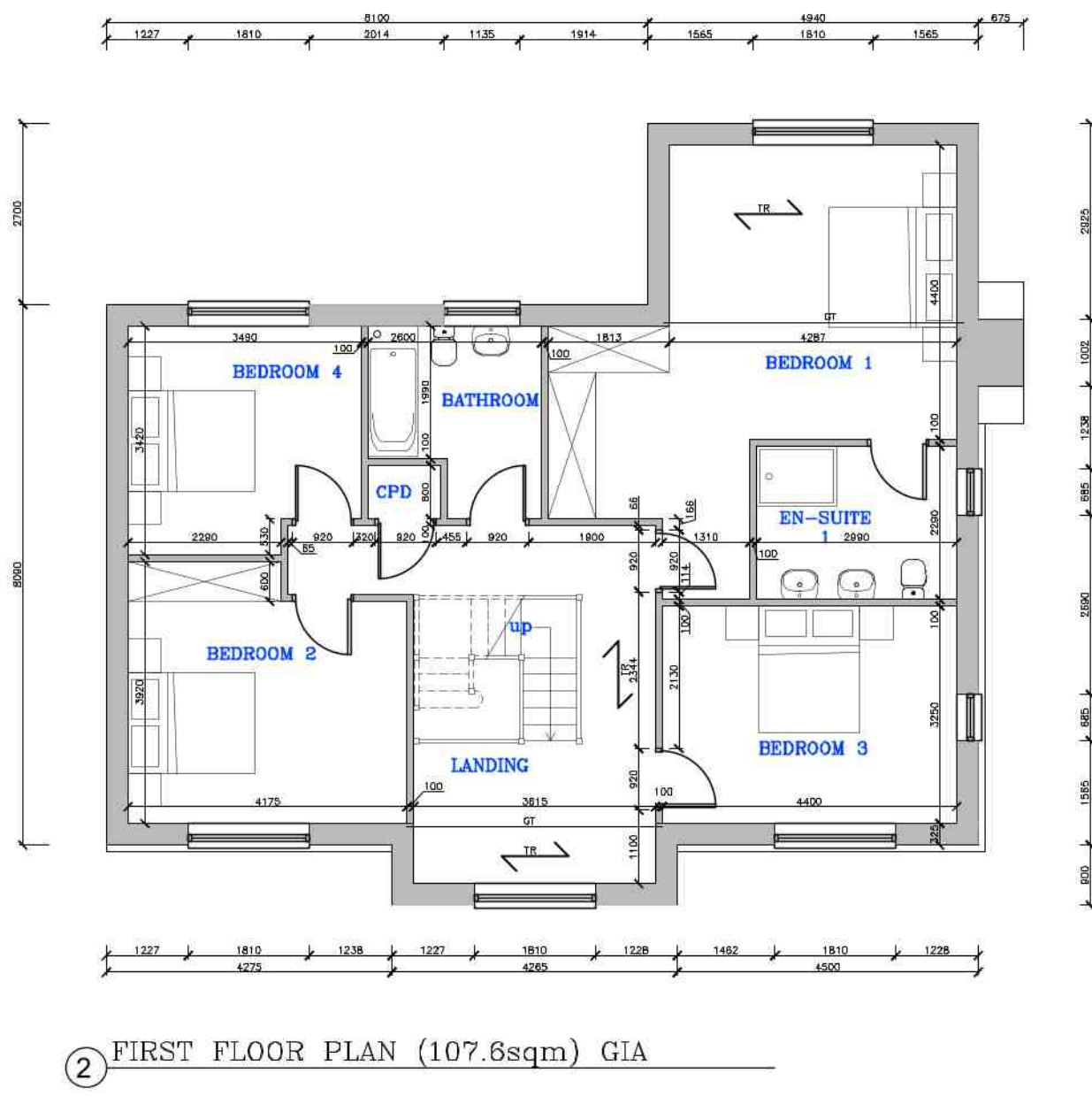
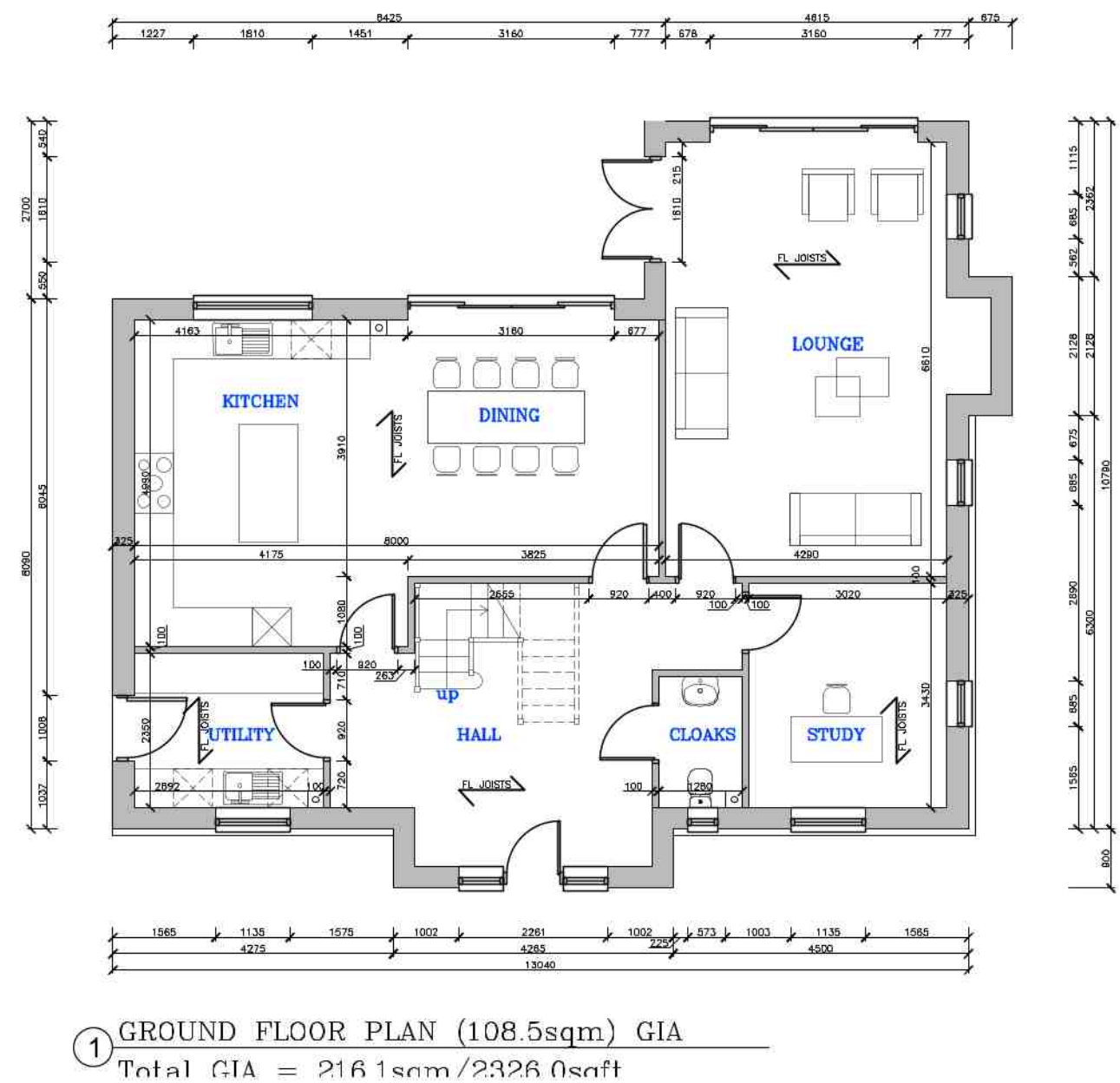
- ① ROOF - SPANISH SLATE SSQ DEL CARMEN
- ② BRICKWORK - BUFF FACING STRETCHER BOND
- ③ FRONT DOOR - BLACK GRP (RAL 8022)
- ④ SIDE DOOR - BLACK GRP (RAL 8022)
- ⑤ WINDOWS - CREAM UPVC CASEMENT
- ⑥ BIFOLD DOORS - CREAM ALUMINIUM
- ⑦ GARAGE DOOR - CREAM STEEL
- = WINDOWS TO BE OBSCURED.
- F = FIXED WINDOWS



HOUSE TYPE B - PLOT: 8

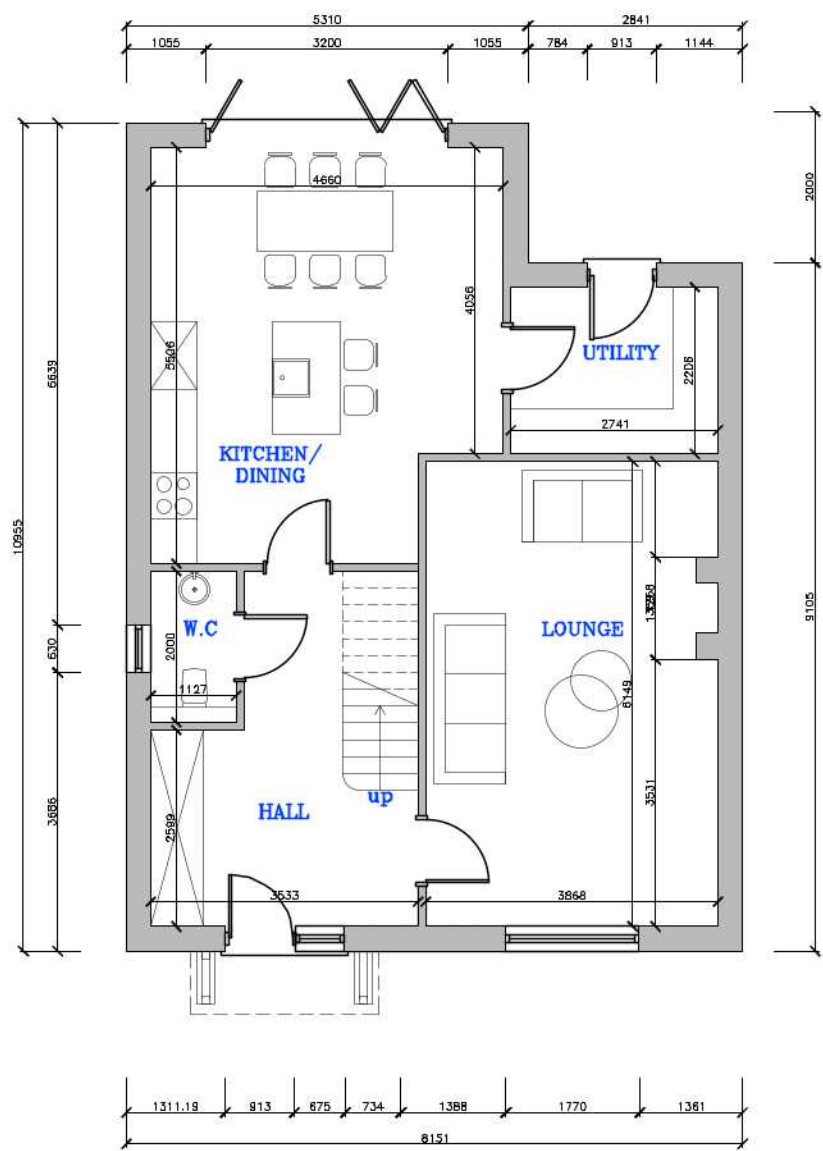


- ① ROOF - PLOTS 14 & 15 ASHBURY LIFESTYLE BROWN, PLOTS 16 & 17 WEINERBERGER HUMBER FLANDERS
② BRICKWORK - RED FACING STRETCHER BOND
④ FRONT DOOR - BLACK GRP (RAL 8022)
⑤ BACK DOOR - BLACK GRP (RAL 8022)
⑥ WINDOWS - CREAM UPVC CASEMENT
⑦ BIFOLD / SLIDING DOORS - CREAM ALUMINIUM
⑧ GARAGE DOOR - CREAM STEEL
○ = WINDOWS TO BE OBSCURED.

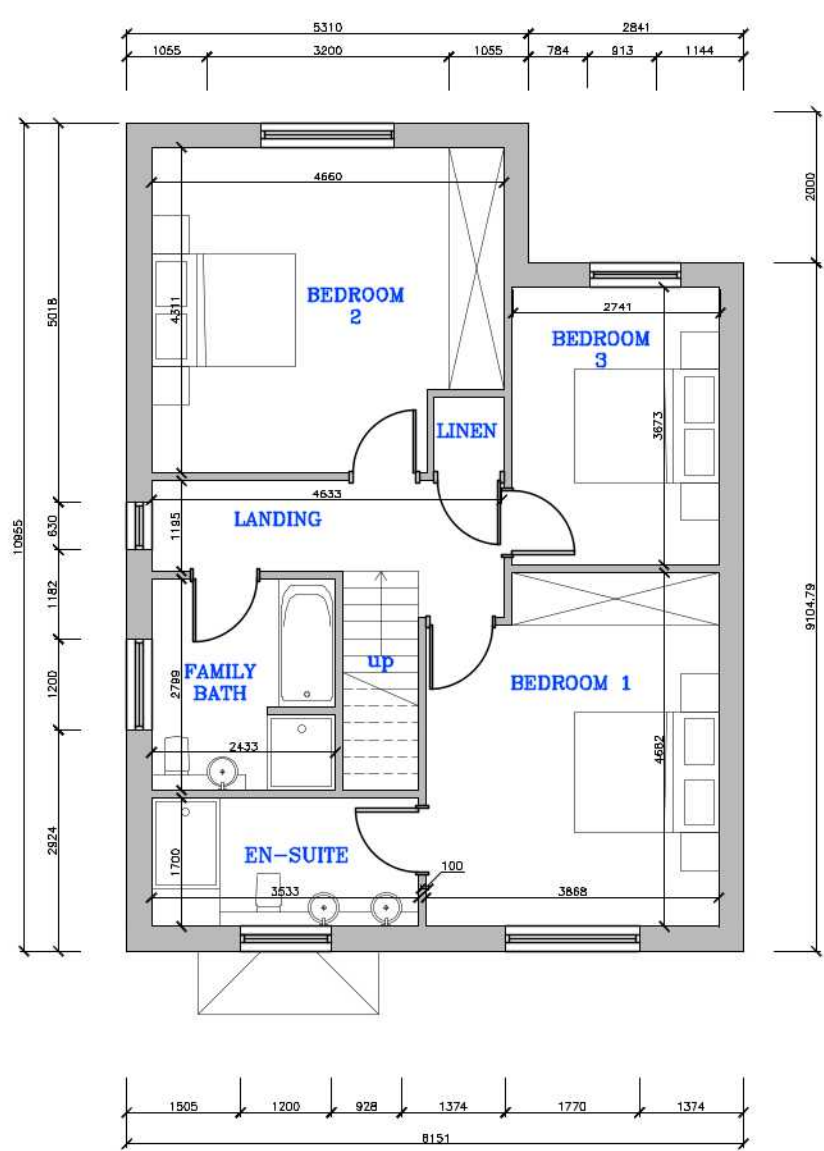


HOUSE TYPE C3 - PLOTS: 14,15 (handed),16 & 17

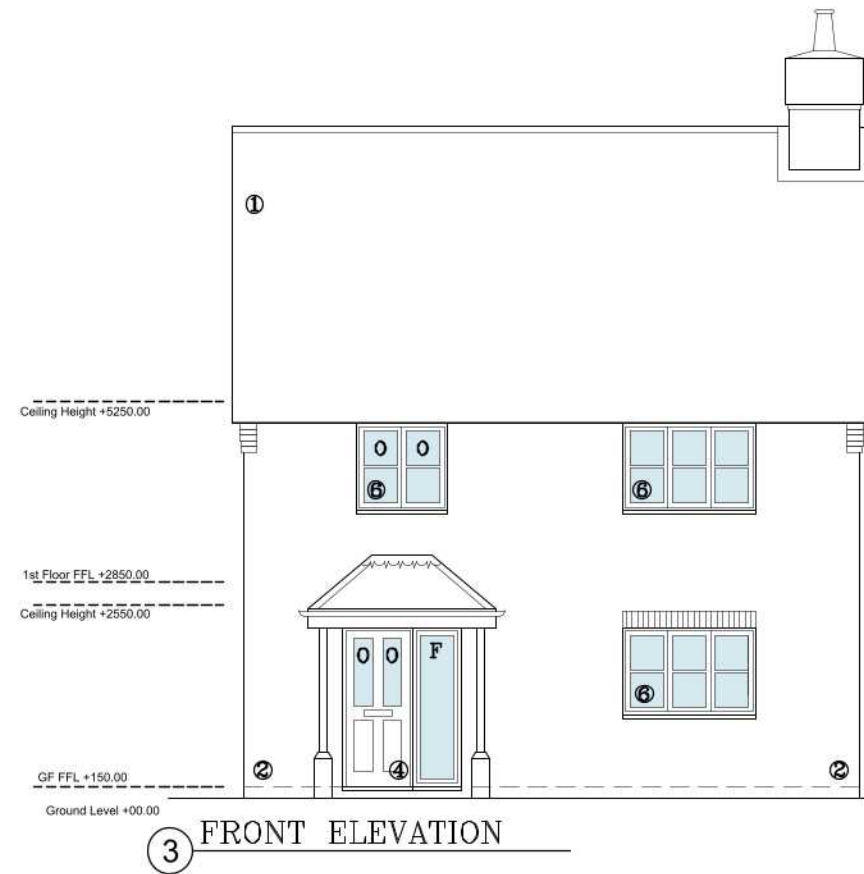
Scale 1:100



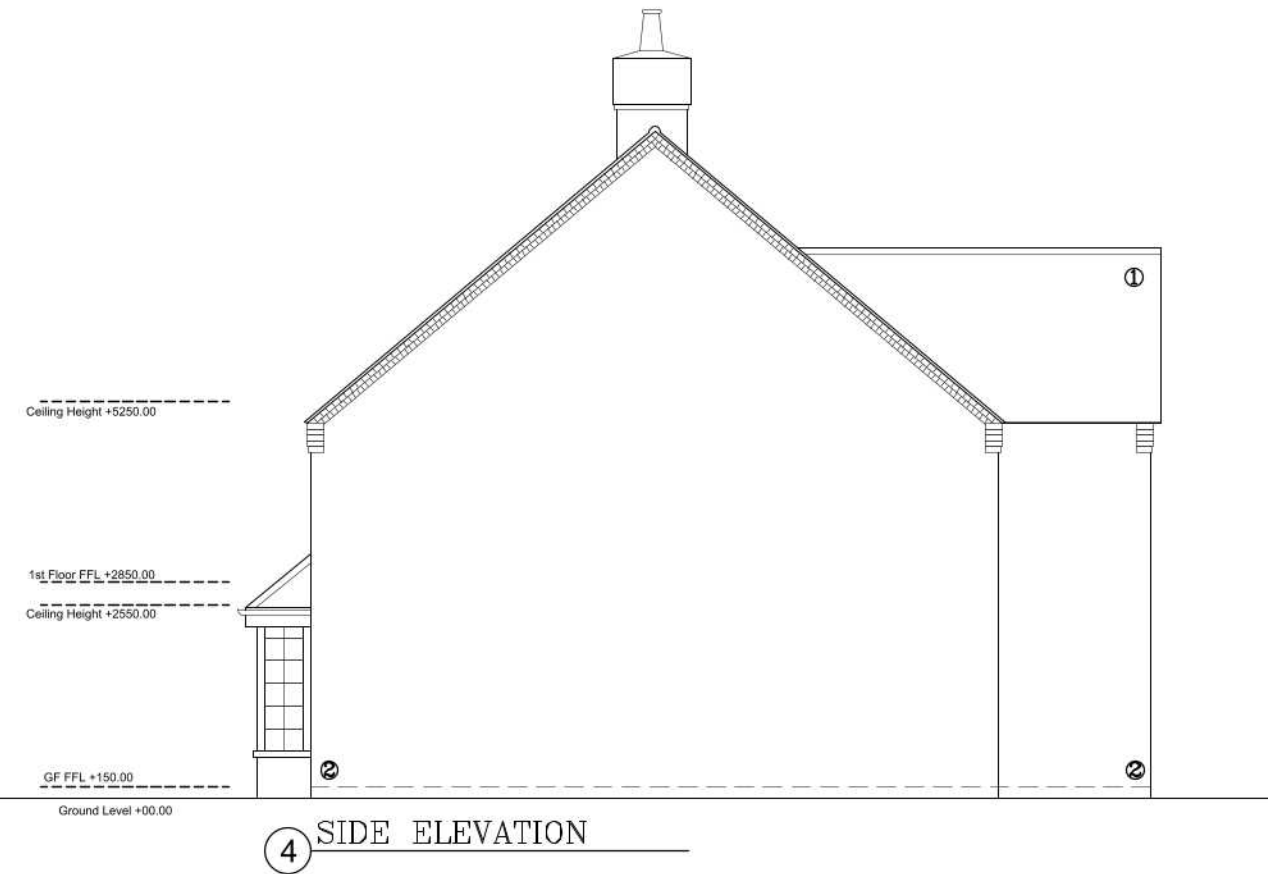
① GROUND FLOOR PLAN
GIA - 144sqm/1550sq.ft.



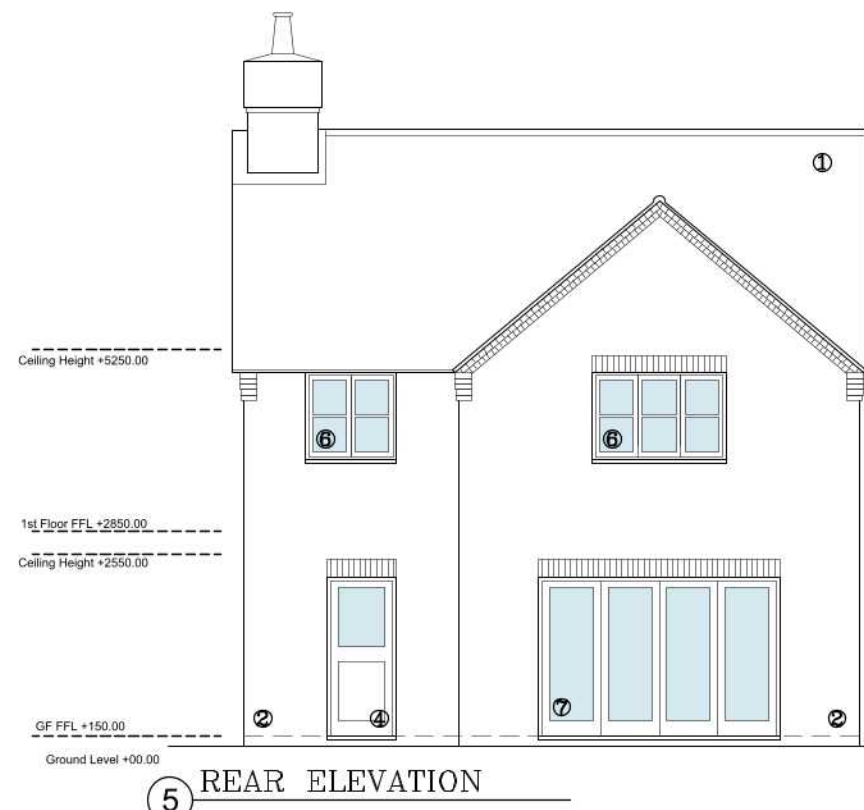
② FIRST FLOOR PLAN



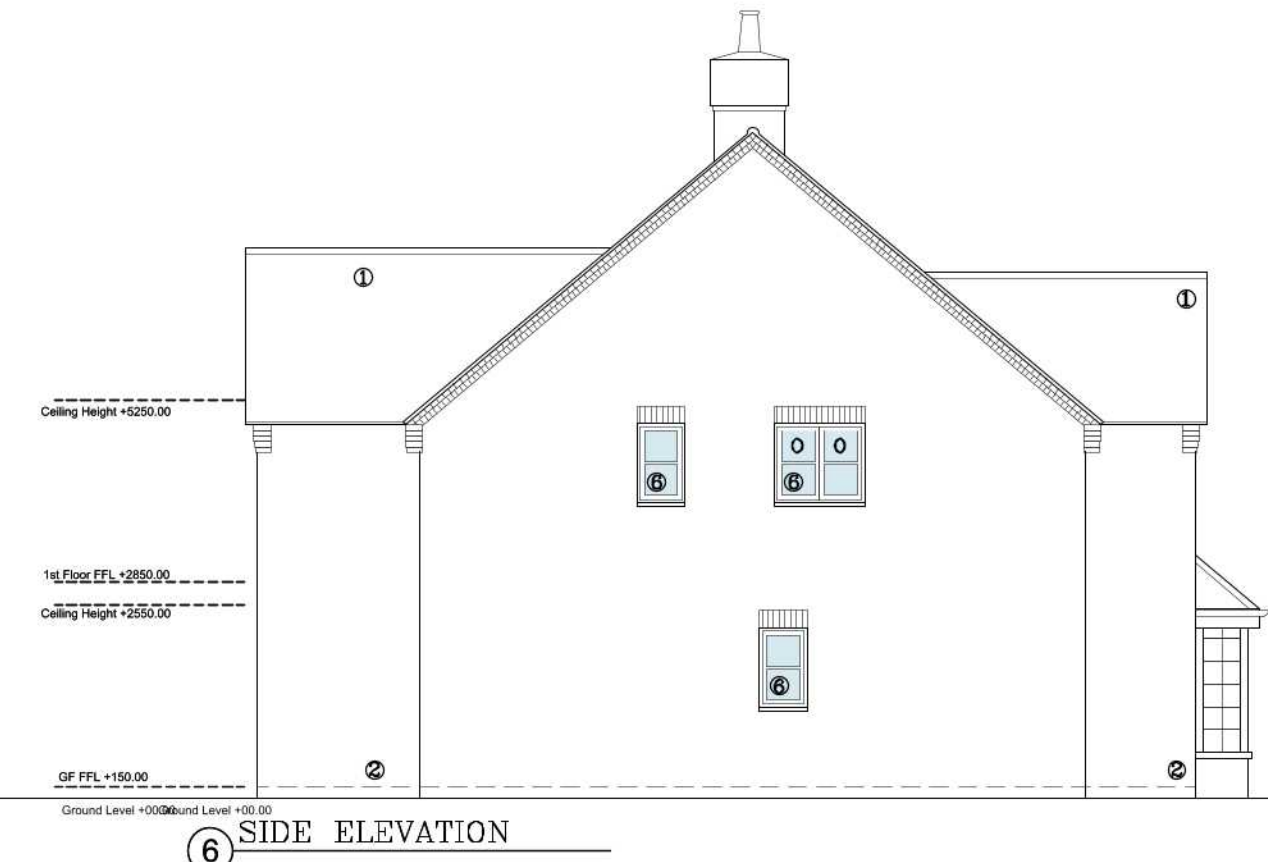
③ FRONT ELEVATION



④ SIDE ELEVATION



⑤ REAR ELEVATION



⑥ SIDE ELEVATION

- ① ROOF - PLOTS 4 & 7 SPANISH SLATE
SSQ DEL CARMEN. PLOTS 5 & 6
WEINERBERGER HUMBER FLANDERS
- ② BRICKWORK - PLOTS 4 & 7 BUFF FACING
STRETCHER BOND. PLOTS 5 & 6 RED
FACING STRETCHER BOND
- ④ FRONT DOOR - BLACK GRP (RAL 8022)
- ⑤ SIDE DOOR - BLACK GRP (RAL 8022)
- ⑥ WINDOWS - WHITE UPVC CASEMENT
- ⑦ BIFOLD DOORS - CREAM ALUMINIUM
- O = WINDOWS TO BE OBSCURED.
F = FIXED WINDOWS



A: 15/05/2025 ES Design amendments

□ architecture □ urban design □ graphic design □ site: **Station Road - Kimbolton**

Project Design Studio Ltd

title: Plans and elevations - House Type E
scheme: Residential development

scale: 1:100 @ A2 date: Jan' 24 drawn: ES approved: FP

drawing number: **2 5 2 3 - P 8 A**

PROJECT DESIGN STUDIO Ltd
The Old Parsonage,
Bedford Street,
Woburn, MK17 9QL

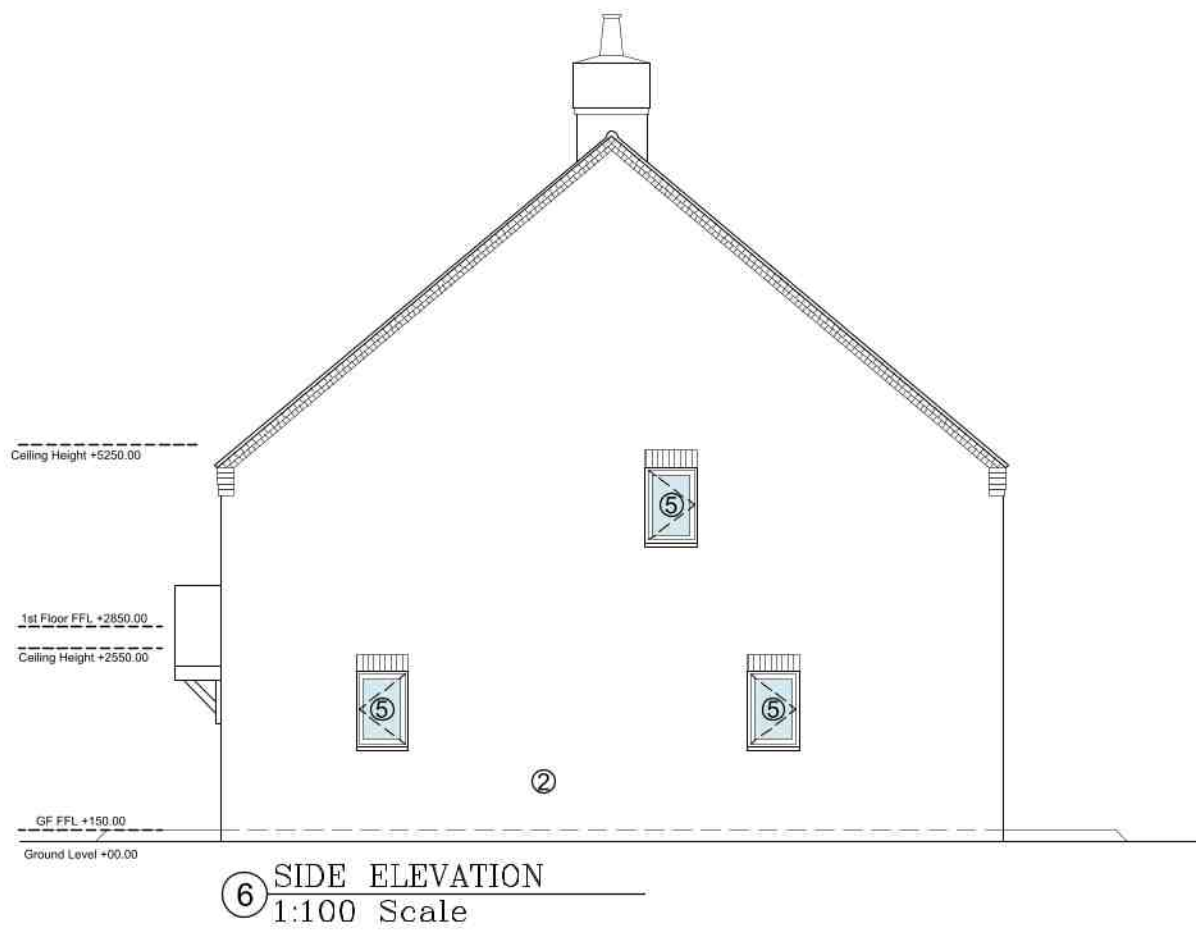
T: 01525 262577
E: admin1@projectdesignstudio.co.uk
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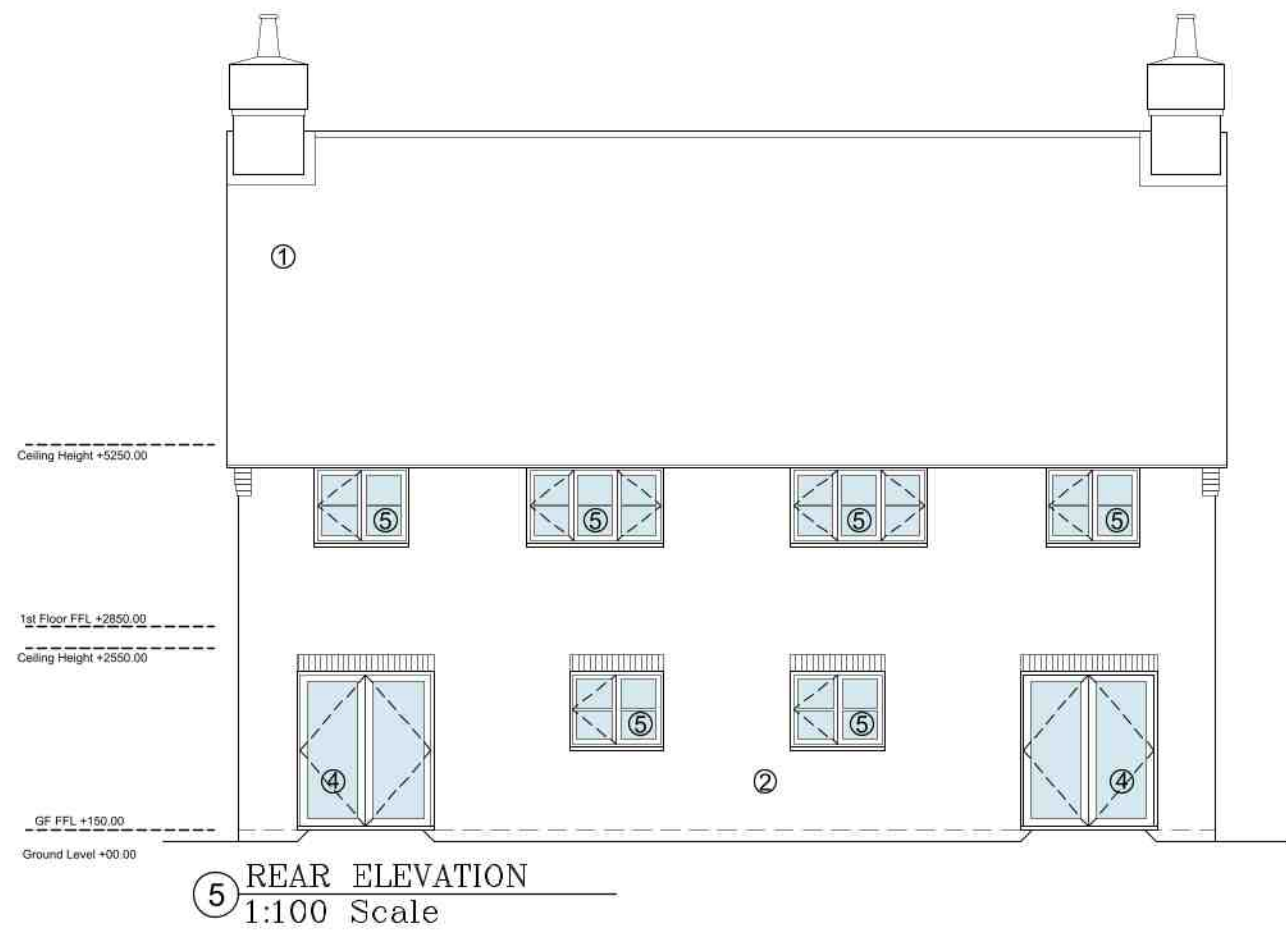
HOUSE TYPE E - PLOTS 5, 6 & 7



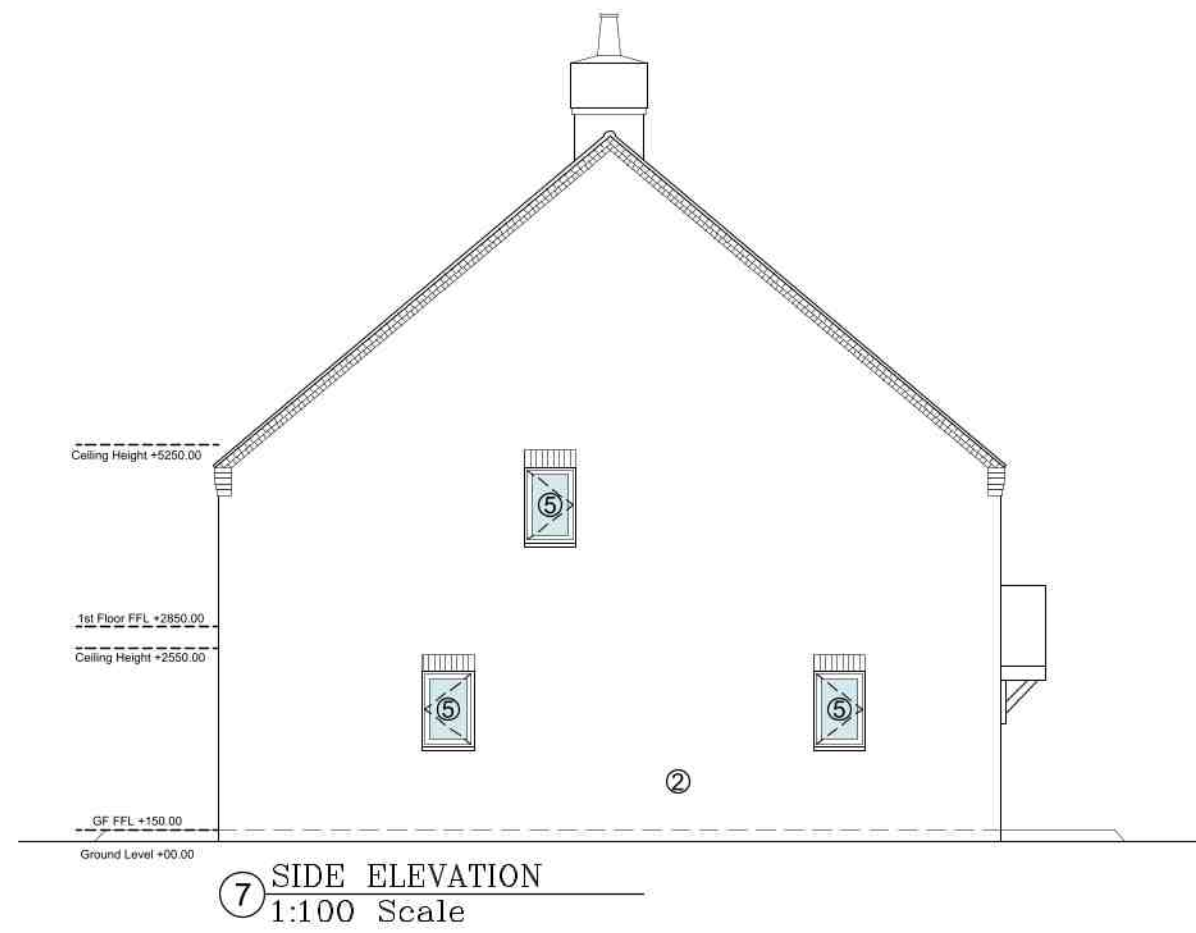
④ FRONT ELEVATION
1:100 Scale



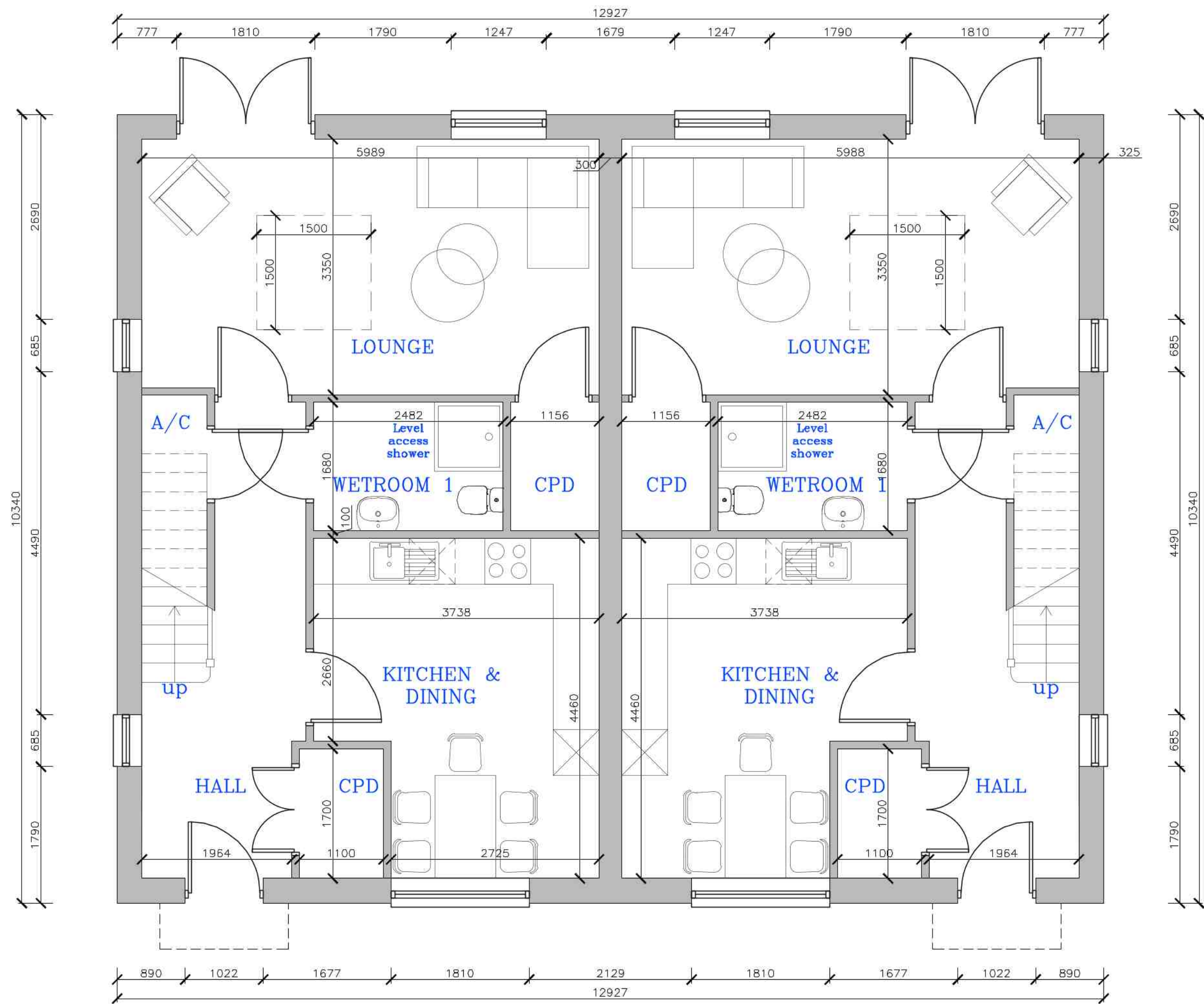
⑥ SIDE ELEVATION
1:100 Scale



⑤ REAR ELEVATION
1:100 Scale



⑦ SIDE ELEVATION
1:100 Scale

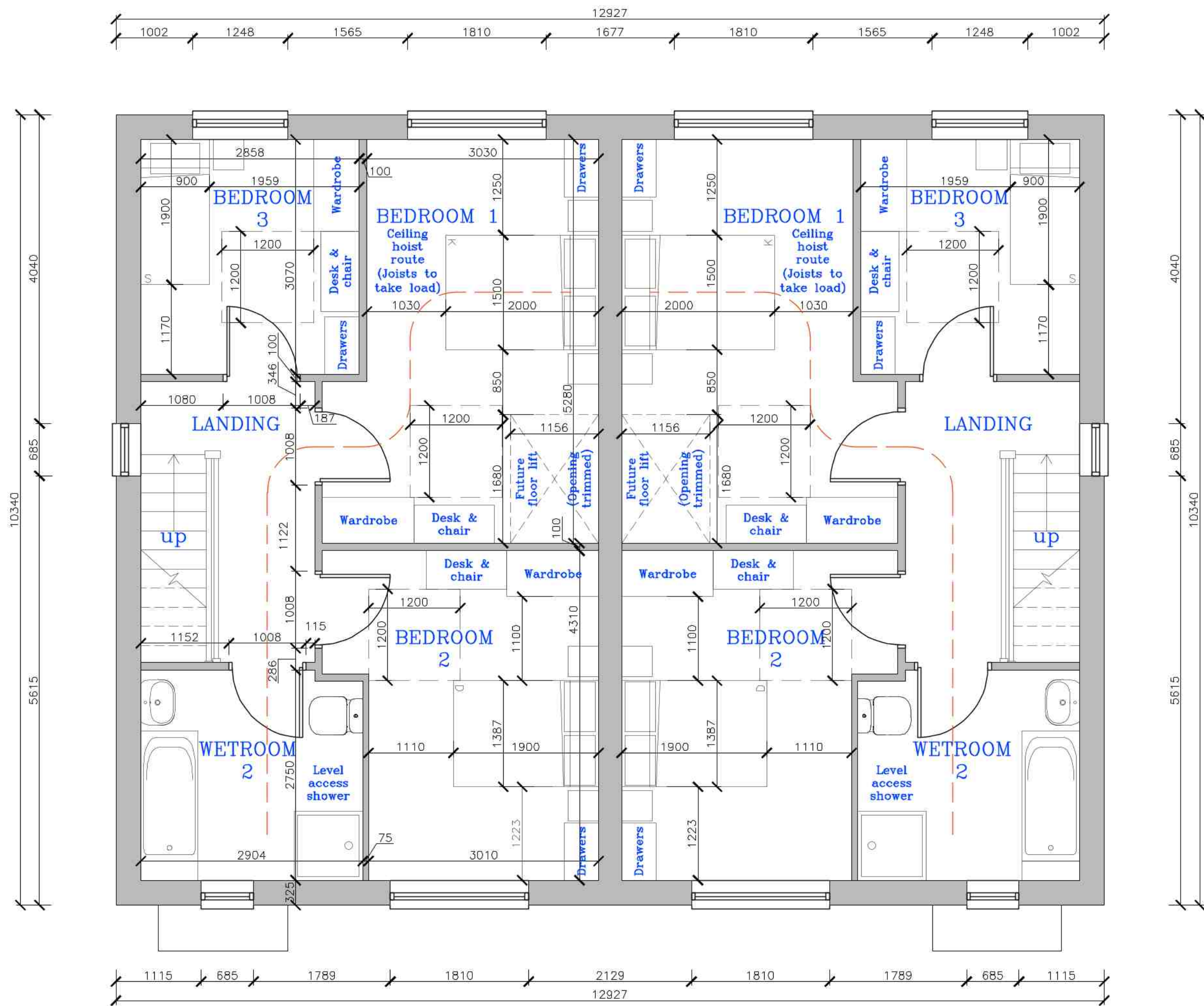
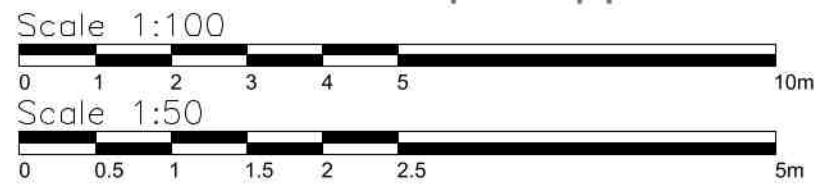


① GROUND FLOOR PLAN (58.0sqm) GIA each 1:50 Scale

Total GIA = 116.0sqm/1248.6sqft

Incl. stairwells – excl. garage

Furniture sizes as per Approved Document M1 - Appendix D: Furniture Schedule



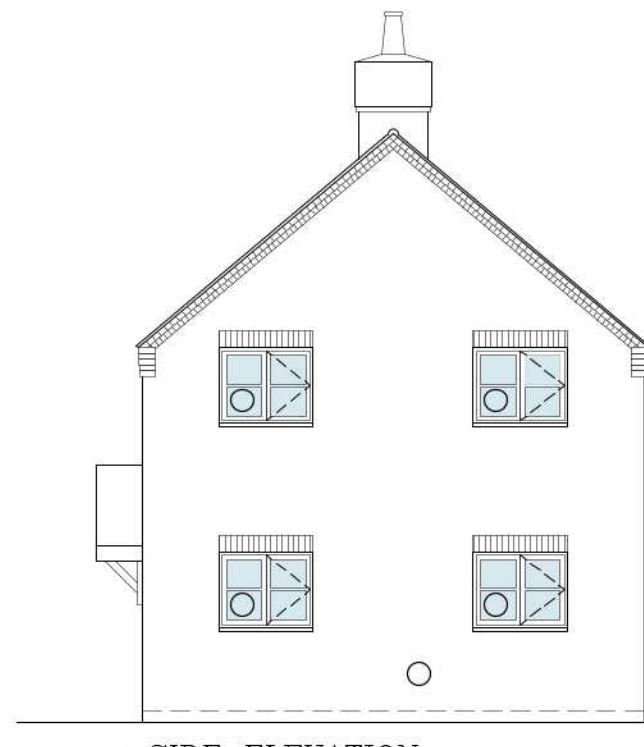
② FIRST FLOOR PLAN (58.0sqm) GIA each 1:50 Scale

- ① ROOF - WEINERBERGER HUMBER FLANDERS
- ② BRICKWORK - RED FACING STRETCHER BOND
- ③ FRONT DOOR - BLACK GRP (RAL 8022)
- ④ FRENCH DOORS - CREAM UPVC
- ⑤ WINDOWS - CREAM UPVC CASEMENT
- = WINDOWS TO BE OBSCURED
- F = FIXED WINDOWS

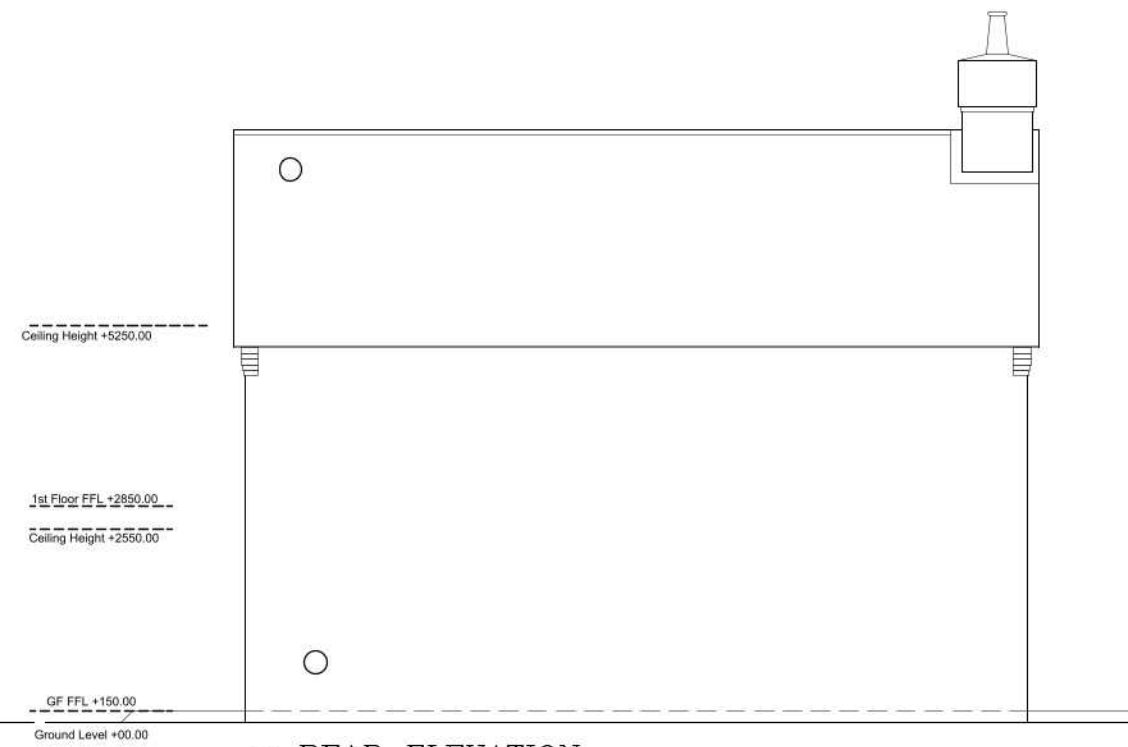
- ① ROOF - SPANISH SLATE SSQ DEL CARMEN
- ② BRICKWORK - BUFF FACING STRETCHER BOND
- ③ FRONT DOOR - BLACK GRP (RAL 8022)
- ④ FRENCH DOORS - CREAM UPVC
- ⑤ WINDOWS - CREAM UPVC CASEMENT
- = WINDOWS TO BE OBSCURED.
- F = FIXED WINDOWS



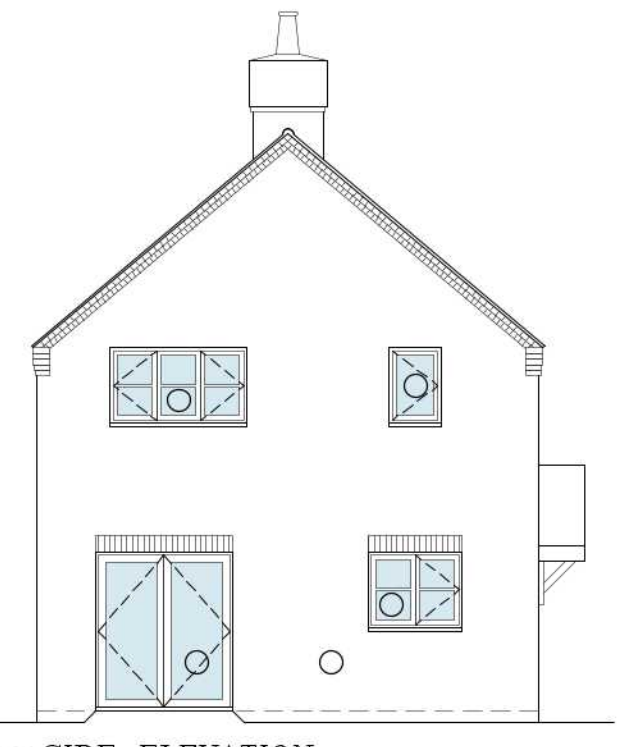
⑩ FRONT ELEVATION
1:100 Scale



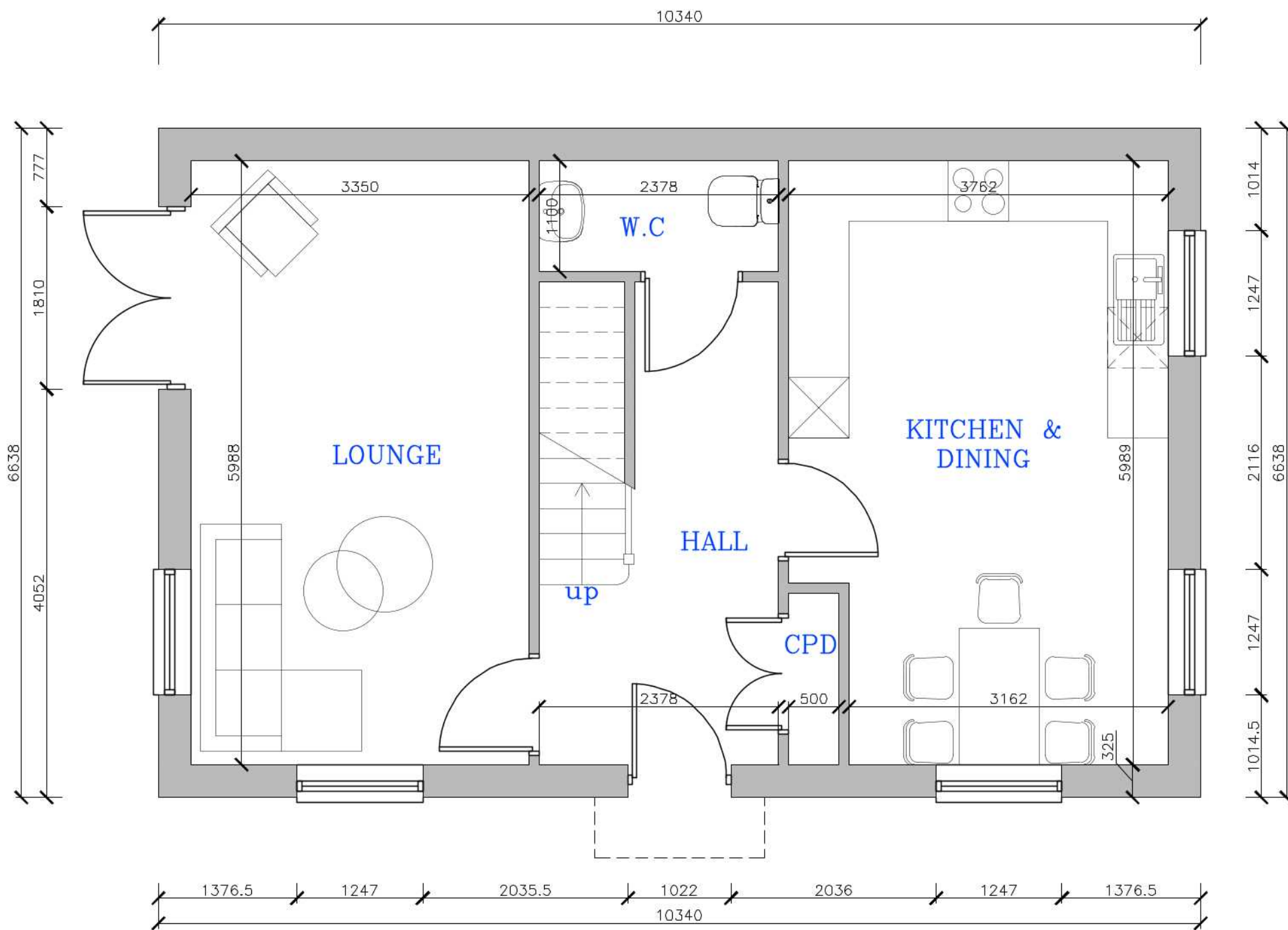
⑪ SIDE ELEVATION
1:100 Scale



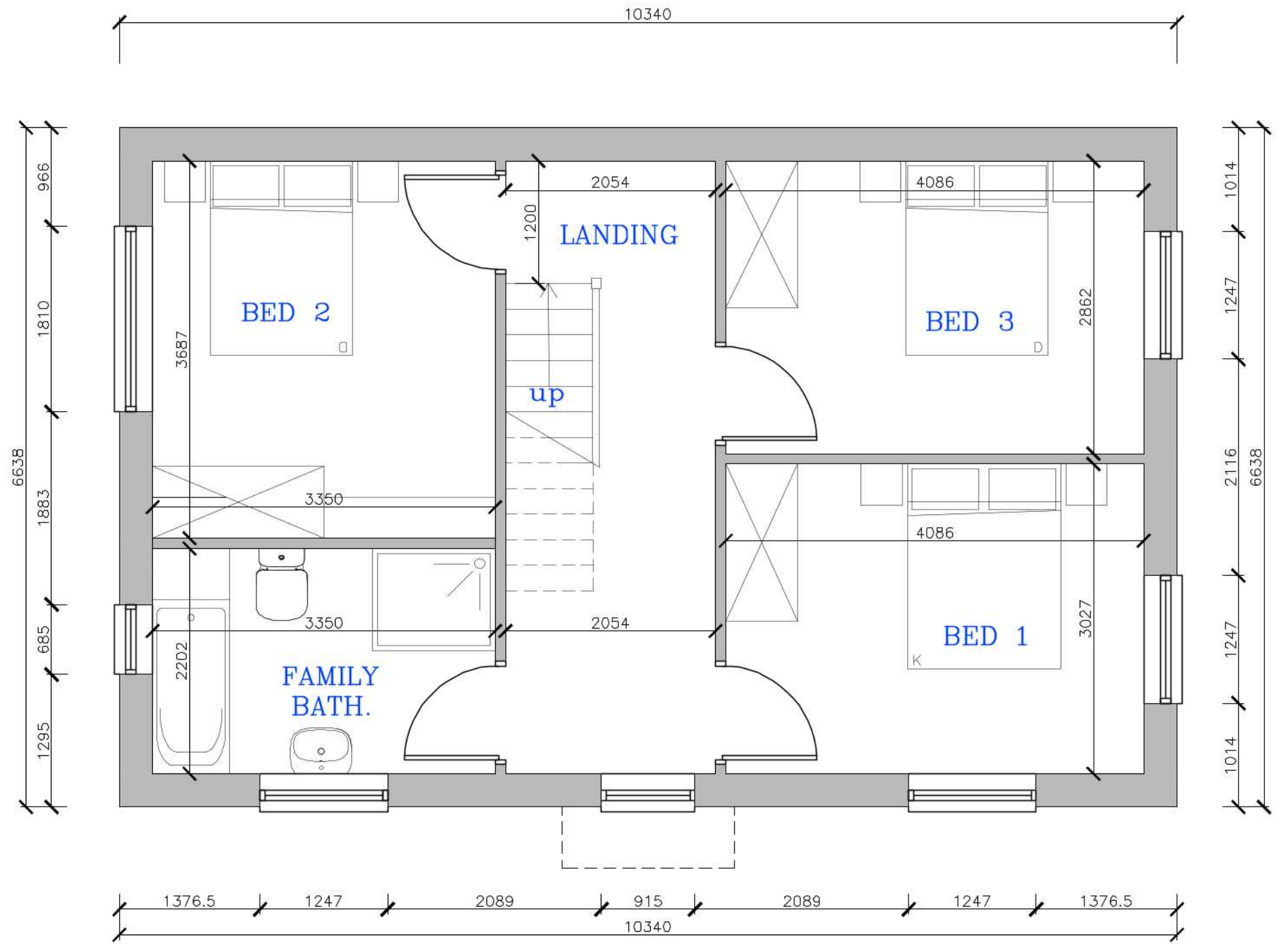
⑫ REAR ELEVATION
1:100 Scale



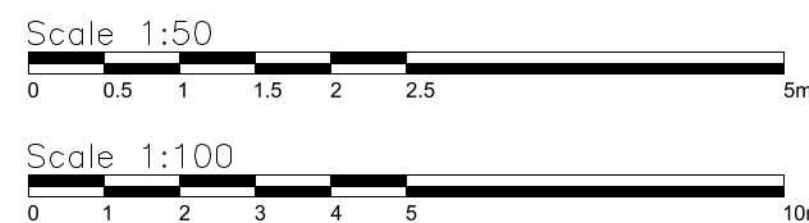
⑬ SIDE ELEVATION
1:100 Scale



⑧ GROUND FLOOR PLAN (58.0sqm) GIA 1:50 Scale
Total GIA = 116.0sqm/1248.6sqft
Incl. stairwells – excl. garage



⑨ FIRST FLOOR PLAN (58.0sqm) GIA 1:50 Scale



A: 23/05/2025 ES Design amendments
B: Furniture added: 12.06.2025: JL

architecture urban design graphic design site: **Brittens Farm, Station Road, Kimbolton**

Project Design Studio Ltd

title: Plans and elevations - House Type F3
scheme: Residential development

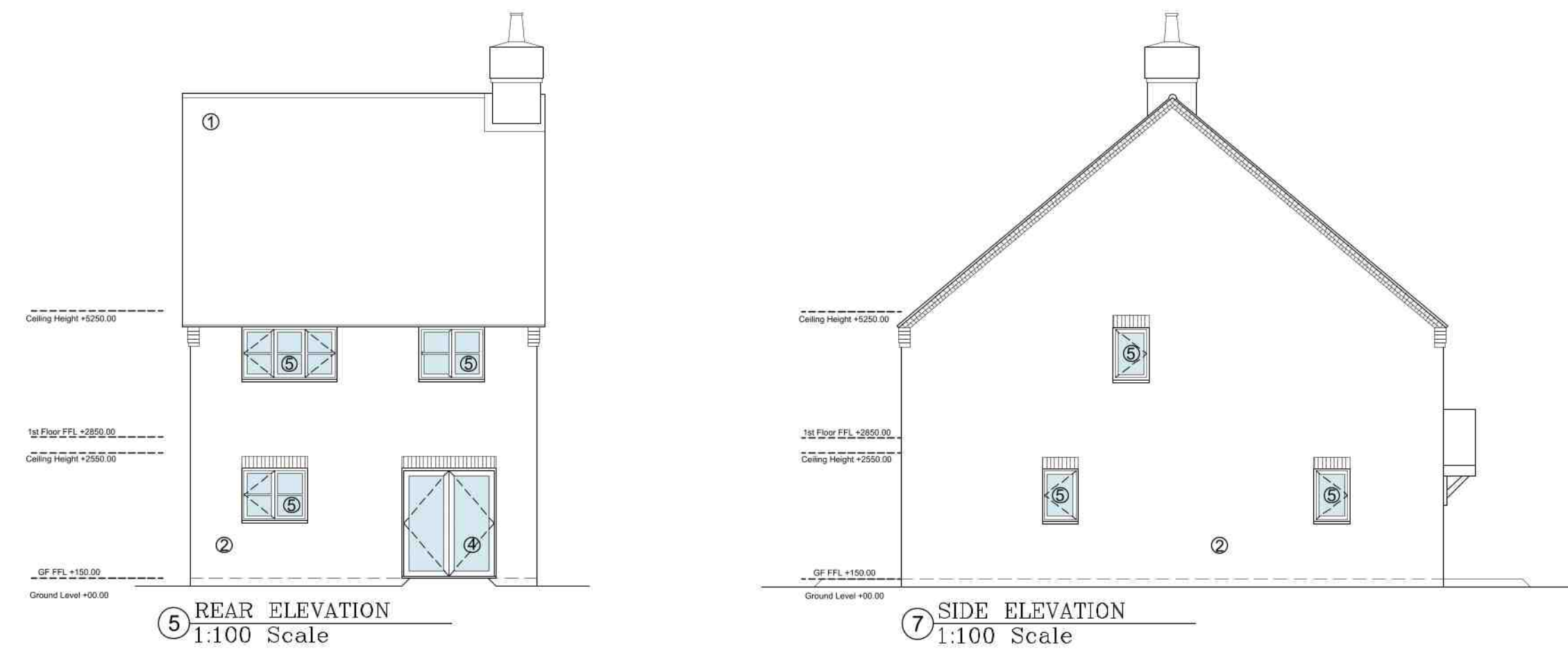
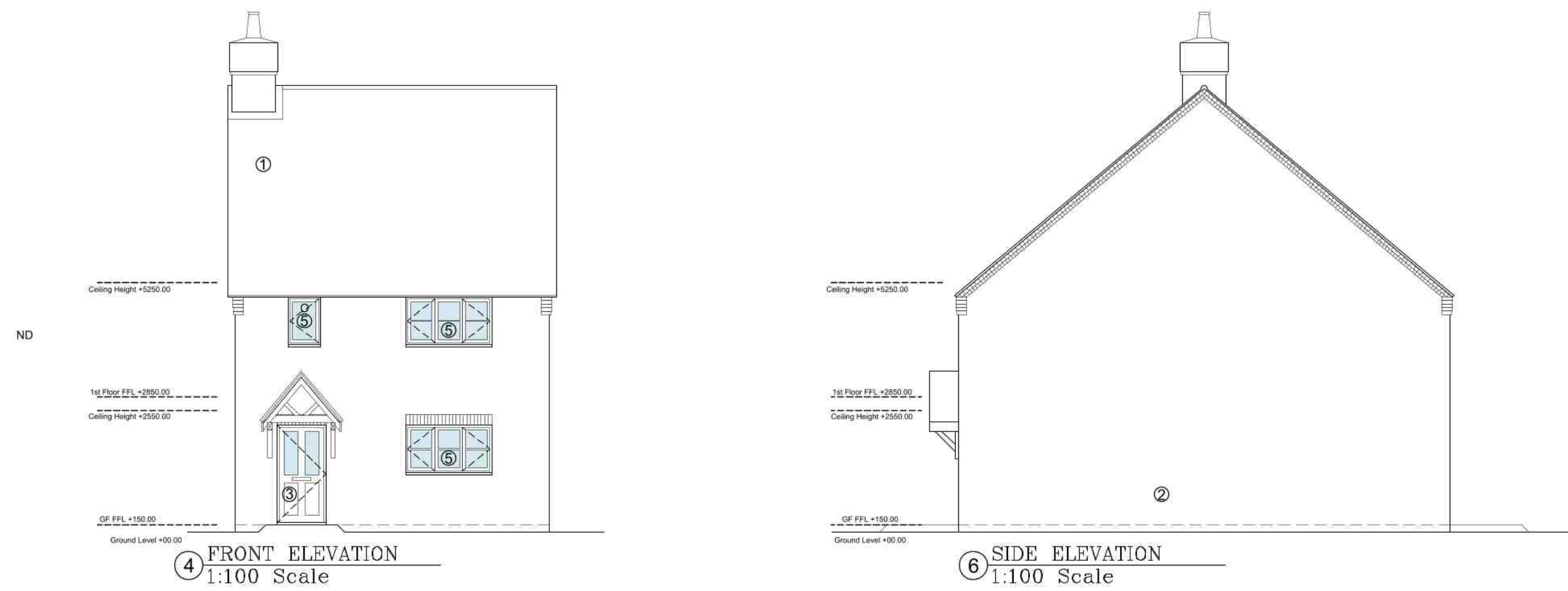
scale: 1:100 & 1:50 @ A2 date: May '25 drawn: ES approved: FP

drawing number: **2 5 2 3 - P 1 3 B**

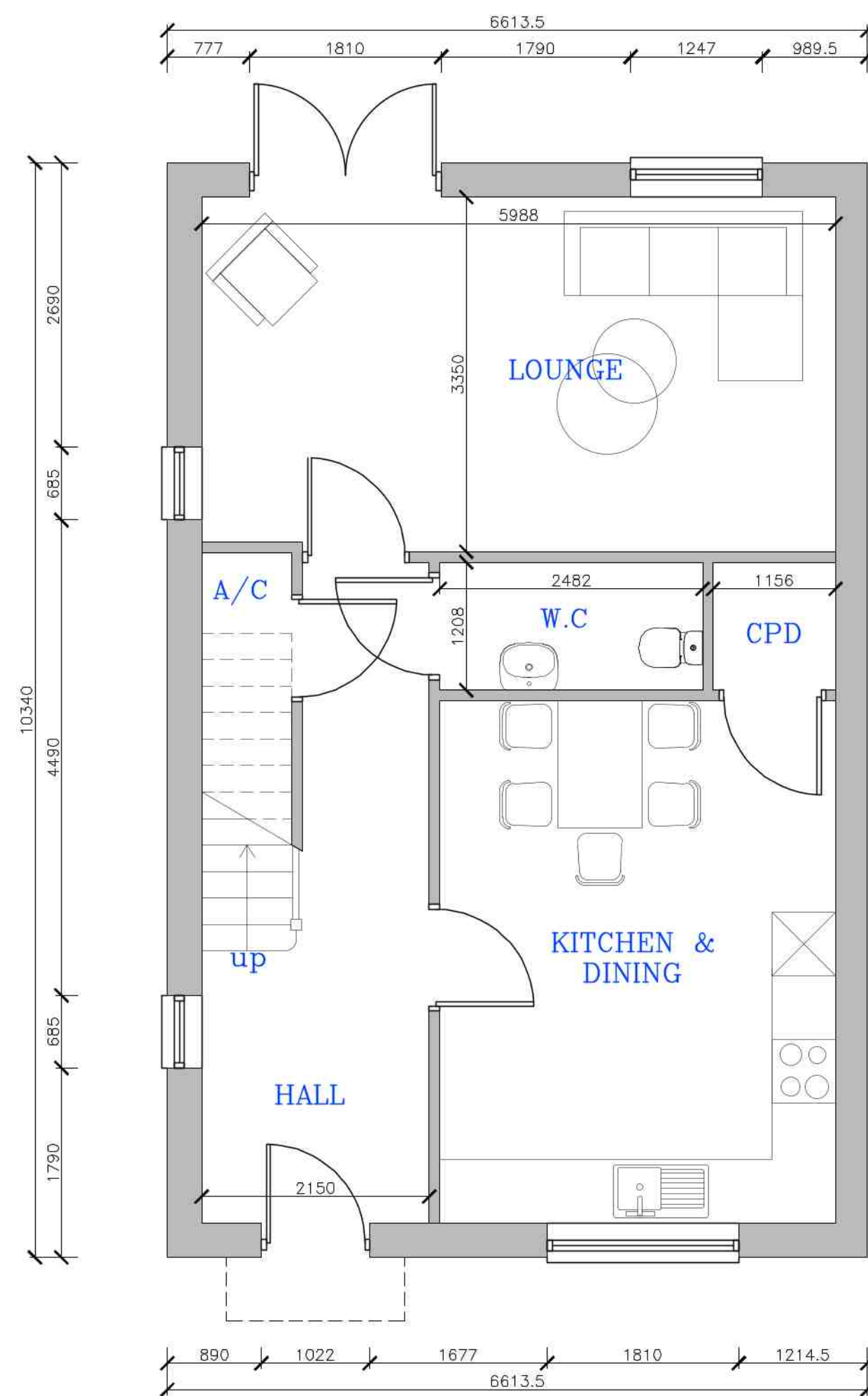
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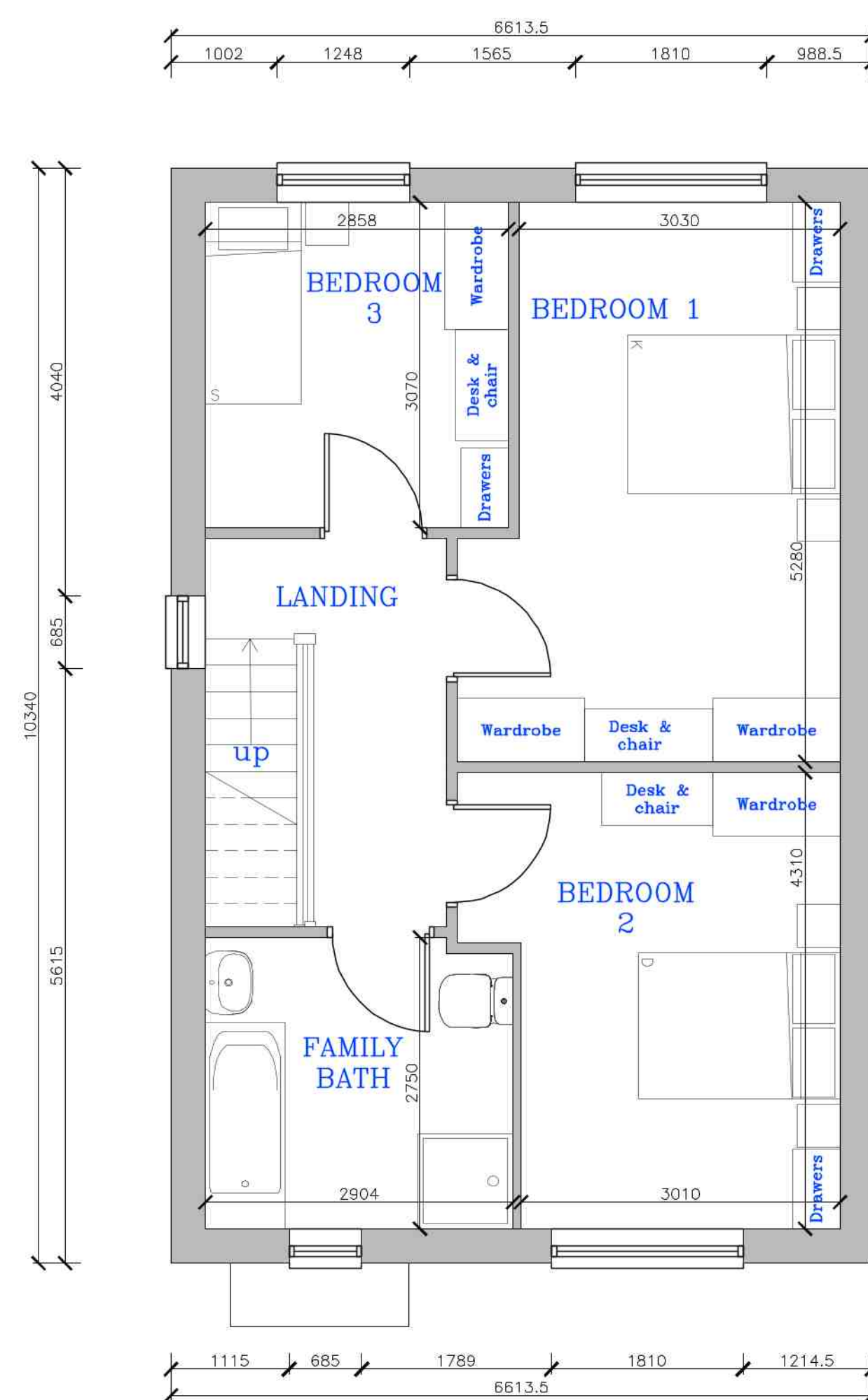
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- ① ROOF - SPANISH SLATE SSQ DEL CARMEN
- ② BRICKWORK - BUFF FACING STRETCHER BOND
- ③ FRONT DOOR - BLACK GRP (RAL 8022)
- ④ FRENCH DOORS - CREAM UPVC
- ⑤ WINDOWS - CREAM UPVC CASEMENT
- O = WINDOWS TO BE OBSCURED.
- F = FIXED WINDOWS



① GROUND FLOOR PLAN (58.0sqm) GIA each 1:50 Scale
Total GIA = 116.0sqm/1248.6sqft
Incl. stairwells – excl. garage



② FIRST FLOOR PLAN (58.0sqm) GIA each 1:50 Scale

HOUSE TYPE F4 - PLOT : 18

