

Development Management Committee – 21st September 2026

Application Number: 25/01738/OUT

Proposal: Outline planning permission (all matters reserved except for means of access) for the development of up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure

Location: Land South Of Blenheim Grove, Offord Darcy

Applicant: Endurance Estates Land Promotion Ltd and Edmund George William Thornhill

Agent: Miss Aoife Hand, Bidwells LLP

Case Officer: Richard Fitzjohn

Parish: Offord Cluny and Offord Darcy

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Offord Cluny & Offord Darcy Parish Council.

Committee Date: 21st September 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION, subject to conditions and the completion of a Section 106 agreement, with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

OR

REFUSE in the event that the Section 106 agreement 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.

Proposal

The application seeks outline planning permission, with all matters reserved except for access, for up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure.

The proposal includes provision of 40% affordable housing; provision of a new vehicular access adjoining Graveley Road; provision of two new footway connections to Graveley Road; and provision of local pedestrian infrastructure improvements, in the form of dropped kerb crossings at the junctions of Graveley Road / Littleworth End, High Street / Orchard Way, and Orchard Way / Blenheim Grove.

Consultations

The following consultees have raised **objections** to the application:

- Offord Cluny & Offord Darcy Parish Council.

The following consultees have raised **no objections** to the application:

- Cambridgeshire County Council (CCC) Flood Risk Team, CCC Highways Development Management Team, CCC Transport Assessment Team, CCC Historic Environment Team, Huntingdonshire District Council (HDC) Conservation Officer, HDC Arboricultural Officer, HDC Senior Landscape and Biodiversity Officer, HDC Strategic Sports Development Officer, HDC Environmental Health Officer, HDC Urban Design Officer, HDC Affordable Housing Policy and Enabling Officer, NHS East of England Ambulance Service Trust, Cadent Gas, Environment Agency, Sport England, Anglian Water and Cambridgeshire Constabulary Designing Out Crime Team.

Letters of objection have been received from 20 local residents. No letters of support have been received from local residents.

Conclusion

The application has been assessed against the relevant policies in the National Planning Policy Framework (August 2026) (NPPF), the Huntingdonshire Local Plan to 2036 (the Local Plan), and other relevant guidance as listed in detail within Section 4 of this report.

The key issues arising from the application details are:

- Principle of development;
- Affordable housing provision;
- Flood risk and drainage;
- Character and appearance of the area;
- Heritage assets;
- Highway safety, transport and parking provision;
- Residential amenity;
- Arboriculture;
- Archaeology;

- Biodiversity;
- Accessible housing;
- Water efficiency;
- Public health;
- Contamination; and
- Developer contributions.

This report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions and completion of a Section 106 agreement.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises approximately 4 hectares of agricultural land on the southern edge of Offord Darcy. The site is located within Flood Zone 1 (low probability of flooding from rivers and sea). The Huntingdonshire Strategic Flood Risk Assessment (SFRA) 2024 and Environment Agency Flood Map for Planning indicates that part of the site, near to the northern boundary, is at medium and high risk of surface water flooding.
- 1.2 The northern boundary of the site adjoins the boundaries of residential properties located on Orchard Way and Blenheim Grove. The eastern boundary of the site is located adjacent to Graveley Road, with an intervening hedge, ditch and highway verge along it. Beyond Graveley Road, to the east of the site, comprises predominantly agricultural land, in addition to allotments and a cemetery. The southern boundary of the site is located adjacent to agricultural land, with a ditch and sporadic trees and hedging along it. The western boundary of the site adjoins the boundaries of residential properties located on St Andrews Close and Paxton Road. The boundaries of the residential properties to the north and west of the site comprise a mix of open boundaries, enclosed boundaries and landscape boundaries. None of the trees within or adjacent to the site have Tree Preservation Orders.
- 1.3 The site is located circa 140 metres to the south of the nearest Listed Building (3 and 5 High Street Offord Darcy) and circa 1km to the south of the nearest Conservation Area (Offord Cluny Conservation Area).
- 1.4 Graveley Road is a 60 miles per hour (mph) speed limit road along the extent of the eastern boundary of the application site and reduces to a 30mph speed limit near to the north-eastern boundary of the application site. There is an existing nearby public footway located along part of the eastern side of Graveley

Road (the opposite side of Graveley Road to the application site) which connects between the cemetery entrance and the built-up area of Offord Darcy to the north. There is also an existing nearby public footway on the west side of Graveley Road (the same side of Graveley Road as the application site), located at the junction of Graveley Road and Orchard Way circa 20 metres from the north-eastern corner of the application site. There are no Public Rights of Way within the site and the closest one is located near a railway line circa 400 metres to the west of the site.

- 1.5 The Cambridgeshire and Peterborough Minerals and Waste Local Plan indicates that the application site is located within a Mineral Safeguarding Area (Sand and Gravel).
- 1.6 The application site is not allocated for development within the current adopted Huntingdonshire Local Plan to 2036; however, it is included as a draft allocation for residential development of about 80 homes within the Preferred Options Draft Local Plan to 2046.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks outline planning permission, with all matters reserved except for access, for up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure.
- 2.2 The proposal includes the provision of a new vehicular access adjoining Graveley Road, comprising a bellmouth access with a priority junction and a 5.5 metres wide carriageway. The proposed new vehicular access would be located approximately centrally along the eastern boundary of the site.
- 2.3 The proposal also includes the provision of two new footway connections to Graveley Road. One of the proposed footways would be two-metres wide and would directly adjoin the northern side of the proposed vehicular access, leading to a new uncontrolled pedestrian crossing in the form of a dropped kerb and tactile paving on the east and west sides of Graveley Road, immediately north of the proposed vehicular access and existing cemetery entrance. The other proposed footway would be located within the north-eastern corner of the site and would extend north of the site, connecting to the existing public footway near to the junction of Graveley Road and Orchard Way. This footway would be of variable width due to highway constraints and in order to tie-in with the existing public footway. This footway would also provide an additional uncontrolled pedestrian crossing in the form of a dropped kerb and tactile paving on the east and west sides of Graveley Road, immediately to the south of the existing 60mph / 30mph speed limit change. The proposal also includes local pedestrian improvements, in the form of providing dropped kerb crossings at the junctions of Graveley Road / Littleworth End, High Street / Orchard Way, and Orchard Way / Blenheim Grove.
- 2.4 A drawing accompanying the application shows the existing 30mph speed limit on Graveley Road being extended to the south of the proposed vehicular

access, at which point the speed limit would change to 40mph up to the bend further south. However, it should be noted that the indicated speed limit changes cannot be agreed as part of this planning application and would require separate approval by the Local Highway Authority through a Section 278 Agreement.

- 2.5 The proposed development would include 40% affordable housing provision, which would comprise 70% Affordable Rented Housing or Social Rented Housing and 30% Shared Ownership Housing. The application is accompanied by a draft Section 106 Agreement to secure this affordable housing in accordance with the affordable housing mix set out below.
- 2.6 The Affordable Rented Housing or Social Rented Housing mix would comprise:
 - 20% 1-bedroom, 2-person houses or flats, provided to M4(2) standard;
 - 10% 2-bedroom, 3-person bungalows, provided to M4(3) standard;
 - 40% 2-bedroom, 4-person houses, provided to M4(2) standard;
 - 25% 3-bedroom, 5-person houses, provided to M4(2) standard; and
 - 5% 4-bedroom, 7-person houses, provided to M4(2) standard.
- 2.7 The Shared Ownership Housing mix would comprise:
 - 40% 2-bedroom, 4-person houses, provided to M4(2) standard; and
 - 60% 3-bedroom, 5-person houses, provided to M4(2) standard.
- 2.8 The market housing mix for the proposed development is unknown at this stage due to the outline nature of the application.
- 2.9 This application has been accompanied by the following drawings and documents:
 - Location Plan
 - Proposed Site Access Arrangement Plan
 - Proposed Site Access and Associated Infrastructure Works
 - Proposed Local Area Pedestrian Infrastructure Improvement Works
 - Site Plan
 - Illustrative Masterplans
 - Parameter Plan 1: Combined Parameters
 - Parameter Plan 2: Land Use and Landscape
 - Parameter Plan 3: Movement
 - Planning Statement
 - Design and Access Statement
 - Highways Technical Note
 - Transport Assessment
 - Transport Assessment Addendum
 - Archaeological Assessment
 - Archaeological Evaluation Trenching Report
 - Arboricultural Impact Assessment Plan
 - Ecological Assessment
 - Biodiversity Net Gain Assessment
 - Biodiversity Net Gain Metric
 - Utilities and Wastewater Assessment

- Flood Risk Assessment
 - Surface Water Drainage Technical Notes
 - Contaminated Land Assessment
 - Landscape and Visual Appraisal
 - Tree Survey and Arboricultural Impact Assessment
 - Noise Risk Assessment
 - Heritage Statement
 - Health Impact Assessment
 - Energy and Sustainability Statement
 - Air Quality Assessment
 - Statement of Community Involvement
 - Draft Section 106 agreement
- 2.10 Although this application is accompanied by an Illustrative Masterplan, the details contained within that plan are purely indicative as details of appearance, landscape, layout and scale are Reserved Matters. However, it is recommended that the Parameter Plans accompanying this application form part of the approved plans, in any event of planning permission being granted, in order to provide a framework to inform the submission of any future Reserved Matters planning application/s.
- 2.11 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

Environmental Impact Assessment

- 2.12 The application does not meet the threshold for requiring screening under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. An Environmental Statement is therefore not required.

3 RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history.

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In Huntingdonshire, the Development Plan (as relevant to this application) consists of the Huntingdonshire Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).

National Policy and Guidance

- 4.2 The National Planning Policy Framework (NPPF) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development.
- 4.3 The NPPF sets out National Decision Making Policies (NDMPs) which are a material consideration of critical importance.
- 4.4 The following NDMPs are considered to be of particular relevance to the current proposals:
- 4.5 The NPPF contains the following national planning policies which are relevant to this application:
- DM1: Preparing development proposals
 - DM3: Determining development proposals
 - DM4: Emerging development plan proposals
 - DM5: Development viability
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - S3: Presumption in favour of sustainable development
 - S5: Principle of development outside settlements
 - CC2: Mitigation of climate change
 - CC3: Adaptation of climate change
 - H07: Meeting the need for homes
 - H08: Providing affordable homes
 - H013: Build out of residential and strategic sites
 - M6: Safeguarding mineral resources and infrastructure through decision-making
 - L3: Achieving appropriate densities
 - DP3: Key principles for well-designed places
 - DP4: The design process
 - TR3: Locating development in sustainable locations
 - TR4: Street design, access and parking
 - TR6: Assessing transport impacts
 - HC3: Community facilities and public service infrastructure serving new development
 - P2: Ground conditions
 - P3: Living conditions and pollution
 - P4: Impact of development on existing activities
 - P5: Maintaining public safety and security
 - F4: Assessing flood risk for decision-making
 - F5: The sequential test
 - F7: Ensuring development is safe from flooding
 - F8: Sustainable drainage systems and watercourses
 - N2: Improving the natural environment
 - N3: Trees in new development
 - N6: Areas of particular importance for biodiversity and geology

- 4.6 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 4.7 The National Design Guide (2021):
- C1 - Understand and relate well to the site, its local and wider context
 - I1 - Respond to existing local character and identity
 - I2 - Well-designed, high quality and attractive
 - B2 - Appropriate building types and forms
 - M3 - Well-considered parking, servicing and utilities infrastructure for all users
 - N3 - Support rich and varied biodiversity
 - H1 - Healthy, comfortable and safe internal and external environment
 - H2 - Well-related to external amenity and public spaces
 - H3 - Attention to detail: storage, waste, servicing and utilities.
- 4.8 National policies and guidance are viewable at <https://www.gov.uk>

Local Planning Policies

- 4.9 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP3: Green Infrastructure
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlement
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP13: Placemaking
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP24: Affordable Housing Provision
 - LP25: Housing Mix
 - LP29: Health Impact Assessment
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP37: Ground Contamination and Groundwater Pollution
- 4.10 Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- Policy 5 – Mineral Safeguarding Areas
- 4.11 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)

- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- Environmentally Sustainable Design & Construction SPD (2025)
- Annual Monitoring Review regarding housing land supply (2024)

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

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Offord Cluny & Offord Darcy Parish Council	Objection.	<u>Latest consultation response, dated 8th June 2026:</u> Wish to comment further about the wastewater from the proposed site. The Parish Council is aware that the Buckden Waste Water Treatment Works is suffering from capacity problems. In 2024, it discharged diluted raw sewage into waterways feeding the Great Ouse for 3,033 hours – over 126 days or a 1/3 of the year. In addition, the Offord Pumping Station discharged raw sewage directly into the Great Ouse for over 1075 hours in the same year. This has led to a requirement that Anglian Water must develop a Remediation and Compliance Plan to address the situation at the Buckden Treatment Plant. Overall, Anglian Water's performance with regards to Wastewater Management is poor. In the latest Environment Agency Environmental Performance Report, Anglian Water received a 2-star rating. This rating reflects a failure to meet pollution reduction targets and an increase in serious pollution incidents.

		In Anglian Water's most recent comments, they say that the Buckden Treatment Plant has sufficient dry weather capacity thus effectively sweeping under the carpet the capacity issues when it is not dry. In their December 2025 comments, Anglian Water objected to due "capacity constraints and pollution risk". The change of position appears to be completely illogical and contains no information about how these constraints are to be overcome. The quoted dry weather capacity at the Buckden Treatment Works does nothing to remove constraints in the network leading to it. Anglian Water's own 2021 "Infiltration Reduction Plan" proves that the local network gets completely hydraulically locked during wet weather. When the River Ouse gets higher the sewage outflow at the Offord Pumping Station gets submerged which stops the pumping station working as designed and leads to Anglian Water having to discharge sewage directly into the River Ouse to prevent it flooding local properties. A local resident to Offord Pumping Station has spoken to the engineers attending there on many occasions and has been repeatedly told that the existing pumps are already not of sufficient capacity to support the current sewage flows and should be replaced, although this has not been done. An additional 70 homes will inevitably lead to more pressure on both the Offord Pumping Station and the Buckden Treatment Works in anything other than dry weather, practically guaranteeing the increasing of the time and volume of raw sewage being pumped directly or indirectly into the River Ouse.
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		As far as we know Anglian Water has no funded plan to address the issues. The current Ofwat approved water planning cycle (AMP8) runs from 2025 to 2030 and we are not aware that there are any upgrades to the Buckden Treatment Plant or Offord Pumping Station within Anglian Water's plans. Based on this information the Parish Council still believes that the development cannot be considered to be sustainable meaning that it should be rejected until the capacity constraints at the Buckden Treatment Plant and Offord Pumping station are properly addressed. In order to allow this to be properly discussed and for the Parish Council to be able to present their case in person this application must be determined by the Development Management Committee and not left to delegated powers. In order to fully inform the Committee answers to the following questions should be sought: 1. What hydraulic modelling has been completed to prove 70 additional homes will not increase the frequency of these environmental discharges? There is no evidence in the existing comments that such work has been carried out. 2. Can the Local Planning Authority confirm if the specific capacity upgrades required to manage wet weather flows at the Buckden treatment works and the Offord Pumping Station are fully funded and programmed within Anglian
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		Water's current Ofwat AMP8 settlement? 3. We understand the current constraints that Huntingdonshire District Council are working under with regard to new housing developments so if, in spite of the obvious risk of additional pollution, the planning officers feel constrained to recommend approval of this outline application, will they guarantee the implementation of a negatively worded Grampian condition to prevent any commencement or occupation until physical capacity upgrades are secured at both the Buckden treatment works and the local pumping station? Given the known wet weather overflows into the River Great Ouse local watercourse, the Parish Council requests that the answers to these specific capacity and AMP8 funding questions are explicitly documented in the final Officer Report to ensure the council is not exposed to future environmental liability. <u>Consultation response, received 17th February 2026:</u> • Pleased that several of the previously raised points have been addressed. • Welcomes the removal of the Lead Local Flood Authority objection and trusts flood risk will be reduced at the end of High Street. • Welcomes the proposed changes to the footpath, however it remains uncertain whether pedestrians will realistically choose to access the High Street via Orchard Way due
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		to the length of the route. • Notwithstanding the positive comments (above), the Parish Council's concerns remain. In particular, the potential for sewage capacity issues given the Anglian Water objection. Furthermore, are disappointed that the existing speed limit on Graveley Road is unchanged, as traffic speed and volume along this route remain a serious and unresolved safety issue. <u>Consultation response received 16th December 2025:</u> • Anglian Water recommended refusal at the time due to the capacity of the sewer network. Therefore the development must be contrary to policy LP6 of the Local Plan. • Clarify the location of the dedicated disabled parking bay referenced in their earlier consultation response. <u>Consultation response received 14th October 2025:</u> Recommend refusal for the following summarised reasons: • As part of the "Call For Sites" consultation, the consultation by the developers and during a presentation by Endurance Estates and Bidwells to the Parish Council in July 2025, the Parish Council made clear their concerns about certain aspects of this development, but these have not been addressed in the application. A show of hands, at a public meeting with over 60 people, demonstrated almost everyone there wanted to object to the development and there were no supporters.
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		• Flood risk concerns, particularly the effects of the proposed development on the south end of High Street, noting an occurrence of flooding in this area in January 2024 which flooded several houses on High Street. The proposal contravenes policies LP5 and LP15 of the Local Plan. Noted that the LLFA recommended refusal to the SuDS scheme at the time. • Sewage – Following water in The Offords all goes to an Anglian Water pumping station in Station Lane and then onto the Buckden Waste Water Treatment Works. There are already capacity problems with the sewers and the pumping station also already routinely has problems. Noted that Anglian Water recommended refusal at the time, based on sewer capacity and that it needs to be upgraded to support the development. It is unclear how much of the sewer network between the proposed development and the Buckden Waste Water Treatment Works requires upgrading. The proposal does not include any plans for upgrades, contrary to policy LP6 of the Local Plan. Raise concerns with the proposed remote pumping station pushing foul water into a sewer network with insufficient capacity may lead to that foul water being forced out of the network somewhere between the development and the Station Lane pumping station. As a minimum, expect a Grampian condition to avoid occupation of dwellings until the sewer network has been upgraded.
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		• Sustainable travel – Bus services are infrequent. Significant walking distances to local services, and the existing public footway network (notably due to narrow footways, and narrow roads including a dedicated disabled parking bay), would encourage driving over walking. • Road access – Concerns regarding highway safety impacts and additional traffic, and amenity impacts to residents of Orchard Way resulting from additional traffic.
CCC Flood Risk Team	No objection.	The application demonstrates that surface water can be managed through the use of infiltration Sustainable urban Drainage Systems (SuDS), subject to further infiltration testing undertaken to completion of all tests (without topping up or extrapolation) prior to detailed design, and submitted for approval at Reserved Matters stage. An interception channel will be incorporated along the northern site boundary to ensure adequate mitigation of exceedance flows in extreme storm events. Water quality has been adequately addressed. The Reserved Matters application must incorporate on-plot SuDS as source control to improve water quality. Requests conditions requiring a detailed surface water drainage scheme; details of implementation, adoption, maintenance and management of the surface water drainage system; and details of measures to avoid surface water run-off will be avoid during

		construction works; to be agreed with the Local Planning Authority.
CCC Highways Development Management Team	No objection.	No objections. The internal arrangements shown on the illustrative masterplans would be unsuitable for adoption. The applicant should consider the County Council's specifications to establish an appropriate road layout prior to submitting a reserved matters application for the site. Whilst there are no objections to the proposed footway and access proposals within the public highway, makes the following observations: • The proposal includes construction of road and footway on land that is currently unregistered and the Local Planning Authority must be satisfied that this would not preclude planning permission being granted. • As part of a s278 application the applicant will be required to provide street lighting within the 30mph limit to increase conspicuity of crossing pedestrians and enhance compliance with the need speed limit. • The introduction of kerbs will obstruct the flow of water on a road that relies upon over edge drainage/percolation to prevent water standing in the highway. The applicant must be satisfied that the road can be adequately drained in accordance with the County Council specifications. • While areas of localised regrading proposed, it is not clear that this will be sufficient

		to support the highway construction proposed with detailed consideration as part of a s278 application. A level verge will need to be provided at the rear of footways and will need to be at least 2 metres wide where the road crosses the junction. Recommend conditions to secure: • Full details of the layout and visibility splays within the site to be agreed by the Local Planning Authority; • Provision of sufficient space within the site for the parking and turning of vehicles; • Provision of temporary facilities for vehicles clear of the public highway during the construction period; • Provision of the demonstrated visibility splays each side of the vehicular access to the site; • Provision of adequate drainage measures in accordance with a scheme to be agreed by the Local Planning Authority; • Provision of a metalled surface for a minimum distance of 15 metres along the access road from its junction with the public highway; • Details of wheel washing facilities to be agreed with the Local Planning Authority; and • Provision of off-site highway improvement works in accordance with detailed engineered drawings to be
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		agreed with the Local Planning Authority.
CCC Transport Assessment Team	No objection.	The trip generation assessment is agreed. The agreed trip distribution result mean that the Local Highway Authority does not require any modelling for the application. The off-site pedestrian mitigation approach, comprising dropped kerbs and tactile paving at the junctions of Graveley Road / Littleworth End, High Street / Orchard Way and Orchard Way / Blenheim Grove are agreed and would be secured by a planning condition. Recommends conditions to secure a 'New Residents Welcome Travel Pack' to be provided to occupiers of the dwellings, and delivery of the dropped kerbs and tactile paving improvements which are required to encourage and facilitate safe pedestrian movement to and from the site.
CCC Historic Environment Team	No objection.	Records indicate that the development lies in an area of archaeological potential. Due to the findings of the archaeological evaluation phase, further archaeological mitigation works will be required. These works, and the remaining archaeological evaluation works, can be secured by condition and undertaken post-consent. Recommends conditions requiring implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation to be agreed with the Local Planning Authority prior to commencement of development;

		and implementation of post-fieldwork sections of the archaeology programme to be implemented following commencement of development.
HDC Conservation Officer	No objection.	The applicant has submitted a detailed Heritage Statement which describes the significance and settings of the heritage assets and the potential impact of the proposal on them. There is no Conservation Area in Offord Darcy and the Offord Cluny Conservation Area is some distance away. The nearest Listed Buildings to the site are 3 and 5 High Street and Thatched Cottage, 39 Graveley Road. Both buildings stand within modern housing development and some distance from the proposal site. Because of the distance and the intervening buildings the proposed modern housing will be seen in the context of the existing modern housing which already forms the settings of the Listed Buildings and therefore this proposal is not considered harmful to the existing settings of these two Listed Buildings. The proposal site is some distance from the Church of St Peter and the proposed housing will be seen with the intervening existing modern housing and in context with it so in this case is not considered harmful to the setting of the Church. For these reasons there is no Conservation objection to this proposal.
HDC Arboricultural Officer	No objection.	Supports the application.

		The proposal will have very limited impact on trees or the arboricultural landscape. No Root Protection Areas are impacted and the proposed dwellings are far enough away from existing trees to not be of concern regarding shading or falling debris. Two small sections of hedgerow will be removed to facilitate access, however this is of low value and will have limited impact.
HDC Senior Landscape and Biodiversity Officer	No objection.	<u>Landscape and Visual Appraisal:</u> The Landscape and Visual Appraisal (LVA) has been prepared using an appropriate and robust methodology. The approach has been applied correctly and proportionately having regard to the nature and scale of the proposal. No concerns are raised in respect of the assessment methodology or its interpretation. In landscape and visual terms, the site is assessed as having low to moderate sensitivity, reflecting its edge-of-settlement location and its strong degree of physical and visual containment. The site is enclosed on three sides by mature hedgerows and established trees, with the northern boundary defined by the rear gardens of existing residential properties. This forms a clear and defensible settlement edge and limits intervisibility with the wider countryside. The existing landscape structure, together with adjacent built form, substantially reduces the potential for adverse visual effects on distant receptors. The LVA identifies that the magnitude of change arising from the proposed development would be low to moderate, with any adverse

		effects concentrated primarily within the immediate site context and short-range views. This conclusion is accepted. Existing boundary hedgerows and trees are to be predominantly retained and reinforced through new planting, which will strengthen screening, enhance landscape structure, and reinforce a strong sense of containment. This mitigation strategy accords with local landscape character guidance and represents an appropriate response to the site's sensitivities. The LVA concludes that some adverse landscape and visual effects would occur during the initial operational phase (Year 1), as is typical for residential development prior to the establishment of landscape mitigation. However, it is accepted that these effects would reduce over time as planting matures, with residual effects by Year 15 assessed as minor and not significant in LVIA terms. It is agreed that, with the proposed mitigation in place, the development would not give rise to unacceptable harm to landscape character or visual amenity. The conclusions of the LVA are supported. The proposals are considered capable of being successfully assimilated into the existing landscape framework, and the residual landscape and visual effects would be acceptable. On this basis, there is no objection on landscape and visual grounds, subject to conditions securing the detailed landscaping proposals, their implementation, and ongoing management. <u>Attenuation Pond Design:</u>
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		It is therefore strongly recommended that any attenuation pond is designed with an organic and naturalistic form to maximise biodiversity, landscape character and visual amenity. The space required for such features should be fully recognised at the Reserved Matters stage to allow appropriate engineering, safe access and ecological function. Attenuation ponds should incorporate, where feasible: • gentle variations in gradients; • a range of shelved depths; • areas of permanent water; and • safe and permeable access for wildlife, amenity use and ongoing maintenance. Further details of the SuDS basin and associated attenuation features shall be submitted as part of a Reserved Matters Application, including hydraulic calculations demonstrating that the system functions in accordance with the approved drainage strategy. As a minimum, submitted details should include: • confirmation of permanent water provision; • cross-sections illustrating a range of shelved depths; • details of gradient transitions; • access arrangements for maintenance and amenity use; and; • detailed planting schedules for emergent and aquatic vegetation. <u>Tree Planting:</u> Provides recommendations for tree planting proposals applicable to Reserved Matters stage.
HDC Strategic Sports Development	No objection.	Requests an indicative capital contribution of £42,234.15 to ensure that the development contributes to

Officer		enhancing local sports provision and supports the sustainability of existing community assets. Recommends that priority is given to improving the existing football pitch and associated facilities within Offord Darcy, in line with the Council's Playing Pitch and Outdoor Sports Strategy recommendations.
HDC Environmental Health Officer	No objection.	Recommends conditions requiring a Construction Environmental Management Plan; a noise mitigation scheme; and a land contamination investigation and remediation scheme; to be agreed with the Local Planning Authority.
HDC Urban Design Officer	No objection.	Amendments have been made to the application comprising two alternative illustrative masterplan options, demonstrating potential approaches to the site layout and arrangement of development. Option 1 removes the rear parking court previously proposed for dwellings fronting Graveley Road in the southeast corner of the site, introducing a private drive to serve these plots. Parking is relocated on-plot to the side of each dwelling, with terraced units replaced by more contextually appropriate semi-detached and detached house types. Option 2 builds upon Option 1 by also removing rear parking for dwellings fronting Graveley Road in the northeast corner of the site through the introduction of a tertiary loop road. Under this option, parking for these units is provided to the front of the dwellings, allowing the retention of terraced house forms. These changes are supported in design terms and represent a positive step towards addressing

		previously identified concerns. In particular, the introduction of the loop road under Option 2 is welcomed. However, further amendments are required to deliver a more contextually appropriate, loose-grain pattern of development along the Graveley Road frontage that better reflects the rhythm and character of existing edge-of-village housing, in accordance with Local Plan Policies LP11 and LP12 (criteria a and b) and the HDC Design Guide SPD (2017). It is acknowledged that this application seeks outline planning permission for up to 70 dwellings, and that the detailed design would be progressed through a future Reserved Matters application. Nevertheless, it could be likely that addressing the design concerns identified may require a reduction in the number of units ultimately delivered. Subject to this, the proposal is supported in principle. Overall, the application is supported in principle and while the amended illustrative masterplan demonstrates some positive movement in addressing earlier design concerns, it does not yet represent an acceptable layout in its current form. Further work will be required through the Reserved Matters process to refine the spatial structure, street hierarchy, parking arrangements and the treatment of key edges in order to deliver a high-quality, policy-compliant layout that responds appropriately to the site's edge-of-village context. Provides comments to inform and guide discussions at Reserved Matters stage.
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HDC Affordable Housing Policy and Enabling Officer	No objection.	The application seems to confirm an intention to conform to Local Plan policies in respect of affordable housing. 40% affordable housing should be provided, in accordance with policy LP24 of the Local Plan. Should the application be approved the required mix and tenure would be secured through the legal agreement. This information has been provided for inclusion in the proposed Section 106 agreement which is in discussion. All the homes should conform to m4(2) and a proportion as m4(3) will be required in accordance with LP25. This will be discussed with the Housing Strategy team in the usual manner. At this stage (also as per LP24), we anticipate that 70% of affordable housing will be for Affordable Rent or Social Rent with the remaining 30% being Shared Ownership. Government and the NPPF encourages provision of Social Rent and m4(3) are likely to be mostly in the form of bungalows to full mobility standards including bathroom with level access shower or wet room. The Council aspires to provide good quality environment to affordable housing occupants which is consistent with that of market housing occupants. In this regard, Local Plan policy LP24d indicates affordable housing design should ensure that the appearance of affordable housing units is externally indistinguishable from that of the open market housing.
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		Barriers to this may be unnecessary parking courts, poor relationship of parking to home, lack of on plot parking and significantly higher/unnecessarily high density. Also, grouping by tenure is preferred and party walls of different tenure should be avoided. Flats/apartments are preferred as 2 storey blocks to avoid common areas but, in any event, should not exceed 3 storeys to avoid the need for a lift. Affordable housing should be provided in clusters not exceeding 15 dwellings unless the Council agrees otherwise. This is consistent with the Council's Affordable Housing Advice Note. The latest Urban Design comments touch on similar issues, referring to a need for further work to develop the spatial and parking arrangement and that parking courts are discouraged. This all aligns with comments above; consistency of approach in design for market and affordable homes should be demonstrated. Therefore, due account should be taken of these matters if the proposals proceed further. The Advice Note referred to is also acknowledged in the Design and Access statement submitted with the application.
NHS East of England Ambulance Service Trust	No objection.	Requests £23,800 to create additional ambulance services to support the population arising from the proposed development. Provides general advice which is not specific to the proposed development in respect of health and wellbeing and scheme design measures.
Cadent Gas	No objection.	No objection in principle to the proposal from a planning perspective, but there are high

		pressure assets within the vicinity of the site area. Provides an informative providing details of developer responsibilities and obligations.
Environment Agency	No objection.	No comments to make in respect of the proposed development.
Sport England	No objection.	The proposed development does not fall within Sport England statutory remit. Therefore, Sport England do not provide a detailed response, but provide general planning guidance which is not specific to the proposed development.
Anglian Water	No objection.	<u>Assets Affected</u> There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development which may affect the layout of the site. Request an informative advising that the site layout takes into account and accommodates those assets within either prospectively adoptable highways or public open space; and, if this is not practicable, then the sewers will need to be diverted. <u>Wastewater Treatment</u> When assessing Dry Weather Flow (DWF) headroom at the receiving Water Recycling Centre (WRC), we apply a 3-year Q90 DWF average (2023-2025), together with the flows associated with sites that already benefit from planning consent. Anglian Water's DWF dataset is reviewed and updated annual in consultation with the Environment Agency. This ensures that our planning assessments reflect the most up-to-date information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional

		flows from new development without creating an unacceptable risk of breaching environmental legislation. This approach also ensures that there is no pollution or deterioration of the receiving watercourse. Based on the above assessment, Buckden WRC is within the acceptance parameters and can accommodate the flows from the proposed growth. <u>Used Water Disposal</u> This response has been based on the following submitted document: - Anglian Water Tier 2 Pre-Planning Assessment Report STR-0239831 dated 3rd March 2026. Anglian Water has worked with the applicant to identify a Sustainable Point of Connection (SPOC) for the proposed development site. The required foul network connection point is to the 225mm sewer at, or downstream of manhole 1901 located in Orchard Way; or to the 225mm sewer at, or downstream of manhole 8700 located in Paxton Road. This will avoid the constrained network which could cause pollution and flood risk downstream. Therefore, requests a condition is applied if permission is granted, requiring a strategic foul water strategy identifying one of above connection points to be agreed with the Local Planning Authority prior to commencement of development, and requiring the foul water drainage works to be carried out in accordance with the approved scheme prior to occupation. <u>Surface Water Disposal</u>
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		Prior to occupation, the foul drainage works must have been carried out in accordance with the approved scheme. The proposed method of surface water management is via infiltration. Anglian Water has no designated surface water sewers in the area and a surface water connection into our designated foul sewer is not permitted. As such, are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
Cambridgeshire Constabulary Designing Out Crime Team	No objection.	Whilst this is at an early stage in the planning process from my initial review this generally appears to be an acceptable layout, providing reasonable levels of natural surveillance from neighbouring properties, many properties have been afforded back-to-back protected rear gardens. Pedestrian and vehicle routes are aligned together and overlooked suggesting that pedestrian safety has been considered, which should encourage some level of territoriality amongst residents. Vehicle parking is in-curtilage to the front and sides of properties. I do have concerns over the footpath access to the rear parking in the bottom right corner of the proposed plan. Considers the area to be of low/medium risk to crime. Recommends security and crime prevention measures and states that these should be considered at

		the earliest opportunity as an integral part of any initial design for a proposed development. Believes the development could achieve Secured by Design accreditation with discussion. Pleased with the approach of Design Option 1 which positions parking to the side or front of dwellings allowing residents to keep an eye on their vehicles, and has back-to-back gardens without service footpaths which will make the area more secure and reduce fear of crime.
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6 RESPONSE TO PUBLICITY

6.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.2 Letters of objection have been received from occupiers of 19 properties, raising the following summarised comments:

- The site is located within the countryside and is not allocated for development in the Local Plan to 2036.
- The scale of development is disproportionate to the existing size of Offord Darcy, would exceed what the village is expected to absorb and is inconsistent with the Local Plan to 2036.
- Additional traffic generation, congestion and use of Orchard Way as a rat-run.
- Increase in unsustainable travel modes.
- On-street parking will increase.
- Highway safety issues from increased on-street parking, traffic generation and construction traffic.
- Loss of privacy and light to existing properties.
- Loss of view.
- Concern regarding maintenance of proposed boundaries.
- Light pollution.
- Noise pollution.
- Odour pollution from proposed foul pumping station.
- Construction disruption, including noise, dust and vibration.
- The proposal represents unsustainable development and would increase pressure on inadequate services, facilities and infrastructure - including capacity of schools, healthcare, emergency services, public transport, community facilities, internet services and condition of roads. The developer

should be required to provide additional investment into updating community spaces.

- Increased pressure on inadequate foul sewage systems. Anglian Water has confirmed there is insufficient capacity to serve the development. This poses significant public health risk.
- Flood risk and surface water drainage impacts.
- A recent environmental survey highlighted a moderate flood risk and a high probability of subsidence. The proposed development would exacerbate these risks, threatening the structural integrity of neighbouring homes.
- Loss of agricultural land for food production.
- Biodiversity impacts.
- Adverse impact on the character and appearance of the settlement and countryside.
- The application lacks necessary detail raising concerns that the final design could be changed.
- Assurances requested regarding positioning of new properties, provision and maintenance of new trees and plants, and location and maintenance of the pond shown on the plan. Clarification requested regarding retention of existing trees.

6.3 No letters of support have been received from local residents.

7 APPRAISAL

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 3 of the NPPF. 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 the Huntingdonshire Local Plan to 2036 (2019) and the 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 it does not change the statutory status of the Development Plan, paragraph 3 of the NPPF confirms that the national

decision-making policies within the NPPF are a material consideration and should be read alongside the policies in the development plan.

Principle of development

Housing Land Supply

- 7.5 Plan Making Policy H03 (1.a.i.) of the National Planning Policy Framework (NPPF) requires the Council to identify a sufficient supply of specific deliverable sites to provide a minimum of five years' worth of housing against the Council's housing requirement figure, with an appropriate buffer.
- 7.6 The methodology for calculating local housing need, with an appropriate buffer, is set out within Annex D of the NPPF and associated National Planning Policy Guidance ('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 figure set using the standard method, with an appropriate buffer.
- 7.8 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.
- 7.9 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with policy S3 of the NPPF in relation to applications involving the provision of housing.
- 7.10 While no 5YHLS can be demonstrated, thereby resulting in an unmet need, 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. 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.
- 7.11 In assessing this application, whilst policies LP2 (Strategy for Development), LP9 (Small Settlements) and LP10 (The Countryside) of the Local Plan are out of date (and so afforded less weight in the determination of this application), they are not to be entirely disregarded.

Location and suitability of the site

- 7.12 Policy LP2 of the Huntingdonshire Local Plan to 2036 (the Local Plan) states that the development strategy for Huntingdonshire is to:
- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
 - Direct substantial new development to two strategic expansion locations of

sufficient scale to form successful, functioning new communities;

- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Support a thriving rural economy;
- Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
- Conserve and enhance the historic environment; and
- Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.

- 7.13 In addition, Policy LP2 of the Local Plan states that approximately a quarter of the objectively assessed need for housing will be permitted on sites dispersed across the key service centres and small settlements in order to support the vitality of these communities and provide flexibility and diversity in the housing supply; and that rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the plan providing further flexibility in the housing supply.
- 7.14 The Local Plan identifies Offord Darcy as being a 'Small Settlement' and therefore policy LP9 of the Local Plan is relevant to the proposed development. Policy LP9 of the Local Plan states that proposals within the Built Up Area (BUA) of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
- a. level of service and infrastructure provision within the settlement;
 - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
 - c. effect on the character of the immediate locality and the settlement as a whole.
- 7.15 In addition, policy LP9 states that a proposal for development on land well-related to the BUA of a Small Settlement may be supported where it accords with the specific opportunities allowed for through other policies of the Local Plan.
- 7.16 Policy L10 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 the Local 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.

7.17 As the Council are currently unable to demonstrate an adequate 5YHLS, policies LP2, LP9 and LP10 of the Local Plan are out-of-date and can no longer be afforded full weight in the determination of planning applications for residential development. Notwithstanding this, some weight should still be given to those policies given that they seek to achieve sustainable development which is consistent with the NPPF.

7.18 The proposed development would be located on the southern edge of Offord Darcy, outside of the Built Up Area (BUA) of the settlement and within the countryside. The application site comprises land which relates physically and visually with the countryside due to its agricultural use, its greenfield nature, its open and rural character and appearance, the absence of BUA's to the east and south, and its clear physical and visual relationship with the wider countryside to the east and south. However, due to the north and west boundaries of the site being located directly adjacent to residential development, it is considered that proposed development is on land which is well-related to the BUA of the settlement. Although the proposed development is on land well-related to the BUA of the settlement, it is nevertheless within the countryside and is not for a specific opportunity allowed for through other policies of the Local Plan. Therefore, the proposed development fails to accord with policies LP9 and LP10 of the Local Plan. However, although the proposed development does not accord with those Local Plan policies, as the Council are unable to demonstrate an adequate five year housing land supply, the presumption in favour of sustainable development set out within policies S3 and S5 of the NPPF applies.

7.19 Policy S3 of the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development and, outside settlements, policy S5 of the NPPF should be applied.

7.20 Policy S5 of the NPPF contains a list of certain forms of development which should be approved outside settlements and states that these should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

7.21 One of the certain forms of development included within Policy S5 (1.j.) of the NPPF is:

“Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be

accommodated taking into account the existing or proposed availability of infrastructure; or

- ii. Comprise major development for freight and logistics purposes which accords with policy E3.”

- 7.22 Policy S5 (2.) of the NPPF states that, in applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 7.23 In this instance, the development proposal does not fail to comply with any of the national decision-making policies which state that development proposals should be refused in specific circumstances. Therefore, as per the requirements of policy S5 of the NPPF, planning permission should be approved for the proposed development provided that it is physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and is of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.
- 7.24 The proposed development would be located immediately adjacent to, and with footway connections to, Offord Darcy. The proposed development is therefore considered to be physically well-related to the existing settlement.
- 7.25 At present, Offord Darcy has a primary school, a children’s day nursery, a public house (currently closed due to fire damage, but expected to re-open), a recreation ground (including a Multi Use Games Area), allotments, and a Church. In addition, there is a convenience store, a Church and a village hall located nearby at Offord Cluny. Although the level of service and facilities within Offord Darcy and Offord Cluny would not meet all of the day-to-day needs of future occupiers of the proposed dwellings, it does provide a reasonable level of services and facilities for a ‘Small Settlement’ and it is also located approximately 2.5 miles from Buckden (a ‘Key Service Centre’) and approximately five miles of Huntingdon and St Neots (‘Spatial Planning Areas’) where a wide range of services, facilities and employment opportunities can be accessed. Furthermore, there is a limited bus service which connects Offord Darcy with Buckden and St Neots which provides sustainable travel options for future occupiers of the proposed development. Dews Coaches currently provide three daily bus services from Offord Darcy to Offord Cluny and Buckden (departing at 09:22, 10:37 and 12:26); three daily bus services from Offord Darcy to Great Paxton and St Neots (departing at 09:56, 11:01 and 13:06); two daily bus services from St Neots to Offord Darcy (arriving at 10:37 and 12:26); and three daily bus services from Buckden and Offord Cluny to Offord Darcy (arriving at 09:56, 11:01 and 13:06; however these services are limited to Monday to Friday, except bank holidays. In addition, Cambridgeshire &

Peterborough Combined Authority's Tiger On Demand public transport service also operates within Offord Darcy, providing alternative bus services between 06:30-19:00 on Monday to Saturday, excluding bank holidays. The existing and proposed availability of infrastructure within and near to Offord Darcy is considered to be sufficient to accommodate a development of up to 70No. dwellings in this location. The proposed development is therefore considered to be of a scale which can be accommodated taking into account the existing and proposed availability of infrastructure.

- 7.26 The land within the application site is classified as Grade 2 (Very Good) and Grade 3 (Good to Moderate) agricultural land. The proposed development would therefore result in a loss of approximately 4 hectares of Best and Most Versatile (BMV) agricultural land which weighs against the application. However, due to the relatively modest scale of BMV agricultural land which would be lost to the proposed development, within the context of the wide availability of BMV agricultural land elsewhere within the district, it is considered that the adverse effects resulting from the loss of BMV agricultural land would not substantially outweigh the benefits of approving the proposed development.
- 7.27 For these reasons, in the context of the Local Plan policies concerned with the supply and location of housing being out-of-date and the presumption in favour of sustainable development being applied, it is considered that the site is a sustainable location for the proposed development. In addition, for the reasons set out within Section 8 of this report, it is considered that the benefits of approving the proposed development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.
- 7.28 The principle of development is therefore considered to be acceptable.

Affordable housing provision

- 7.29 Policy LP24 of the Local Plan requires proposals to provide a range of affordable housing types, sizes and tenures and supports proposals where:
- a. it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed;
 - b. it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance made up of other affordable tenures;
 - c. affordable housing is dispersed across the development in small clusters of dwellings; and
 - d. it ensures that the appearance of affordable housing units is externally indistinguishable from that of open market housing.
- 7.30 The application is accompanied by a draft Section 106 agreement which would secure 40% affordable housing provision, comprising 70% Affordable Rented

Housing or Social Rented Housing and 30% Shared Ownership Housing, in accordance with criteria a. and b. of policy LP24 of the Local Plan.

- 7.31 The Affordable Rented Housing or Social Rented Housing mix would comprise:
- 20% 1-bedroom, 2-person houses or flats, provided to M4(2) standard;
 - 10% 2-bedroom, 3-person bungalows, provided to M4(3) standard;
 - 40% 2-bedroom, 4-person houses, provided to M4(2) standard;
 - 25% 3-bedroom, 5-person houses, provided to M4(2) standard; and
 - 5% 4-bedroom, 7-person houses, provided to M4(2) standard.
- 7.32 The Shared Ownership Housing mix would comprise:
- 40% 2-bedroom, 4-person houses, provided to M4(2) standard; and
 - 60% 3-bedroom, 5-person houses, provided to M4(2) standard.
- 7.33 In respect of criterion c. of policy LP24 of the Local Plan, the Affordable Housing Policy and Enabling Officer has stated that the affordable housing should be provided in clusters not exceeding 15 dwellings unless the Council agrees otherwise.
- 7.34 In respect of meeting the requirements of criterion d. of policy LP24 of the Local Plan, the Council's Affordable Housing Policy and Enabling Officer has stated that consistency of approach in design for market and affordable homes should be demonstrated and that barriers to this may be unnecessary parking courts, poor relationship of parking to home, lack of on plot parking and significantly higher/unnecessarily high density.
- 7.35 Should Members be minded to approve the application, the proposed Section 106 agreement draft wording is at an advance stage following discussions between the Council's legal department and Affordable Housing Policy and Enabling Officer, and would secure all of the requirements of criteria a. - d. of policy LP24 of the Local Plan.
- 7.36 It is therefore considered that, subject to the completion of the Section 106 agreement, the proposed development would provide acceptable affordable housing provision, in accordance with policy LP24 of the Local Plan.

Flood risk and drainage

- 7.37 Policy LP5 of the Local Plan states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:
- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
 - b. if necessary the exception test is applied and passed;
 - c. development has been sequentially located within the site to avoid flood risk;

- d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
- e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
- f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.

- 7.38 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained within the public sewer network throughout the Local Plan period. Where a major scale development would require a new connection to the sewer network, or involve significant increases to flows entering the sewer network, policy LP6 requires a sustainable foul / used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades to sewer networks are necessary so that flows from the proposal can be accommodated. In addition, for a proposal for any scale of development, policy LP6 requires that Anglian Water Services do not raise concerns relating to the ability of waste water infrastructure to accommodate waste water flows from the proposal.
- 7.39 Policy LP15 of the Local Plan supports proposals which incorporate sustainable drainage systems in accordance with the Cambridgeshire Flood and Water SPD unless demonstrated to be inappropriate.
- 7.40 Policy F5 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.
- 7.41 Guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD is consistent with policy LP5 of the Local Plan and the provisions of the NPPF.
- 7.42 Environment Agency Flood Mapping data and the Huntingdonshire Strategic Flood Risk Assessment (2024) indicate that the proposed development is located within Flood Zone 1 (low probability of flooding from rivers and sea), though there are some areas at risk of surface water flooding near to the northern boundary of the site.
- 7.43 Although the layout of the proposed development is not a matter being committed under this outline application, the indicative plans demonstrate that up to 70 No. dwellings could be accommodated within the site avoiding the areas at risk of surface water flooding. Therefore, the application adequately demonstrates that the proposed development is located within a sequentially preferable location avoiding flood risk, in accordance with policy LP5 of the Local Plan and policy F5 of the NPPF.
- 7.44 As the application site is located within Flood Zone 1, the exception test is not required in this instance.

- 7.45 The application is accompanied by a Flood Risk Assessment and two Surface Water Drainage Technical Notes. These documents provide results of infiltration testing on the site which demonstrates that the site's geology supports an infiltration drainage solution for surface water. The outline surface water management scheme therefore proposes to dispose of surface water via on-site infiltration. The outline surface water management scheme indicates that an on-site infiltration basin would be provided which would be linked to a second infiltration facility formed of geo-cellular crates beneath the ground, and also that a drainage channel would be provided adjacent to the northern boundary of the site to intercept exceedance flows and direct them towards the infiltration basin.
- 7.46 Cambridgeshire County Council Flood Risk Team (the Lead Local Flood Authority) states that the application demonstrates that surface water can be managed through the use of infiltration Sustainable Urban Drainage Systems (SuDS), subject to further infiltration testing undertaken to completion of all tests (without topping up or extrapolation) prior to detailed design, and submitted for approval at Reserved Matters stage. In addition, they state that an interception channel will be incorporated along the northern site boundary to ensure adequate mitigation of exceedance flows in extreme storm events and that water quality has been adequately addressed.
- 7.47 The Lead Local Flood Authority requests conditions requiring a detailed surface water drainage scheme; details of implementation, adoption, maintenance and management of the surface water drainage system; and details of measures to avoid surface water run-off will be avoided during construction works; to be agreed with the Local Planning Authority. The conditions recommended by the Lead Local Flood Authority (subject to some minor amendments to the wording of the condition which has been agreed between the Lead Local Flood Authority and case officer) are considered necessary to ensure adequate flood risk and surface water drainage impacts, in accordance with policies LP5 and LP15 of the Local Plan.
- 7.48 The recommended conditions require the detailed surface water drainage scheme to be based upon the principles within the submitted Flood Risk Assessment and agreed by the Local Planning Authority as part of a subsequent application for approval of the reserved matters. In addition, the recommended conditions require details of the implementation, adoption, maintenance and management of the surface water drainage system to be agreed by the Local Planning Authority prior to occupation of any dwellings.
- 7.49 In respect of foul drainage, the proposed development proposes to connect to a public sewer which is the preferred option (first presumption) set out within National Planning Practice Guidance. A foul sewage pumping station is proposed within the site, with the Utilities and Wastewater Drainage Assessment indicating that this is required due to the topography of the site and invert level of the receiving sewers. The original consultation response from Anglian Water confirmed that there was sufficient capacity to accommodate flows from the proposed development at Buckden Water Recycling Centre (WRC), however they objected to the proposed development on the basis of a

Sustainable Point of Connection (SPOC) not being identified which would cause pollution and flood risk downstream due to capacity constraints within the network.

- 7.50 In respect of assessing WRC capacity, Anglian Water states that when assessing Dry Weather Flow (DWF) headroom at the receiving Water Recycling Centre (WRC), they apply a 3-year Q90 DWF average (2023-2025), together with the flows associated with sites that already benefit from planning consent. Furthermore, Anglian Water states that their DWF dataset is reviewed and updated annual in consultation with the Environment Agency, ensuring that their planning assessments reflect the most up-to-date information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional flows from new development without creating an unacceptable risk of breaching environmental legislation; and that this approach also ensures that there is no pollution or deterioration of the receiving watercourse. Based on the above assessment, Anglian Water states that Buckden WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.
- 7.51 In order to provide further background information and context following the most recent consultation response from Offord Cluny & Offord Darcy Parish Council, Anglian Water states that, when assessing treatment capacity at a Water Recycling Centre (WRC), water and sewerage companies use Dry Weather Flow (DWF) because it represents the continuous, predictable sewage load generated by homes and businesses, and that this is the flow that the works must be able to treat to full environmental standards every day. Anglian Water also states that, by contrast, wet weather flows are highly variable and are largely made up of rainwater entering the sewer network; and that these higher flows occur intermittently during and shortly after rainfall and are managed through separate storm infrastructure, such as storm tanks and controlled storm discharges, which are specifically designed and regulated for that purpose. Anglian Water states that using wet weather flows to define treatment capacity would over estimate the size required of the treatment works and would not reflect normal operating conditions; and that this approach is nationally standard, set out by our regulators, and is used consistently across the water industry.
- 7.52 In respect of network constraints, Anglian Water's original consultation response stated that, in order to overcome their objection, they required the applicant to consult them in the form of a Tier 2 Pre-development Enquiry in order to define a sustainable point of connection. During the course of the application, the applicant has submitted a Tier 2 Pre-development Enquiry to Anglian Water and established two SPOC's for the proposed development which has resolved Anglian Water's original objection. Following this, Anglian Water's updated position is that they do not object, subject to a condition requiring a strategic foul water strategy identifying one of the agreed SPOC's to be agreed with the Local Planning Authority prior to commencement of development, and requiring the foul water drainage works to be carried out in accordance with the approved scheme prior to occupation. Anglian Water has clarified that they previously

objected to the proposed development (AW reference PLN-0236286) as further analysis was required regarding the Offord Cluney Station Lane Terminal Pumping Station (TPS) and that, following review of internal data by their pre-development senior engineers, the TPS was deemed as having sufficient capacity to accommodate flows from the proposed development. The outcome of this further analysis has been submitted as part of the 'Anglian Water Tier 2 Pre-Planning Assessment Report' (AW reference STR-0239831) and Anglian Water have therefore changed their response from objecting to recommending a condition regarding the eventual connection points.

- 7.53 It is therefore considered that the proposed development would have acceptable flood risk and drainage impacts, in accordance with policies LP5, LP6 and LP15 of the Local Plan, the provisions of the NPPF and NPPG, and guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Character and appearance of the area

- 7.54 Policy LP10 of the Local Plan requires development within the countryside to recognise the intrinsic character and beauty of the countryside.
- 7.55 Policies LP11 and LP12 of the Local Plan requires new development to respond positively to its context, draw inspiration from the key characteristics of its surroundings, and contribute positively to the character and identity of the area.
- 7.56 The proposed development would be located on the southern edge of Offord Darcy, outside of the BUA of the settlement and within the countryside. The application site comprises agricultural land which relates physically and visually with the countryside; however due to the north and west boundaries of the site being located directly adjacent to residential development, it is considered that proposed development is on land which is well-related to the BUA of the settlement. The proposed development is therefore not within an isolated location within the countryside and it is viewed partly with a backdrop of existing built form. The proposed development would retain all of the existing boundary hedgerows and trees, with the exception of the creation of two gaps being created within the eastern boundary hedgerow which are necessary to provide adequate vehicle and pedestrian accessibility.
- 7.57 The application is accompanied by a Landscape and Visual Appraisal (LVA). The Council's Senior Landscape and Biodiversity Officer has stated that the LVA has been prepared using an appropriate and robust methodology; that the approach has been applied correctly and proportionately having regard to the nature and scale of the proposal; and that no concerns are raised in respect of the assessment methodology or its interpretation. It is therefore considered that the LVA provides a robust assessment of the landscaping and visual impacts in relation to the principle of up to 70No. dwellings being located on the site.
- 7.58 The Council's Senior Landscape and Biodiversity Officer also states that the site is assessed as having low to moderate sensitivity in landscape and visual terms, reflecting its edge-of-settlement location and its strong degree of physical and

visual containment by existing boundary landscaping and residential properties which form a clear and defensible settlement edge and limit intervisibility with the wider countryside. Furthermore, the Council's Senior Landscape and Biodiversity Officer accepts the LVA assessment that the magnitude of change arising from the proposed development would be low to moderate, with any adverse effects concentrated primarily within the immediate site context and short-range views. With consideration given to the LVA assessment and the recommendations of the Council's Senior Landscape and Biodiversity Officer, it is considered that the presence of existing adjacent built form; the retention of the majority of the existing boundary landscaping; and the opportunities to secure additional soft landscaping which would strengthen screening of the site, enhance landscape structure and reinforce a strong sense of containment; would sufficiently mitigate the potential for adverse visual effects on distant receptors.

- 7.59 The LVA indicates that some adverse landscape and visual effects would occur during the initial operational phase; however, this is typical for residential development prior to the establishment of landscape mitigation and the effects would reduce over time as planting matures. The Council's Senior Landscape and Biodiversity Officer agrees with and supports the conclusions of the LVA in that, subject to mitigation through landscape reinforcements, the proposed development is capable of being successfully assimilated into the existing landscape framework, with acceptable residual landscape and visual effects.
- 7.60 Detailed landscaping proposals, and their implementation and ongoing management, could be secured at reserved matters stage.
- 7.61 The application is also accompanied by illustrative masterplans and parameter plans, which provide indicative details of how up to 70 No. dwellings could potentially be accommodated within the site. However, it is important to emphasise that the details shown within the illustrative masterplans are purely indicative for the purposes of determining this outline planning application.
- 7.62 The illustrative masterplans and parameter plans have been revised during the course of the application to address comments raised within the Council's Urban Design Officer's initial consultation comments. The revised illustrative masterplans show two alternative options, with the changes to the original illustrative masterplan being supported in design terms by the Council's Urban Design Officer who has stated that they represent a positive step towards addressing previously identified concerns, but do not yet represent an acceptable layout in their current form.
- 7.63 The Council's Urban Design Officer considers that further amendments are required to deliver a more contextually appropriate, loose grain pattern of development along the Graveley Road frontage that better reflects the rhythm and character of existing edge of village housing; and states that it is likely that addressing the design concerns identified may require a reduction in the number of units ultimately delivered. However, the Urban Design Officer supports the proposed development in principle, acknowledging the outline nature of the

application and that the detailed design would be progressed through a future Reserved Matters application. The Council's Urban Design Officer considers that further work would be required as part of a reserved matters application, to refine the spatial structure, street hierarchy, parking arrangements and the treatment of key edges in order to deliver a high quality, policy compliant layout that responds appropriately to the site's edge of village context.

- 7.64 For the reasons set out above; and with consideration given to the outline nature of the application, with matters of 'appearance', 'landscaping', 'layout' and 'scale' being reserved at this stage; it is considered that the proposed development recognises the intrinsic character and beauty of the countryside, responds positively to its context, and draws inspiration from the key characteristics of its surroundings. Although the proposed development would result in some harm to the landscape character and identity of the area, due to the incursion of a residential development into the open countryside, this harm would be localised and, subject to appropriate mitigation which can be secured as part of the reserved matters details, would not be significant or unacceptable. It is therefore considered that the proposed development would adequately preserve the character and appearance of the area, in broad accordance with the requirements of policies LP10, LP11 and LP12 of the Local Plan, the Huntingdonshire Design Guide SPD and the Huntingdonshire Landscape and Townscape SPD.

Heritage assets

- 7.65 Policy LP34 of the Local Plan requires new development to protect the significance of designated heritage assets and their settings; not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest; respect the historic form, fabric and special interest that contributes to the significance of the affected heritage asset; and conserve or enhance the quality, distinctiveness and character of the affected heritage asset.
- 7.66 The application is accompanied by a detailed Heritage Statement which describes the significance and settings of the heritage assets and the potential impact of the proposal on them.
- 7.67 There is no Conservation Area in Offord Darcy and the nearest Conservation Area (the Offord Cluny Conservation Area) is located approximately 1 kilometre in distance from the application site. The proposed development would not be visible within views to or from the Offord Cluny Conservation Area due to the significant separation distance and intervening built form between them. The proposed development would therefore not result in any harm to the Offord Cluny Conservation Area.
- 7.68 The nearest Listed Building to the application site are No's 3 and 5 High Street (Grade II listed), located approximately 145 metres to the north of the application site. In addition, No. 39 Graveley Road (Grade II listed) is located approximately 225m metres to the north of the application site, and St Peter's Church (Grade

I listed) and The Manor House (Grade II*) are located approximately 0.6 kilometres from the application site. Due to the significant separation distances and intervening modern housing which is present between these listed buildings and the application site, the proposed development would be viewed within the context of the intervening modern housing and would not be harmful to the setting of these listed buildings.

7.69 The Council's Conservation has no objection to the proposed development.

7.70 It is therefore considered that the proposed development would not harm or detract from the significance of any designated heritage assets, their settings or any special features that contribute to their special architectural or historic interest, in accordance with policy LP34 of the Local Plan.

Highway safety, transport and parking provision

7.71 Policy LP16 of the Local Plan supports proposals which demonstrate that opportunities for sustainable travel modes are maximised and safe access from the public highway (including the rights of way network) can be achieved. In addition, policy LP17 of the Local Plan supports proposal which incorporate appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

7.72 Graveley Road is a 60 miles per hour (mph) speed limit road along the extent of the eastern boundary of the application site and reduces to a 30mph speed limit near to the north-eastern boundary of the application site. There is an existing nearby public footway located along part of the eastern side of Graveley Road which connects between the cemetery entrance and the built-up area of Offord Darcy to the north. There is also an existing nearby public footway on the west side of Graveley Road, located at the junction of Graveley Road and Orchard Way circa 20 metres from the north-eastern corner of the application site.

7.73 The proposal includes the provision of a new vehicular access adjoining Graveley Road, comprising a bellmouth access with a priority junction and a 5.5 metres wide carriageway. The proposed vehicular access would require the removal part of the existing hedge along the eastern boundary of the application site. The proposed access demonstrates acceptable width, radii and visibility splays would be achieved, in accordance with the requirements of the Local Highway Authority.

7.74 The proposal also includes the provision of two new footway connections to Graveley Road. One of the footways would be two-metres wide and would directly adjoin the northern side of the proposed vehicular access, leading to a new uncontrolled pedestrian crossing in the form of a dropped kerb and tactile paving on the east and west sides of Graveley Road, immediately north of the proposed vehicular access and existing cemetery entrance. The other footway would be located within the north-eastern corner of the site and would extend

north of the site, connecting to the existing public footway near to the junction of Graveley Road and Orchard Way. This footway would be of variable width due to highway constraints and in order to tie-in with the existing public footway. This footway would also provide an additional uncontrolled pedestrian crossing in the form of a dropped kerb and tactile paving on the east and west sides of Graveley Road, immediately to the south of the existing 60mph / 30mph speed limit change. The proposal also includes local pedestrian improvements, in the form of providing dropped kerb crossings at the junctions of Graveley Road / Littleworth End, High Street / Orchard Way, and Orchard Way / Blenheim Grove.

- 7.75 A drawing accompanying the application shows the existing 30mph speed limit on Graveley Road being extended to the south of the proposed vehicular access, at which point the speed limit would change to 40mph up to the bend further south. The locations of the proposed speed limit changes have been established in consultation with the Local Highway Authority who are supportive of their proposed locations. However, it should be noted that the indicated speed limit changes cannot be agreed as part of this planning application and would require separate approval by the Local Highway Authority through a Section 278 Agreement.
- 7.76 The Local Highway Authority are supportive of the principle of the indicated speed limit changes and the off-site highway improvement works. The Local Highway Authority has also advised that new street lighting would be required within the 30mph limit to increase conspicuity of crossing pedestrians and enhance compliance with the need speed limit. It is important to note that the speed limit changes, off-site highway improvement works and street lighting would all require approval of a Section 278 agreement by the Local Highway Authority (under Section 278 of the Highways Act 1980). Provided that the Section 278 agreement secures street lighting along Graveley Road (which the Local Highway Authority consider to be necessary and therefore can be secured by the Local Highway Authority as part of the Section 278 agreement), the Local Highway Authority has confirmed that a Speed Limit Order would not be required for the proposed 30mph section of road. The proposed 40mph section of road would require a Speed Limit Order, which the Local Highway Authority has stated would be supported by actual recorded vehicle speeds and therefore is unlikely to be rejected; however if a Speed Limit Order was to be rejected it would have limited impact on actual vehicle speeds due to the bend in the road to the south-eastern corner of the site providing much of the speed reduction. The Local Highway Authority has also stated that, since the junction and crossing visibility is based upon actual speeds rather than the posted speed limits, failure to implement the proposed 40mph speed limit would not impact highway safety.
- 7.77 The Local Highway Authority Development Management Team and Transport Assessment Team have no objections to the proposed development.
- 7.78 Whilst Local Highway Authority Development Management Team, have no objections to the application, they have stated that the internal arrangements shown on the illustrative masterplans would be unsuitable for adoption. In this

respect, it is important to note that there is no requirement for the internal roads to be adopted by the Local Highway Authority and a condition is recommended requiring that details of the future management and maintenance of streets within the development are agreed with the Local Planning Authority.

- 7.79 The Local Highway Authority Development Management Team has stated that the introduction of kerbs will obstruct the flow of water on a road (Gravelly Road) that relies upon over edge drainage/percolation to prevent water standing in the highway, and that the road will need to be adequately drained in accordance with Cambridgeshire County Council specifications. In addition, the Local Highway Authority has stated that it is not clear that the proposed localised regrading, as shown, would be sufficient to support the highway construction proposed. However, a detailed scheme of highway drainage and localised regrading works can be secured by the recommended condition requiring a detailed scheme of off-site highway improvement works (comprising the road junction, footways, verges, embankments and associated highway drainage) to be agreed with the Local Planning Authority, and through the details required to be agreed as part of a Section 278 agreement with the Local Highway Authority. The Local Highway Authority Development Management Team has also stated that the proposal includes construction of road and footway on land that is currently unregistered and the Local Planning Authority must be satisfied that this would not preclude planning permission being granted. This issue relates to the grass verge adjacent to the eastern boundary of the application site, where the Local Highway Authority have been unable to definitively confirm the exact extent of the public highway along this boundary. During the course of the application, the Applicant has engaged with the Local Highway Authority in order to try and resolve this issue, which has included the carrying out of a detailed search of the highway extent by the Local Highway Authority. Although the Applicant contends that they had sufficiently evidenced that the original red line boundary of the application site adjoined the extent of the public highway, the Local Highway Authority are of the view that there is a narrow strip of unregistered land between the land demonstrated to be within the ownership/control of the Applicant and the public highway.
- 7.80 In agreement with the Local Highway Authority, the Applicant has since amended the red line of the application site during the course of the application, extending it further east to adjoin the edge of the carriageway of Graveley Road. In addition, to accompany this amendment to the red line boundary of the application site, a revised application form including the completion of Ownership Certificate C has been received during the course of the application to confirm that the Applicant has served noticed on Cambridgeshire County Council, and also to confirm that they have been unable to identify any other landowners despite taking reasonable steps to try and established whether there are any through the publication of a press notice within the Hunts Post. Officers of the Local Planning Authority are therefore content that the Applicant has followed the correct procedural steps with regards to land ownership and that this issue does not preclude planning permission being granted.

- 7.81 The Local Highway Authority Development Management Team recommends conditions should Members be minded to approve the application, to secure full details of the layout and visibility splays within the site to be agreed by the Local Planning Authority, and the provision of sufficient space within the site for the parking and turning of vehicles; however these details could be secured as part of a reserved matters application and it is not necessary to secure them by conditions at the outline stage. The Local Highway Authority Development Management Team also recommends conditions to secure provision of temporary facilities for vehicles clear of the public highway during the construction period; provision of the demonstrated visibility splays each side of the vehicular access to the site; provision of adequate drainage measures in accordance with a scheme to be agreed by the Local Planning Authority; provision of a metalled surface for a minimum distance of 15 metres along the access road from its junction with the public highway; details of wheel washing facilities to be agreed with the Local Planning Authority; and provision of off-site highway improvement works in accordance with detailed engineered drawings to be agreed with the Local Planning Authority. Subject to some minor revisions to ensure that they meet the relevant tests for planning conditions, it is considered that the details requested within the conditions recommended by the Local Highway Authority can be secured and are necessary to make the development acceptable in planning terms.
- 7.82 In respect of transport and sustainable travel matters, the Local Highway Authority Transport Assessment Team has agreed the details within the Transport Assessment and Transport Addendum accompanying the application. The Transport Assessment forecasts that the proposed development would likely create circa 34 AM peak journeys (08:00-09:00) and approximately 31 PM peak journeys (17:00-18:00), and that circa 94% of those trips are likely to progress northwards along Graveley Road (i.e. through Offord Darcy). Although the proposed development would create additional vehicle trips and therefore would increase traffic congestion within the local highway network, based on the forecasted trip generation and distribution rates which have been agreed by CCC Transport Assessment Team, these impacts are not considered to result in a severe adverse impact on the transport network. The Transport Assessment Team has confirmed that the proposed off-site pedestrian mitigation approach, comprising dropped kerbs and tactile paving at the junctions of Graveley Road / Littleworth End, High Street / Orchard Way and Orchard Way / Blenheim Grove are agreed. The provision of dropped kerbs and tactile paving improvements in these specified locations are required to encourage and facilitate safe pedestrian movement to and from the site and are considered to be necessary to make the development acceptable in planning terms. Therefore, a planning condition is recommended to secure these to be delivered in accordance with a detailed scheme to be agreed with the Local Planning Authority.
- 7.83 In addition, the Local Highway Authority Transport Assessment Team recommends conditions to secure a 'New Residents Welcome Travel Pack' to be provided to occupiers of the dwellings. With consideration given to the scale of the proposed development, and the associated increase in transport impacts

which would result from this, it is considered necessary to secure this through the imposition of a planning condition, in order to contribute towards achieving acceptable sustainable travel impacts.

- 7.84 Therefore, with consideration given to the information accompanying the application, and the recommendations received from the Local Highway Authority Development Management and Transport Assessment Teams, it is considered that the proposed development would have acceptable impacts in respect of sustainable travel, highway safety and parking provision, in accordance with policies LP16 and LP17 of the Local Plan.

Residential amenity

- 7.85 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.86 The application seeks outline planning permission and matters relating to the appearance, landscaping, layout and scale of the proposed development are not being committed as part of this application. However, the application is accompanied by illustrative masterplans showing different options of how the proposed development could potentially be laid out within the site if approved. The illustrative masterplans demonstrate that a development of up to 70 No. dwellings could be accommodated within the site, with significant separation distances in excess of 20 metres from the rear gardens of properties located along Orchard Way and Blenheim Grove, and separation distances in excess of 60 metres from the rear gardens of existing residential properties located along Andrews Close. Furthermore, the illustrative masterplans demonstrate that proposed dwellings could achieve even great separation distances from the dwellings of those neighbouring properties, significantly in excess of separation distance guidance specified within the Design Guide SPD. The achievable separation distances are therefore considered to be significantly in excess of what would be necessary to prevent any significant overbearing impacts, loss of privacy or loss of light between the proposed dwellings and existing residential properties located adjacent to the north and west of the site. It is acknowledged that the proposed development would result in a loss of countryside views from many neighbouring properties, however loss of such views are not material planning considerations and are therefore not material to the determination of this application.
- 7.87 The illustrative masterplan indicates that open space could be located along the northern and western extent of the site, adjacent to Orchard Way, Blenheim Grove and Andrews Close. As the provision of open space in these locations would result in an intensification of the use of the land in comparison to its existing agricultural use, as it would be used by the public for recreation and amenity purposes, this would result in some privacy and noise impacts to neighbouring properties. Privacy and noise impacts arising from use of the open space within the site could be adequately mitigated by boundary treatments and

landscaping between the application site and neighbouring properties. Details relating to the provision, and future maintenance (where necessary), of landscaping and boundary treatments are matters which are relevant to any future reserved matters application/s, in any event of planning permission being granted. A condition is recommended to secure specific details of landscaping and boundary treatments as part of any future reserved matters application/s.

- 7.88 The proposed development would also result in increased noise generation from vehicles within the site, due to the intensification of vehicle trips which would occur in comparison to the existing agricultural use. However, the illustrative masterplans indicate that the proposed roads within the site could be located in excess of 20 metres from the rear gardens of properties along Orchard Way and Blenheim Grove, and in excess of 70 metres from the rear gardens of properties along Andrews Close. The achievable separation distances would provide a sufficient buffer between the proposed roads and existing neighbouring properties, preventing any significant harm in respect of noise impacts from vehicles.
- 7.89 In addition, to ensure acceptable residential amenity impacts to neighbouring properties, conditions are recommended requiring levels and a lighting scheme to be agreed by the Local Planning Authority.
- 7.90 There is an allotment and cemetery to the east of the site (on the opposite side of Graveley Road) and an agricultural field to the south of the site; therefore there would be no significant residential amenity impacts to any properties to the east and south.
- 7.91 Due to the major scale of development and the associated amenity and pollution impacts which could arise from construction activities, it is recommended that planning conditions are imposed requiring a Construction Environmental Management Plan and a Piling Method Statement (in any event of piling being necessary) to be agreed by the Local Planning Authority. This will ensure adequate mitigation of amenity and pollution impacts, such as noise, dust and vibration impacts, throughout the construction period of the development.
- 7.92 Due to its proximity to Graveley Road, which is currently a 60mph road within the vicinity of the application site, there is potential for the proposed dwellings and their associated gardens to be impacted by road noise. The application is accompanied by a Noise Risk Assessment which considers the potential noise impacts to the proposed development based on the noise levels of existing road traffic using Graveley Road, however it is important to note that the proposed reduction to the speed limit of Graveley Road would assist in mitigating road noise to acceptable levels. The Noise Risk Assessment has been reviewed and it is considered that acceptable noise impacts could be achieved through careful consideration of the design and layout of the proposed dwellings at a subsequent reserved matters stage. In accordance with the recommendation from the Council's Environmental Health Officer, Officers consider it necessary to impose a planning condition requiring a Noise Mitigation Scheme to be agreed by the Local Planning Authority as part of a subsequent application for

approval of the reserved matters, should Members be minded to approve the application.

- 7.93 The indicative plans accompanying the application show the proposed foul water pumping station located within proposed public open space near to the western boundary of the site. Details of the proposed foul water pumping station are reserved for determination as part of any future reserved matters application/s, in any event of planning permission being approved. No objections have been raised by either Anglian Water or the Council's Environmental Health Officer in respect of the principle of a foul water pumping station within the site. With consideration given to the size of the site, it is considered that a foul water pumping station could be accommodated within the site with sufficient separation distance and / or mitigation measures to prevent any significant noise or odour impacts to future occupiers of the proposed development and existing occupiers of neighbouring properties.
- 7.94 It is therefore considered that the proposed development could provide a high standard of amenity for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings, in accordance with policy LP14 of the Local Plan.

Arboriculture

- 7.95 Policy LP31 of the Local Plan states that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development and, in such cases, the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents. In addition, policy LP31 states that loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or there are sound arboricultural reasons to support the proposal.
- 7.96 The application is accompanied by a Tree Survey and Arboricultural Impact Assessment which provides an assessment of the impacts of the proposed development on the existing trees and hedging located along the boundaries of the application site. It is important to note that there are no trees that are afforded statutory protection through Tree Preservation Orders or Conservation Area status.
- 7.97 There is currently a well-established hedge, approximately 175 metres in length, located along the eastern boundary of the application site adjacent to Graveley Road. The Tree Survey and Arboricultural Impact Assessment categorises the hedge as being Category C2 (low quality and mainly of landscape value rather than arboricultural value). The majority of this hedge would be retained, with the exception of two sections of hedge removals which are necessary to facilitate vehicle and pedestrian access to and from the site from the public highway.

Approximately 3.5 metres of hedge is to be removed to accommodate the proposed footway access, and approximately 8 metres of hedge is to be removed to facilitate the proposed vehicle and footway access. The proposal would therefore retain approximately 163.5 metres of the existing hedge along the eastern boundary, avoiding loss where removal is not necessary. The Council's Arboricultural Officer states that the two small sections of hedgerow to be removed to facilitate access are of low value and will have limited impact.

- 7.98 No other tree or hedgerow removals are proposed.
- 7.99 The Council's Arboricultural Officer supports the application, stating that the proposal will have very limited impact on trees or the arboricultural landscape, that no Root Protection Areas are impacted, and that there is no concern regarding shading or falling debris.
- 7.100 It is therefore considered that the proposed development adequately avoids loss, threat or damage to any trees or hedges within the site which are not necessary to facilitate the proposed development, and can provide adequate mitigation through a scheme of high quality soft landscaping which could be secured as part of a subsequent application for approval of the reserved matters, in accordance with policy LP31 of the Local Plan.

Archaeology

- 7.101 Policy LP34 of the Local Plan requires development proposals to give consideration to their impacts on the significance of archaeological remains and, where possible and appropriate, ensure that they are preserved in-situ. Where this is either not possible or not desirable, policy LP34 requires that provision is made for comprehensive recording, analysis of the results and publication.
- 7.102 The application is accompanied by an Archaeological Assessment which includes a geophysical survey and indicates that the site has archaeological potential. In addition, the application is accompanied by an Archaeological Evaluation Trenching Report, which provides results of evaluation trenching carried out on the site in 2025 and confirms the presence of archaeological features within the site.
- 7.103 Cambridgeshire County Council Historic Environment Team has stated that, due to the findings of the archaeological evaluation phase, further archaeological mitigation works will be required. These works, and the remaining archaeological evaluation works, could be secured by condition and undertaken post-consent. Cambridgeshire County Council Historic Environment Team recommends conditions requiring the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation to be agreed with the Local Planning Authority prior to commencement of development; and implementation of post-fieldwork sections of the archaeology programme to be implemented following commencement of development.

- 7.104 With consideration given to archaeological potential of the site and the recommendation of Cambridgeshire County Council Historic Environment Team, it is considered necessary to impose the recommended conditions on any grant of planning permission in order to safeguard the archaeological assets within the site.
- 7.105 It is therefore considered that the proposed development would have acceptable archaeology impacts, in accordance with policy LP34 of the Local Plan.

Biodiversity

- 7.106 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity have been investigated, and that a proposal that is likely to have an impact on biodiversity will need to be accompanied by an appropriate appraisal identifying all individual and cumulative potential impacts on biodiversity, with any further research that is identified as necessary by the appraisal being carried out and submitted with the proposal. In addition, policy LP30 requires new development to ensure there is no net loss in biodiversity and provide a net gain where possible.
- 7.107 The application site comprises an intensively managed arable field, with trees and hedgerow located along parts of the site boundaries. The application site is not located within or adjacent to any statutory or non-statutory ecological designations.
- 7.108 The application is accompanied by an Ecological Assessment which indicates that, due to its separation distance, the proposed development would not result in any significant adverse effects to any ecological designation within the wider locality.
- 7.109 The Ecological Assessment states that the site does not hold significant suitability for reptile species and there is no likelihood of Great Crested Newts being present. In addition, it states that the site is likely to support a limited range of invertebrates, however there is no likelihood of notable species being present.
- 7.110 The Ecological Assessment states that the site is of local value for bats due to its size and very limited habitat interest, providing low quality foraging resources.
- 7.111 The application site supports a very modest assemblage of breeding birds which falls below the thresholds for sites of local importance. The site does not contain suitable nesting habitat for owls and there were no observations of foraging behaviour over the site during the ecological survey works. Due to its size, lack of habitat diversity, and presence of extensive similar habitat within the immediate vicinity, the proposed development is unlikely to have any significant adverse effects on birds, subject to mitigation in the form of ensuring that any removal of suitable nesting habitat is undertaken outside of the nesting bird season or, where this cannot be achieved, a nesting bird check survey is carried out by a suitably qualified ecologist beforehand. This could be secured by a

planning condition requiring compliance with the mitigation measures set out within the Ecological Assessment.

- 7.112 The Ecological Assessment states that no badger setts were identified within the site and no other signs of use were recorded. The proposed development is therefore unlikely to have any significant adverse effects on badgers, however precautionary mitigation measures during construction works could be secured by a planning condition requiring compliance with the mitigation measures set out within the Ecological Assessment.
- 7.113 The Ecological Assessment states that no signs of hedgehogs were recorded during the survey. The site contains suitable habitats to support the presence of hedgehogs, however there are also suitable habitats for hedgehogs which would remain within the immediate vicinity of the site. Subject to mitigation in the form of ensuring that any suitable groundcover habitat is removed outside of the winter hibernation period, the proposed development is unlikely to have any significant adverse effects on hedgehogs. This could be secured by a planning condition requiring compliance with the mitigation measures set out within the Ecological Assessment.
- 7.114 It is recommended that a high quality soft landscaping scheme is secured by a planning condition, which would provide opportunities for new habitat supporting ecology species to be incorporated into the development. The Ecological Assessment states that there will be an increase in the overall ecological interest of the habitats post-development as a result of new landscaping compensation and enhancements. This is supported by the Biodiversity Net Gain Metric and Biodiversity Net Gain Assessment accompanying the application.
- 7.115 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 application is also accompanied by a Biodiversity Net Gain Metric and Biodiversity Net Gain Assessment which demonstrate that the proposed development could achieve a 44.01% net gain in habitat units and 115.81% net gain in hedgerow units on site. It is therefore considered that BNG could be secured by a planning condition in any event of planning permission being granted, in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990. This would also ensure compliance with policy LP30 of the Local Plan.
- 7.116 It is therefore considered that the proposed development would have acceptable biodiversity impacts, in accordance with policy LP30 of the Local Plan.

Accessible housing

- 7.117 Policy LP25 of the Huntingdonshire Local Plan to 2036 requires 100% of new dwellings to meet the optional Building Regulation requirement M4(2) 'Accessible and adaptable dwellings', and a proportion of dwellings (market and

affordable housing) to meet Building Regulations requirement M4(3) 'wheelchair adaptable dwellings', unless it can be demonstrated that site specific factors make this unachievable.

- 7.118 The Planning Statement accompanying the application states that the proposed dwellings would meet Building Regulations requirement M4(2) and that a proportion of the proposed dwellings would meet Building Regulations requirement M4(3). It is considered necessary to impose a planning condition to secure compliance with these requirements, in order to ensure accordance with policy LP25 of the Huntingdonshire Local Plan to 2036.

Water efficiency

- 7.119 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G.
- 7.120 The Planning Statement accompanying the application states that water use will be reduced compared to a standard development through the adoption of water efficient fixtures and fittings. It is considered necessary to impose a planning condition requiring the proposed dwellings to comply with the optional building regulation for water efficiency, as set out in Approved Document G, in order to ensure accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

Public health

- 7.121 Policy LP29 of the Huntingdonshire Local Plan to 2036 requires large scale developments to be informed by the conclusions of a rapid Health Impact Assessment (HIA).
- 7.122 The proposed development is a large scale development, as defined within the Huntingdonshire Local Plan to 2036.
- 7.123 The application is accompanied by a Health Impact Assessment, which demonstrates that the net effect of the proposed development would be positive across multiple health determinants impacts, in accordance with policy LP29 of the Huntingdonshire Local Plan to 2036.

Contamination

- 7.124 Policy LP14 of the Huntingdonshire Local Plan to 2036 requires development proposals to ensure that predicted adverse impacts from contamination will be made acceptable. In addition, policy LP37 of the Huntingdonshire Local Plan to 2036 requires ground contamination to be investigated and remediated where necessary.
- 7.125 The application is accompanied by a Contaminated Land Assessment which addresses contamination risks within the site.

- 7.126 The Council's Environmental Health department have reviewed the Contaminated Land Assessment and recommend that a condition is appended to any grant of planning permission to secure a Phase II contamination investigation (and remediation scheme if necessary).
- 7.127 Due to the sensitive end use of the proposed development (residential), and the potential presence of contamination requiring further investigation, the recommendations of the Environmental Health department are agreed with. Therefore, it is considered that contamination risks could be appropriately investigated, remediated and made acceptable through the imposition of a planning condition in any event of planning permission being granted.
- 7.128 It is therefore considered that the proposed development would have acceptable contamination impacts, in accordance with policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

Developer contributions

- 7.129 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that Section 106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. Section 106 planning obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms. 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.
- 7.130 Informal green space: Policies LP3 and LP4 of Huntingdonshire's Local Plan to 2036 and Part B of the Developer Contributions SPD requires proposals to provide land for informal green space. The proposed development is for up to 70 dwellings which, as per the requirements of the Developer Contributions SPD, would require the provision of 0.325 hectares (3,250) square metres of informal green space provision based on the maximum amount of dwellings being proposed. The illustrative plans accompanying the application indicatively show informal green space provision exceeding the requirements of the Developer Contributions SPD.
- 7.131 In order to ensure adequate future management and maintenance of the informal green space, it is necessary for details of the future management and maintenance of the informal green space, and capital contributions for maintenance contribution in an event of the informal green space being transferred to the Parish Council or District Council, to be secured as part of a Section 106 Agreement. The Section 106 Agreement would provide a cascade process whereby adoption of the informal open space would firstly be offered to the Parish Council, then the District Council, and then taken on by a Management Company if neither the Parish Council or District Council adopt it.

- 7.132 Formal green space: Subject to the completion of a Section 106 Agreement to secure a capital contribution of £42,234.15, it is considered that the proposed development would ensure that the development contributes to enhancing local outdoor sports provision, in accordance with policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions SPD.
- 7.133 Biodiversity Net Gain: In order to ensure the Biodiversity Net Gain habitat enhancement is maintained for a minimum of 30 years in accordance with requirements of Schedule 7A of the Town and Country Planning Act 1990, it is necessary to secure a habitat monitoring fee as part of a Section 106 Agreement.
- 7.134 Wheeled Bin Contribution: Subject to the completion of a Section 106 Agreement, the proposed development would provide a policy-compliant wheeled bin contribution, in accordance with policy LP4 of the Huntingdonshire Local Plan to 2036 and section H of the Developer Contributions SPD.
- 7.135 Affordable Housing: The application proposes 40% affordable housing. A proportion of the affordable dwellings would meet Building Regulations standard M4(3) 'wheelchair adaptable dwellings', with all other affordable dwellings meeting Building Regulations standard M4(2) 'accessible and adaptable dwellings'. Subject to completion of a Section 106 Agreement, the proposed development would provide policy-compliant affordable housing provision, in accordance with policies LP24 and LP25 of the Huntingdonshire Local Plan to 2036 and section A of the Developer Contributions SPD.
- 7.136 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.
- 7.137 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 and LP30 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions SPD.

Other matters

- 7.138 A representation received from a local resident has raised concerns in respect of the impacts of the proposed development on subsidence and the structural integrity of existing buildings located within the surrounding area. However, the representation is not accompanied by technical evidence to justify this concern and the land within the application site is not identified as being unstable land or at risk of subsidence.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 The Council are currently unable to demonstrate a 5YHLS and so has an unmet need. While no 5YHLS can be demonstrated, the relevant Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, 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 this planning application. Furthermore, this application must be determined in accordance with presumption in favour of sustainable development, as per the requirements of policies S3 and S5 of the NPPF.
- 8.3 Policy S3 of the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development and, outside settlements, policy S5 of the NPPF should be applied.
- 8.4 Policy S5 of the NPPF contains a list of certain forms of development which should be approved outside settlements and states that these should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
- 8.5 One of the certain forms of development included within Policy S5 (1.j.) of the NPPF is:
- “Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:
- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or
 - ii. Comprise major development for freight and logistics purposes which accords with policy E3.”
- 8.6 Policy S5 (2.) of the NPPF states that, in applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

- 8.7 In this instance, the development proposal does not fail to comply with any of the national decision-making policies which state that development proposals should be refused in specific circumstances. Therefore, as per the requirements of policy S5 of the NPPF, planning permission should be approved for the proposed development provided that it is physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and is of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.
- 8.8 For the reasons set out within paragraphs 7.25 and 7.26 of this report, it is considered that the proposed development is physically well-related to the existing settlement and of a scale which can be accommodated taking into account the existing and proposed availability of infrastructure. Therefore, it is necessary to weigh the benefits of approving planning permission against any adverse effects of doing so.
- 8.9 Due to the Council being unable to demonstrate an adequate 5YHLS, the provision of up to 70No. dwellings (including both market and affordable housing) is afforded substantial weight in favour of the application as it would contribute towards meeting an unmet need for the provision of housing within the district.
- 8.10 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. These benefits are afforded moderate weight in favour of the application.
- 8.11 The proposed development would also provide a high quality living environment with acceptable levels of open space and acceptable residential amenity impacts; acceptable highway safety, transport impacts and parking provision; acceptable levels of infrastructure provision to support the development through the provision of highway improvements and developer contributions; acceptable impacts on the character and appearance of the area; acceptable flood risk and drainage impacts; acceptable heritage assets; acceptable arboricultural impacts; acceptable archaeology impacts; and acceptable biodiversity impacts (including the provision of a minimum of 10% Biodiversity Net Gain). Overall, these considerations are afforded limited weight in favour of the application as they are policy requirements that are expected to be complied with.
- 8.12 In respect of the provision of highway improvements, which includes new footways and improvements to existing footways (which comprise pedestrian dropped kerbs and tactile paving) within the local area, these will provide benefits to existing residents of Offord Darcy. However, these benefits are necessary to make the proposed development acceptable in planning terms and are afforded limited weight in favour of the application.

- 8.13 The proposed development conflicts with the relevant spatial strategy policies (LP2, LP9 and LP10) set out within the Local Plan. This conflict with the Local Plan is afforded minimal weight because these policies are currently out-of-date; and, if these policies were to be applied with the vigour of full weight, the Council would clearly be unable to meet its current housing need, contrary to the NPPF (specifically Policy HO1, which prescribes the use of the standard method set out in Annex D of the NPPF, to establish housing need in the area).
- 8.14 The proposed development would also result in the loss of approximately 4 hectares of Best and Most Versatile agricultural land and would result in some landscape harm, however not to an extent which is considered to be significant or unacceptable for the reasons set out within earlier sections of this report. These adverse effects are afforded limited weight in the overall planning balance.
- 8.15 On balance, it is considered that the benefits of approving planning permission for the proposed development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.
- 8.16 Therefore, having regard to the presumption in favour of sustainable development set out within policies S3 and S5 of the NPPF, and all other relevant material planning considerations, the application is recommended for approval, subject to the conditions set out below and the completion of a Section 106 agreement.

9 RECOMMENDATION / CONDITIONS AND REASONS

- 9.1 GRANT PERMISSION, subject to conditions and the completion of a Section 106 agreement, with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

OR

REFUSE in the event that the Section 106 agreement 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.

Conditions (full wording)

Approval of reserved matters

1. No development shall commence until details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Time limit

2. Application(s) for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

Approved plans

3. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Housing mix (pre-commencement)

4. Prior to or alongside any Reserved Matters application/s, a housing mix scheme shall be submitted to and approved in writing by the Local Planning Authority. The Reserved Matters shall accord with the approved housing mix scheme.

The scheme shall include:

- A plan showing the location and distribution of market and affordable units (including tenure type).
- A schedule of dwelling sizes (by number of bedrooms).
- A statement which demonstrates how the proposals contribute to current and future housing needs as identified in the most recently available evidence relating to the locality.

Reason: In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community, in accordance with policy LP25 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

Construction Environmental Management Plan (pre-commencement)

5. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, the consideration of the following aspects of construction:
- a) Construction programme.
 - b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers.
 - c) Construction hours.
 - d) Delivery times for construction purposes.
 - e) Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3882:2015 (or its subsequent revision); and a strategy for dealing with unexpected contamination.
 - f) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites (or its subsequent revision).
 - g) Maximum noise mitigation levels for construction equipment, plant and vehicles.
 - h) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228-2:2009+A1:2014 (or its subsequent revision).
 - i) Setting maximum vibration levels at sensitive receptors.
 - j) Dust management and wheel washing measures to prevent the deposition of debris on the highway.
 - k) Site lighting.
 - l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
 - m) Screening and hoarding details.
 - n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - o) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures.
 - p) External safety and information signing and notices including who to contact in the event of a complaint.
 - q) Liaison, consultation and publicity arrangements including dedicated points of contact.
 - r) Consideration of sensitive receptors.
 - s) Prior notice and agreement procedures for works outside agreed limits.
 - t) Location of Contractors compound and method of moving materials, plant and equipment around the site.

The CEMP shall be implemented in accordance with the agreed details throughout the entirety of the construction phase.

Reason: To ensure that before any development commences, the amenity of nearby properties is protected, in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036.

Noise Mitigation Scheme (pre-commencement)

6. Any application/s for Approval of the Reserved Matters of 'appearance' and 'layout' shall be accompanied by a Noise Mitigation Scheme. The Noise Mitigation Scheme shall be produced by a competent person, to demonstrate that the layout, design and mitigation measures will ensure that internal sound levels from road traffic noise shall not exceed 35dB LAeq 07:00-23:00 in any habitable room or 30dB LAeq 23:00-07:00 and 45dB LMax 23:00- 07:00 (more than 15 times per night) inside any bedroom and that sound levels from road traffic noise in any outdoor amenity area shall not exceed 50dB LAeq(1 hour) within the first 5 metres from the building façade to which the amenity area relates. The development shall be carried out in accordance with the Noise Mitigation Scheme and no dwelling shall be occupied until the mitigation measures associated with that dwelling, as identified in the Noise Mitigation Scheme, have been installed. The noise mitigation measures shall thereafter be retained in perpetuity. Where it has not been possible to achieve the aforementioned indoor sound levels with windows open, prior to the commencement of development a detailed Ventilation Scheme shall be submitted to and approved by the LPA. The Ventilation Scheme shall demonstrate how adequate ventilation and cooling will be achieved for dwellings without undermining the performance of the Noise Mitigation Scheme. A suitable ventilation system would achieve between 2 to 4 air changes per hour for each noise sensitive habitable room. The approved scheme shall be fully implemented in the development and the ventilation measures shall thereafter be retained in perpetuity.

Reason: To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with policy LP14 of the Huntingdonshire Local Plan to 2036.

Land contamination investigation and remediation (pre-commencement)

- 7 A. Site Investigation Information
No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include:
 - (i) details of previous land uses;
 - (ii) a site investigation survey of the extent, scale and nature of contamination;
 - (iii) an assessment of the potential risks to;
 - a) human health,
 - b) property*,
 - c) adjoining land,

- d) groundwaters and surface waters,
- e) ecological systems and
- f) archaeological sites and ancient monuments.

*Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- (i) an options appraisal and remediation strategy;
- (ii) remediation objectives and remediation criteria;
- (iii) remediation works to be undertaken and the order in which the works will be progressed;
- (iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site:

- (i) it shall be reported in writing to the local planning authority within 5 working days;
- (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
- (iii) the remediation strategy shall be implemented as approved;

- (iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;
 - a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
 - b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
- (v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework.

Fire Hydrants (pre-commencement)

- 8. Any application for the Approval of Reserved Matters of 'layout' shall be accompanied by a scheme for the provision and location of fire hydrants. Fire hydrants shall be installed and fully operational in accordance with the approved scheme prior to first occupation of the development.

Reason: To ensure an adequate water supply is available for emergency use in the interests of public safety, in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Programme of archaeological work (pre-commencement)

- 9. No development shall commence until the applicant has secured the implementation of a programme of archaeological work within the development area in accordance with a Written Scheme of Investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority. The pre-commencement aspects of archaeological work shall include:
 - 1a) Submission of a Written Scheme of Investigation that sets out the methods and timetable for the investigation of archaeological remains in the development area, in accordance with the requirements of the Local Authority archaeological brief, including a strategy for a outreach such as a display of selected evidence or interpretation boards.
 - 1b) Completion of mitigation fieldwork in accordance with the approved Written Scheme of Investigation.

Reason: This is a pre-commencement condition to ensure that, before any development commences, an appropriate archaeological investigation of the

site has been submitted and thereafter implemented in accordance with that investigation, in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

Archaeology post-fieldwork requirements

10. The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation. This stage of the programme can occur after the commencement of development:
 - 2a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within nine months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;
 - 2b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within 18 months of the approval of the Updated Project Design, unless otherwise agreed in advance with the Local Planning Authority;
 - 2c) The programme and timetable for the deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local Planning Authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 1 year of completion of part 2b).

Reason: To secure appropriate archaeological mitigation measures and to conserve the interest of the historic environment evidence, in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

Surface water drainage scheme (pre-commencement) – Subject to LLFA agreement

11. Any application for the approval of the Reserved Matter of 'layout' shall be accompanied by a detailed design of the surface water drainage of the site.

The surface water drainage scheme shall be based upon the principles within the agreed Flood Risk Assessment reference CCE/ZF821/FRA-03, Cannon Consulting Engineers, Dated: September 2025 and Drainage Technical Note (Document reference: ZF821) Cannon Consulting Engineers, Dated: January 2026 and shall also include:

- a. Full calculations detailing the existing surface water runoff rates for the QBAR 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

- b. Full results of the proposed drainage system modelling in the above referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c. Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 Manual (or any equivalent guidance that may supersede or replace it);
- d. Full detail on SuDS proposals (including location, type, size, depths, side sloped and cross sections);
- e. Site investigation and test results to confirm infiltration rates, undertaken in accordance with BRE365/CIRIA156, and a final surface water strategy based on the results of this testing;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i. Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- j. Permissions to connect to a receiving watercourse or sewer;
- k. Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The development shall be carried out in accordance with the approved surface water drainage scheme.

Reason: To ensure a satisfactory method of surface water drainage, to prevent an increased risk of flooding, and to ensure that the principles of sustainable drainage can be incorporated into the development, in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Maintenance/adoption of surface water drainage system

12. Prior to first occupation of the development hereby approved, details of the implementation, adoption, maintenance and management of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a timetable for its implementation; and,
- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the system throughout its lifetime.

The surface water drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure long-term sustainability of the drainage works in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

Construction surface water run-off (pre-commencement)

13. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development so as not to increase the flood risk, in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Foul water drainage (pre-commencement)

14. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. This strategy will identify the proposed point of connection to the adopted foul water network. Prior to first occupation of the development hereby approved, the foul water drainage works shall be carried out in complete accordance with the approved scheme.

Reason: To protect water quality, prevent pollution and secure sustainable development, in accordance with policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036 and the provisions of the National Planning Policy Framework.

Levels (pre-commencement)

15. Any application for the approval of the Reserved Matters shall be accompanied by details of the existing and proposed ground levels and contours. The details shall include:
 - i) The relationship to a specified datum point of proposed finished floor levels, ground levels and gradients to existing vegetation and surrounding landform, in addition to levels of the plot boundaries, highways and adjacent

- properties (such details shall include the height and gradient of embankments and the treatment and height of retaining walls where applicable);
- ii) Levels of all accesses, to include pathways, driveways, steps and ramps. In addition, level access to all dwellings shall be provided to the principal elevation/entrance of the building from the adjacent highway/drive/associated parking area where applicable;
 - iii) Where level access cannot be provided to the principal elevation/entrance, details of any steps and associated handrails shall be submitted and agreed with the LPA.

The development shall be carried out in accordance with the approved details and retained as such.

Reason: To ensure that the proposed finished floor levels and landform do not detract from the character and appearance of the area and residential amenity in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Landscape Reserved Matters requirements (pre-commencement)

16. The landscape details required by condition 1, above, shall include:

- (a) proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
- (b) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- (c) a landscape maintenance plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas;
- (d) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Piling Method Statement (pre-commencement)

17. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved method statement.

Reason: To protect the amenity of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

M4(2) standards

18. The dwellings hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

Water consumption

19. The dwellings hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

Quantum

20. The development hereby approved shall not exceed 70 dwellings (Use Class C3).

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

Future management and maintenance of streets

21. Prior to first occupation of any new dwelling hereby approved, details of the proposed arrangements for future management and maintenance of the proposed street/s within the development shall be submitted to, and approved in writing by, the Local Planning Authority. The street/s shall thereafter be maintained in accordance with the approved details until such time as an

Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established and thereafter manages and maintains the proposed streets in accordance with the approved details.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Temporary facilities for vehicles during construction

22. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction of the development hereby approved.

Reason: In the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Access visibility splays

23. Prior to first occupation of the development hereby approved, visibility splays shall be provided each side of the approved vehicular access in full accordance with the details indicated on drawing no. PL02 Rev B. The visibility splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway in perpetuity.

Reason: In the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Access drainage measures

24. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To prevent surface water discharging to the public highway, in the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Access surfacing

25. A metalled surface shall be provided for a minimum distance of 15 metres along the access road from its junction with the public highway.

Reason: To prevent surface water discharging to the public highway, in the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Wheel washing facilities during construction

26. Prior to commencement of any development, wheel washing facilities shall be provided and shall be operational within the site, in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To prevent mud and extraneous material being deposited on the highway, in the interests of highway safety, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Off-site highway improvements

27. Prior to first occupation of the development, detailed engineering drawings for the off-site highway improvement works shown on drawing no. PL02 Rev B, comprising the road junction, footways, verges, embankments and associated highway drainage, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved works shall be completed in accordance with the approved details prior to first occupation of the development.

Reason: To ensure that the necessary off-site highway improvement works are designed to an appropriate standard and can be delivered safely and effectively, in the interests of highway safety and sustainable access to the development, in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Welcome Travel Pack

28. Prior to first occupation of each dwelling, a 'New Residents Welcome Travel Pack' shall be provided to the occupiers of each dwelling. Full details of the pack's contents shall be submitted to, and approved in writing by, the Local Planning Authority prior to occupation of the first dwelling. The pack shall include walking, cycling and bus maps, up-to-date bus timetable information, and flexi 10 bus vouchers for new residents.

Reason: In the interests of encouraging sustainable travel to and from the site, in accordance with Policy LP16 of the Huntingdonshire Local Plan to 2036.

Off-site dropped kerb and tactile paving improvements

29. Prior to first occupation of the development, the applicant shall implement and complete the dropped kerbs and tactile paving improvements, as shown in principle on drawing no. PL01. Details shall be submitted to, and approved in writing by, the Local Planning Authority

Reason: In the interests of encouraging sustainable travel to and from the site, in accordance with Policy LP16 of the Huntingdonshire Local Plan to 2036.

Ecological mitigation measures

30. The development hereby approved shall be carried out in strict accordance with the ecological mitigation measures specified within Chapter 7 of the Ecological Assessment (Ref: 1052.EcAs.Final.01), dated September 2025.

Reason: To conserve ecological interests, in accordance with policy LP30 of the Huntingdonshire Local Plan to 2036.

The Parish Council has had a long-standing policy of supporting sympathetic housing developments in the villages to prevent them stagnating, where there are no significant objections from the residents. As part of the "Call For Sites" consultation, the consultation by the developers and during a presentation by Endurance Estates and Bidwells to the Parish Council in July 2025 we made clear our concerns about certain aspects of this development, but these have not been addressed in the application. We also held a public meeting which had one of the largest attendances of any meeting in the last 20 years with over 60 people. A show of hands at the end of the meeting demonstrated that almost everyone there wanted to object to the development. There were no supporters. In addition to our concerns, we feel that we must represent the feelings of our residents. In light of this the Parish Council wish to recommend refusal of 25/01738/OUT for the following reasons:

Flood Risk – we note the proposed SuDS scheme but, although we do not have the technical skills to assess it fully, have ongoing concerns about the development and in particular its effects on the south end of the High Street. In January 2024 the run off from this area overwhelmed the drainage brook on the north side of the field and several houses were flooded on the High Street. Since then some remedial work has been completed which includes a small pipe under the road to a newly constructed channel on the west side of the High Street however a very small object would obstruct this. We feel that this contravenes policies LP 5 – Flood Risk and LP 15 - Surface Water of the Local Plan. We also note that the LLFA has already recommended refusal based on the current SuDS scheme.

Sewage – foul water in the Offords all goes to an Anglian Water pumping station in Station Lane and then onto the Buckden WwTW. We know that there are already capacity problems with the sewers and the pumping station also already routinely has problems. Anglian Water has also recommended refusal of the application based on sewer capacity and that it needs to be upgraded to support the development. What is unclear at the moment is how much of the sewer network between the proposed development and the Buckden WwTW requires upgrading. LP 6 Waste Water Management states that "Where upgrades are necessary proposals will need to include plans for them" and no such plans are included in the proposal so this policy is contravened. Indeed it does include a remote pumping station and we have concerns that a pumping station pushing foul water into a sewer network with insufficient capacity may lead to that foul water being forced out of the network somewhere between the development and the Station Lane pumping station. We expect at a minimum that a 'Grampian' condition be placed on the development that the houses cannot be occupied until the sewer network has had all the required upgrades.

Sustainable Travel – in terms of sustainable travel the development has several issues. Firstly, as is accepted by Huntingdonshire District Council, the buses serving the Offords are almost useless. There are very few during the week (and none that allow commuting by bus for anyone working typical hours) and none at weekends. As far as pedestrians are concerned the development exits onto Graveley Road at the proposed vehicle entrance and at the northeast corner. Where the distances referred to in the application to local services are measured from is not clear, however some of the houses are a considerable distance further than the pedestrian exits. We are also concerned about the footpath on Graveley Road. Between Orchard Way and the junction with the High Street there is only a footpath on one side of the

road, and the section between the High Street and Littleworth End junctions is extremely narrow. It is, at best, just wide enough for one person to walk and possibly a single width push chair or pram. The road in this section is also relatively narrow and there are often cars parked on it on the opposite side to the footpath (including a dedicated disabled parking bay). Already lorries and vans travelling south from the mini roundabout are very close to the narrow footpath and their wing mirrors are a hazard. With additional traffic coming in the other direction this will only get worse. The combination of the distance and this hazardous footpath makes us believe that residents from the development will be discouraged from walking and will end up driving – not sustainable at all and in contravention of LP 16 – Sustainable Travel of the Local Plan.

Road access – in the Call For Sites consultation and directly with the developers the Parish Council made clear its deep misgivings about the road access onto Graveley Road. This was one area that concerned many, if not all, of the attendees to our Open Meeting. Graveley Road is relatively narrow and is already constrained by parked cars. A bend in the road near Littleworth End makes visibility difficult and already makes the road a challenge to navigate. In combination with the sustainable travel issues already raised this will make travel on Graveley Road a significant problem with increased volume. We note the use of the TRICS software to model the trips from the site but have concerns about its usage – for example the developers say that they have “adjusted for the Huntingdonshire area” but Huntingdonshire is plainly not the same everywhere. We believe that, unless extreme care is taken to ensure that the parameters are properly selected, the results cannot be relied on. For example, particularly with our previous comments about sustainable travel, we think that the number of pedestrian trips is overstated and there would be many more in cars. Our faith in the software is further undermined by the fact that, if we have interpreted it correctly, the data presented has 52 person ‘in’ trips a day and 73 ‘out’ which, if accurate, would quickly lead to the development being deserted. As well as traffic chaos on Graveley Road, our fear is that Orchard Way will become a ‘rat run’ certainly for all traffic looking to go south (up to 30% from the breakdown provided) and very likely for many more people looking to avoid Graveley Road. This will seriously affect the amenity of the Orchard Way residents. The combination of these issues we believe contravenes LP17 – Parking Provision and Vehicle Movement of the Local Plan. We have suggested that either the access be replaced or an additional access should be made onto Paxton Road/High Street at the northwest corner of the development thus easing the traffic situation on Graveley Road. The developers have stated that they cannot do that as the relevant land is not included in the development. However, as we believe that it is owned by Edmund Thornhill who is one of the applicants, it may well be able to be made available if that would allow the development to go ahead.

In summary due to the above issues, we do not believe that this constitutes a sustainable development therefore the ‘tilted balance’ would not apply, and that there are sufficient reasons to refuse the application.



Chair Offord Cluny and Offord Darcy Parish Council Planning Committee

14/10/25

Land South of Blenheim Grove – 25/01738/OUT Further Consultation

The Parish Council notes the response by Bidwells about the application. It is no surprise that they do not agree with our comments however the Council does not accept that their response addresses our concerns. We do not feel that it is necessary to go back around and restate what we previously said and our recommendation to refuse the application remains for the reasons already stated. However, there are two points that we would like to make:

Foul water – As Bidwells state policy LP 6 paragraph (d) of the local plan states that a proposal for any scale of development will be supported if Anglian Water Services do not raise concerns relating to the ability of wastewater infrastructure to accommodate waste water flows from the proposal. Anglian Water has recommended refusal due to the capacity of the sewer network therefore this development must be in contravention of LP 6.

Sustainable Travel/Pedestrian Access – Bidwells state that “the disabled parking bay mentioned in the consultation is adjacent to the footway and not on the opposite side of the road”. We are not sure which disabled bay Bidwells are referring to but the one that the Parish Council are concerned about is outside 5/7 Graveley Road and is not adjacent to the footway. The road here is narrow, further narrowed by the parking bay and the footpath is also very narrow here.

For the avoidance of doubt please see the picture below showing the parking bay on the opposite side of the road to the footpath.



From: clerk@offords-pc.gov.uk <clerk@offords-pc.gov.uk>
Sent: 17 February 2026 11:58:02 UTC+01:00
To: "DAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - Land South Of Blenheim Grove Offord Darcy (ref 25/01738/OUT)
Categories: Colette

Good morning,

The Council considered the additional information at its planning meeting last night and is pleased that several of the previously raised points have now been addressed. It welcomes the removal of the Lead Flood Authority's objection following the introduction of new mitigation measures, which we trust will reduce the flood risk at the end of the High Street. The Council also notes and welcomes the proposed changes to the footpath; however, it remains uncertain whether pedestrians will realistically choose to access the High Street via Orchard Way, given the significantly longer route involved.

Notwithstanding these positive amendments, the Council's concerns remain. In particular, the potential for sewage capacity issues continues to be strongly objected to by AWA, and we share this concern. Furthermore, we are disappointed that the existing speed limit on Graveley Road is unchanged, as traffic speed and volume along this route remain a serious and unresolved safety issue.

Kind regards
Jackie

Offord Cluny & Offord Darcy Parish Council
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From: Dadmin@huntingdonshire.gov.uk <Dadmin@huntingdonshire.gov.uk>
Sent: 12 February 2026 11:18

To: clerk@offords-pc.gov.uk

Subject: RE: Planning Permission Consultation - Land South Of Blenheim Grove Offord Darcy (ref 25/01738/OUT)

Dear Parish Clerk,

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

Proposal: Outline planning permission (all matters reserved except for means of access) for the development of up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure

Site Address: Land South Of Blenheim Grove Offord Darcy

Reference: 25/01738/OUT

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

Development Management
Huntingdonshire District Council

T: 01480 388388

E: dadmin@huntingdonshire.gov.uk

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From: clerk@offords-pc.gov.uk <clerk@offords-pc.gov.uk>
Sent: 08 June 2026 12:51:39 UTC+01:00
To: "Richard Fitzjohn" <Richard.Fitzjohn@huntingdonshire.gov.uk>; "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Cc: ""Simon Young PC"" <simon.young@offords-pc.gov.uk>; ""Ian Weitzel"" <ian.weitzel@offords-pc.gov.uk>; "Cllr Sarah Conboy (HuntsDC - Godmanchester & Hemingford Abbots)" <Sarah.Conboy@Huntingdonshire.gov.uk>; "Cllr Debbie Mickelburgh (HuntsDC - Godmanchester & Hemingford Abbots)" <Debbie.Mickelburgh@Huntingdonshire.gov.uk>; ""Brett Mickelburgh (Cllr)"" <Brett.Mickelburgh@huntingdonshiredc.org.uk>; "Clara Kerr" <Clara.Kerr@huntingdonshire.gov.uk>; "Cllr Martin Hassall (HuntsDC - Buckden)" <Martin.Hassall@Huntingdonshire.gov.uk>; "ANGLIANOSMFAILURES@environment-agency.gov.uk." <ANGLIANOSMFAILURES@environment-agency.gov.uk.>; "Cllr Liam Dewey-Beckett" <Liam.Dewey-Beckett@cambridgeshire.gov.uk>
Subject: 25/01738/OUT Land South of Blenheim Grove
Categories: Colette

Parish Council Comments - 25/01738/OUT Land South of Blenheim Grove

The Parish Council has been following the additional documents submitted regarding the application and wishes to comment further about the wastewater from the proposed site.

The Parish Council is aware that the Buckden Wastewater Treatment Works is suffering from capacity problems. In 2024 it discharged diluted raw sewage into waterways feeding the Great Ouse for 3,033 hours – over 126 days or a 1/3 of the year. In addition, we know that the Offord Pumping Station discharged raw sewage directly into the Great Ouse for over 1075 hours in the same year. This has led to a requirement that Anglian Water must develop a Remediation and Compliance Plan to address this situation at the Buckden Treatment Plant. Overall Anglian Water's performance with regards to Wastewater Management is poor. In the latest Environment Agency Environmental Performance Report, Anglian Water received a 2-star rating. This rating reflects a failure to meet pollution reduction targets and an increase in serious pollution incidents.

In the Anglian Water most recent comments they say that the Buckden Treatment Plant has sufficient dry weather capacity thus effectively sweeping under the carpet the capacity issues when it is not dry. In their December 2025 comments Anglian Water objected due to "capacity constraints and pollution risk". The change of position appears to be completely illogical and contains no information about how these constraints are to be overcome. The quoted dry weather capacity at the Buckden Treatment Works does nothing to remove constraints in the network leading to it. Anglian Water's own 2021 "Infiltration Reduction Plan" proves that the local network gets completely hydraulically locked during wet weather. When the River Ouse gets higher the sewage outflow at the Offord Pumping Station gets submerged which stops the pumping station working as designed and leads to Anglian Water having to discharge sewage directly into the River Ouse to prevent it flooding local properties. A

local resident to Offord Pumping Station has spoken to the engineers attending there on many occasions and has been repeatedly told that the existing pumps are already not of sufficient capacity to support the current sewage flows and should be replaced, although this has not been done. An additional 70 homes will inevitably lead to more pressure on both the Offord Pumping Station and the Buckden Treatment Works in anything other than dry weather, practically guaranteeing the increasing of the time and volume of raw sewage being pumped directly or indirectly into the River Ouse.

As far as we know Anglian Water has no funded plan to address the issues. The current Ofwat approved water planning cycle (AMP8) runs from 2025 to 2030 and we are not aware that there are any upgrades to the Buckden Treatment Plant or Offord Pumping Station within Anglian Water's plans.

Based on this information the Parish Council still believes that the development cannot be considered to be sustainable meaning that it should be rejected until the capacity constraints at the Buckden Treatment Plant and Offord Pumping station are properly addressed.

In order to allow this to be properly discussed and for the Parish Council to be able to present their case in person this application must be determined by the Development Management Committee and not left to delegated powers.

In order to fully inform the Committee answers to the following questions should be sought:

1. What hydraulic modelling has been completed to prove 70 additional homes will not increase the frequency of these environmental discharges? There is no evidence in the existing comments that such work has been carried out.
2. Can the Local Planning Authority confirm if the specific capacity upgrades required to manage wet weather flows at the Buckden treatment works and the Offord Pumping Station are fully funded and programmed within Anglian Water's current Ofwat AMP8 settlement?
3. We understand the current constraints that Huntingdonshire District Council are working under with regard to new housing developments so if, in spite of the obvious risk of additional pollution, the planning officers feel constrained to recommend approval of this outline application, will they guarantee the implementation of a negatively worded Grampian condition to prevent any commencement or occupation until physical capacity upgrades are secured at both the Buckden treatment works and the local pumping station?

Given the known wet weather overflows into the River Great Ouse local watercourse, the Parish Council requests that the answers to these specific capacity and AMP8 funding questions are explicitly documented in the final Officer Report to ensure the council is not exposed to future environmental liability.

Simon Young

Chair Offord Cluny and Offord Darcy Parish Council Planning Committee
8/6/2026

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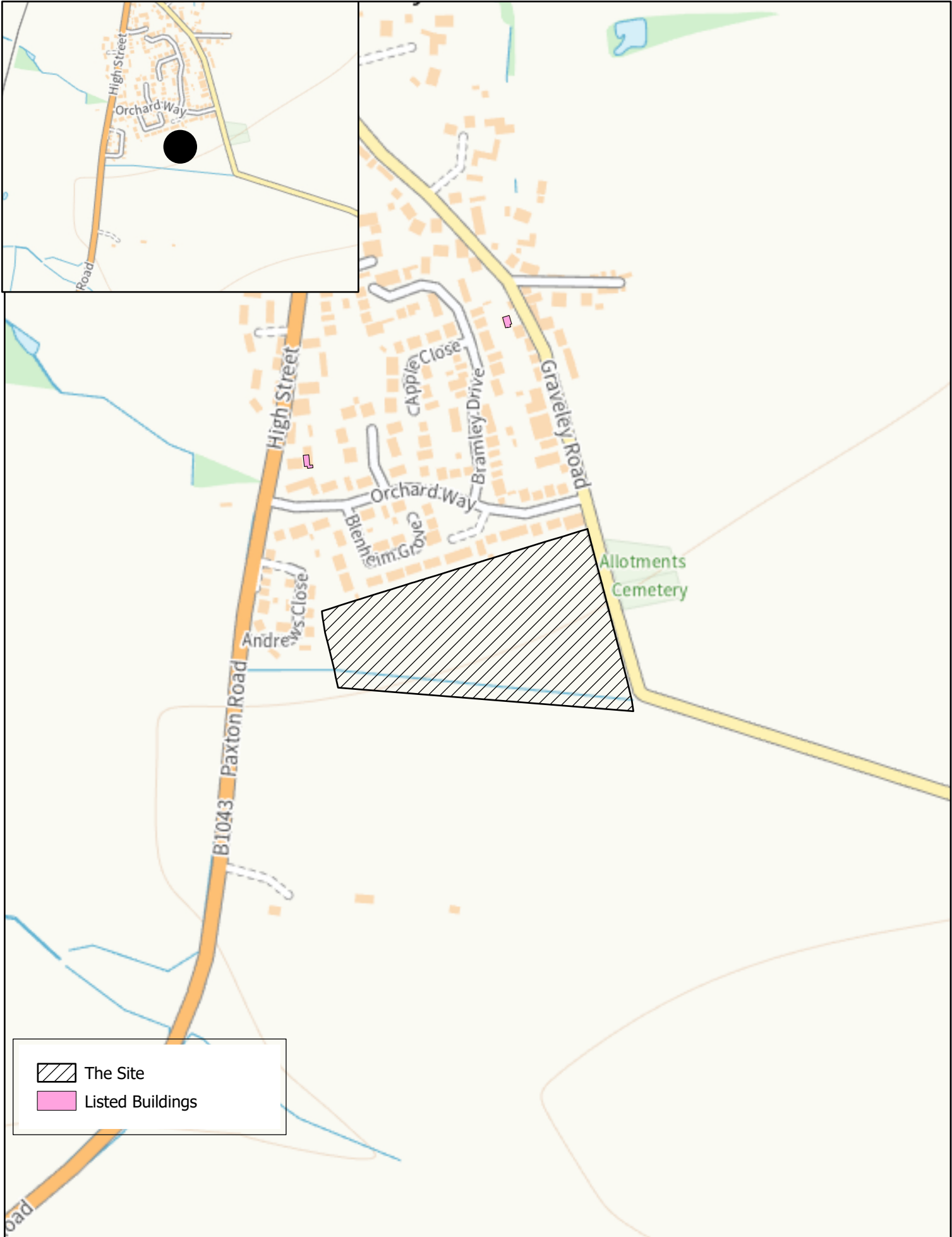
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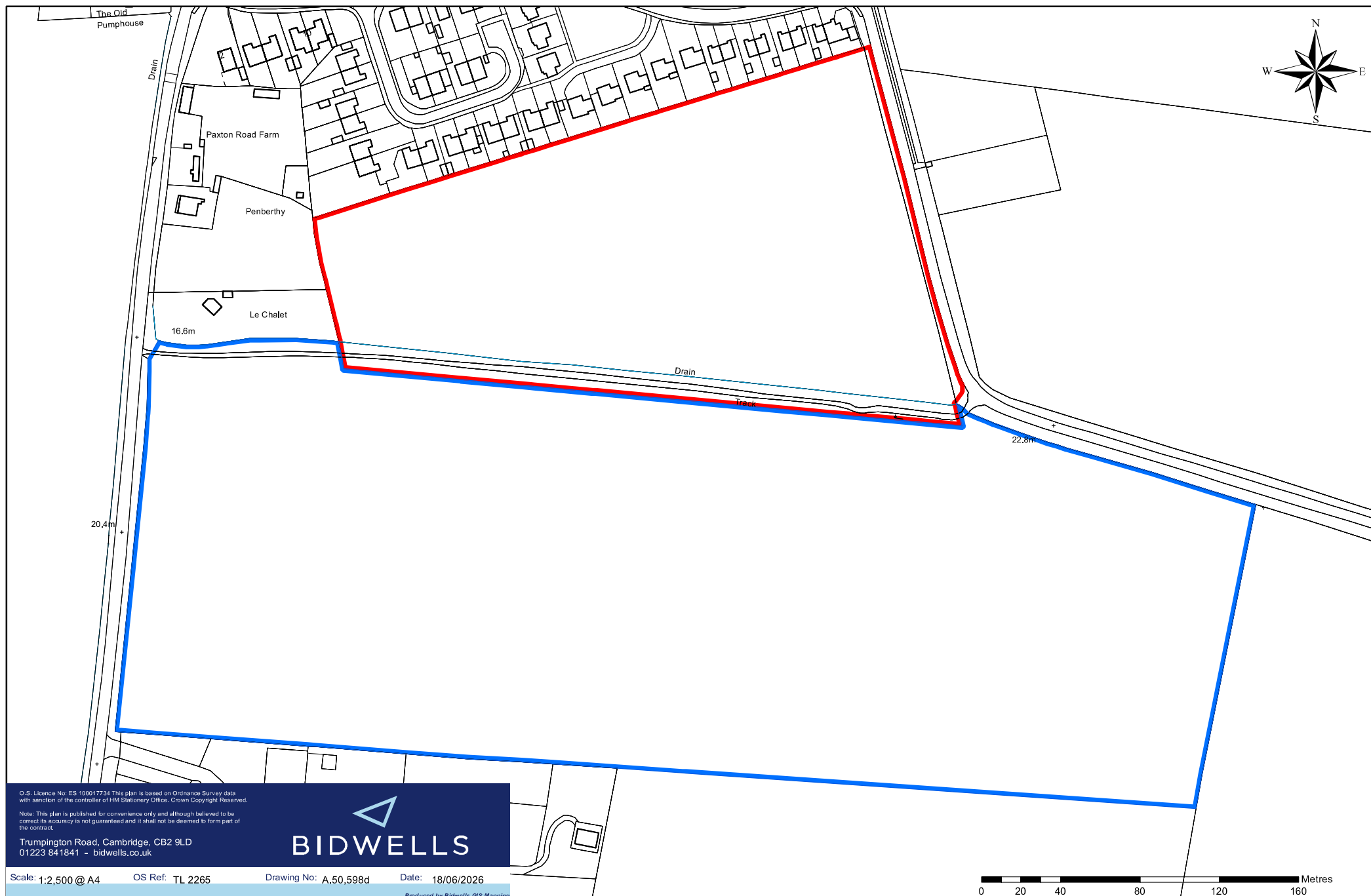
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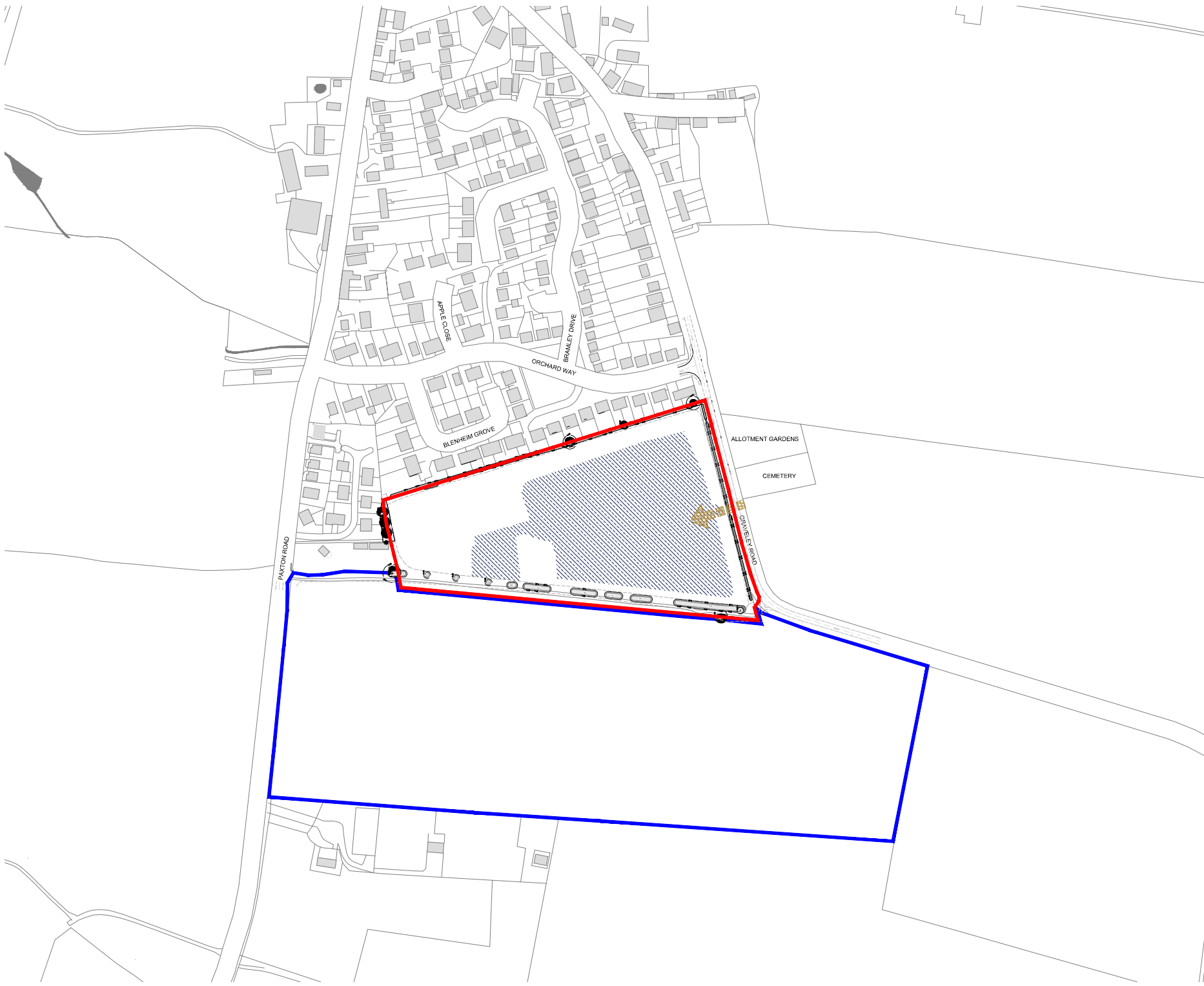


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Land off Graveley Road, Offord D'Arcy





KEY

- APPLICATION SITE BOUNDARY**
- WIDER OWNERSHIP BOUNDARY**
- PROPOSED RESIDENTIAL DEVELOPMENT (1.99ha);**
TO INCLUDE HIGHWAY INFRASTRUCTURE WITHIN DEVELOPMENT
PARCELS, DWELLINGS TO BE UP TO 2.5 STOREYS HIGH.
- PROPOSED VEHICULAR ACCESS**
FROM GRAVELEY ROAD, EXISTING HEDGEROW REMOVED TO
FACILITATE VISIBILITY SPLAYS.

PLEASE NOTE. THE DIMENSIONS SHOWN ON THE SITE ACCESS
POINTS ARE BASED ON PRELIMINARY INFORMATION ONLY. THE
WIDTH OF THIS WILL NEED TO BE FULLY CONFIRMED BY SURVEY
PRIOR TO PROCEEDING.

PLANNING ISSUE, NOT
FOR CONSTRUCTION

B	10.06.2026	REVISED BOUNDARY
A	01.09.2025	FINAL ISSUE
Rev.	Date	Details

GENERAL
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**Endurance Estates Land
Promotion Ltd and Edmund
George William Thornhill**
Endurance Estates Limited, Unit 1
The Press, Station Road, Foxton,
Cambridge CB22 6SA



**Masterplanning, Landscape
& Assessment**
Bidwell House, Trumpington Road,
Cambridge CB2 8LD

**LAND TO THE WEST OF GRAVELEY
ROAD, OFFORD D'ARCY**
SITE PLAN

Bar Scale: 1:1000 @ A1
0m 10m 20m 30m

Project Phase: **PLANNING** Date: 27.08.25
Drawn By: DP Checked By: TB
Drawing Number: **MLA93355-A1-1460** Revision: **B**

Job Code: 93355
OS Licence Number: 100017734



PLANNING ISSUE, NOT
FOR CONSTRUCTION

C	18.06.2026	REVISED RED LINE BOUNDARY
B	04.02.2026	FINAL ISSUE
A	01.09.2025	FINAL ISSUE

Rev. Date Details

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LAND TO THE WEST OF
GRAVELEY ROAD

OFFORD D'ARCY
ILLUSTRATIVE MASTERPLAN



Project Phase: - Date: 04.08.25

Job Code: 93355

Drawn By: TB

OS Licence Number: 100017734

Checked By: DP

Drawing Number: MLA93355-A3-0204

Revision: C



PLANNING ISSUE, NOT
FOR CONSTRUCTION

Rev.	Date	Details
A	18.06.2026	REVISED RED LINE BOUNDARY

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LAND TO THE WEST OF
GRAVELEY ROAD

OFFORD D'ARCY
OPTION 1

Bar Scale: 1:1000 @ A3
0 5 10 15 20m

Job Code:
93355

OS Licence Number:
100017734

Project Phase: Date: 09.03.2026

Drawn By: TB

Checked By: DP

Drawing Number:
MLA93355-A3-1204

Revision:
A



PLANNING ISSUE, NOT
FOR CONSTRUCTION

A	18.06.2026	REVISED RED LINE BOUNDARY
Rev.	Date	Details

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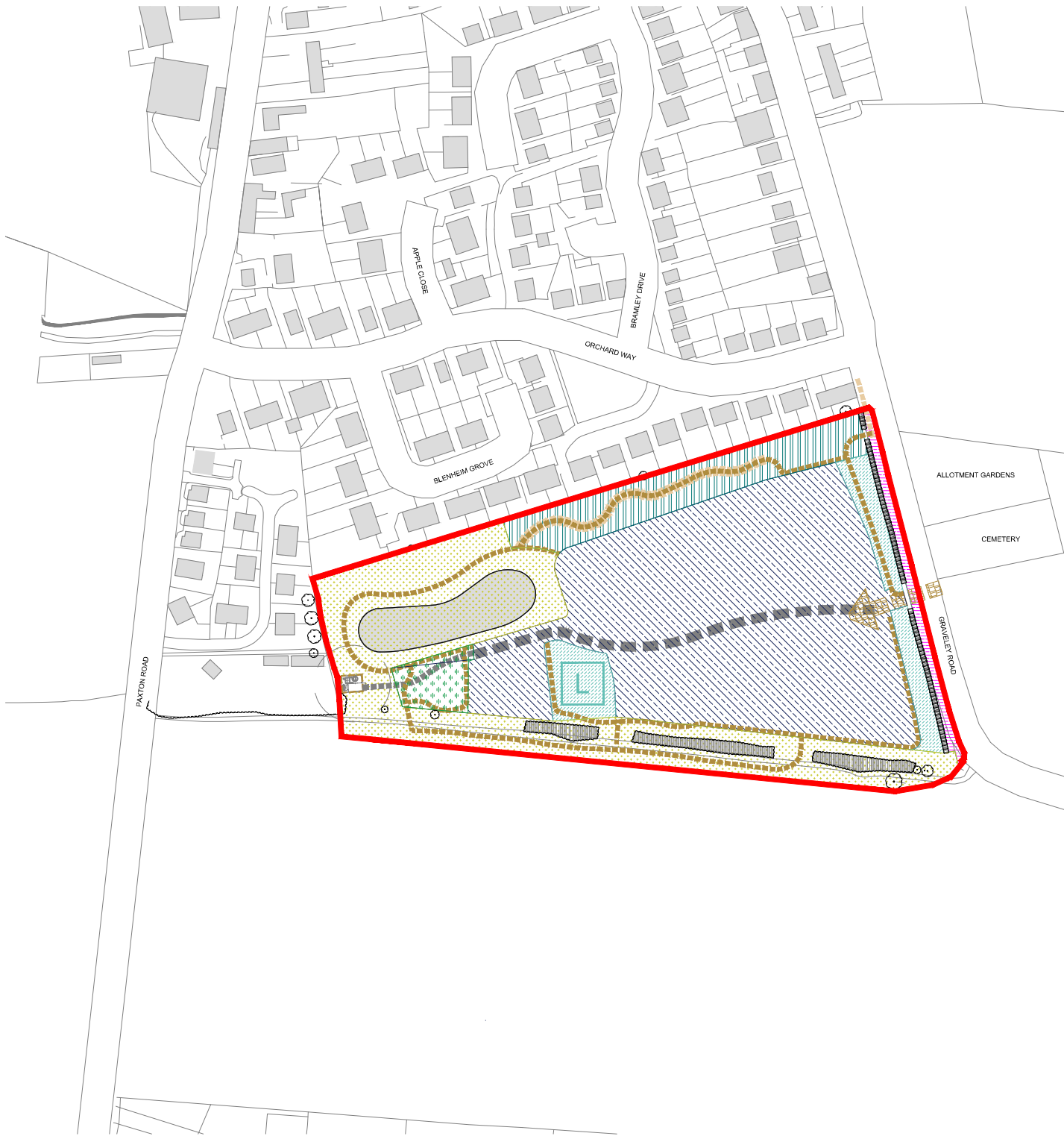
LAND TO THE WEST OF
GRAVELEY ROAD

OFFORD D'ARCY
OPTION 2

Bar Scale: 1:1000 @ A3
Job Code: 93355
OS Licence Number: 100017734

Project Phase: Date: 09.03.2026 Drawn By: TB Checked By: DP

Drawing Number: MLA93355-A3-1205 Revision: A



- KEY**
- APPLICATION SITE BOUNDARY**
 - PROPOSED RESIDENTIAL DEVELOPMENT** (1.99ha):
TO INCLUDE HIGHWAY INFRASTRUCTURE WITHIN DEVELOPMENT PARCELS. DWELLINGS TO BE PREDOMINANTLY 2 STOREYS, WITH SELECT INSTANCES OF 2.5 STOREYS ALLOWED TO SUPPORT PLACEMAKING PRINCIPLES.
 - PARKS AND GARDENS** (0.38ha):
0.08ha REQUIREMENT TO COMPLY WITH POLICY
 - NATURAL & SEMI NATURAL GREEN SPACE** (1.28ha):
0.04ha TO COMPLY WITH POLICY
 - AMENITY GREEN SPACE INCORPORATING CHILDREN'S PLAY SPACE** (0.26ha, INC. 0.04ha PLAY PROVISION):
0.11ha (0.04ha) REQUIREMENT TO COMPLY WITH POLICY
 - ALLOTMENTS AND COMMUNITY GARDENS, INCLUDING ORCHARDS** (0.09ha):
0.09ha REQUIREMENT TO COMPLY WITH POLICY
 - BOUNDARY VEGETATION & VERGE** (0.17ha):
 - INDICATIVE LOCATION FOR SERVICE INFRASTRUCTURE**
INCLUDING Foul WATER PUMPING STATION
 - SURFACE WATER ATTENUATION FEATURE**
INDICATIVE LOCATION AND SIZES SHOWN.
 - INDICATIVE PRIMARY ROAD ALIGNMENT**
PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE
 - MAINTENANCE ACCESS**
PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE
 - POTENTIAL FUTURE PEDESTRIAN LINK**
SUBJECT TO SEPARATE SECTION 278 AGREEMENT
 - INDICATIVE ALIGNMENT OF INFORMAL PEDESTRIAN ROUTE**
PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE
 - POTENTIAL TRIM TRAIL ROUTE**
PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE
 - PROPOSED VEHICULAR ACCESS**
FROM GRAVELEY ROAD. EXISTING HEDGEROW REMOVED TO FACILITATE VISIBILITY SPLAYS.
 - INDICATIVE LOCALLY EQUIPPED AREA FOR PLAY (LEAP) LOCATION**
0.042 ha MINIMUM - FINAL EXTENTS OF ACTIVITY ZONE TO BE FINALISED THROUGH RESERVED MATTERS APPLICATION
 - EXISTING TREES & HEDGES TO BE RETAINED**
HEDGE ALONG GRAVELEY ROAD TO BE REMOVED TO ENABLE VISIBILITY SPLAYS.

PLEASE NOTE, THE DIMENSIONS SHOWN ON THE SITE ACCESS POINTS ARE BASED ON PRELIMINARY INFORMATION ONLY. THE WIDTH OF THIS WILL NEED TO BE FULLY CONFIRMED BY SURVEY PRIOR TO PROCEEDING.

FOR COORDINATION
NOT FOR CONSTRUCTION

D	17.06.2026	REVISED RED LINE BOUNDARY
C	16.04.2026	UPDATED LEGEND
B	01.09.2025	FINAL ISSUE
A	25.07.2025	INCORPORATING TEAM COMMENTS

Rev.	Date	Details
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Masterplanning, Landscape & Assessment
Bidwell House, Trumpington Road, Cambridge CB2 9LD

LAND TO THE WEST OF GRAVELEY ROAD, OFFORD D'ARCY

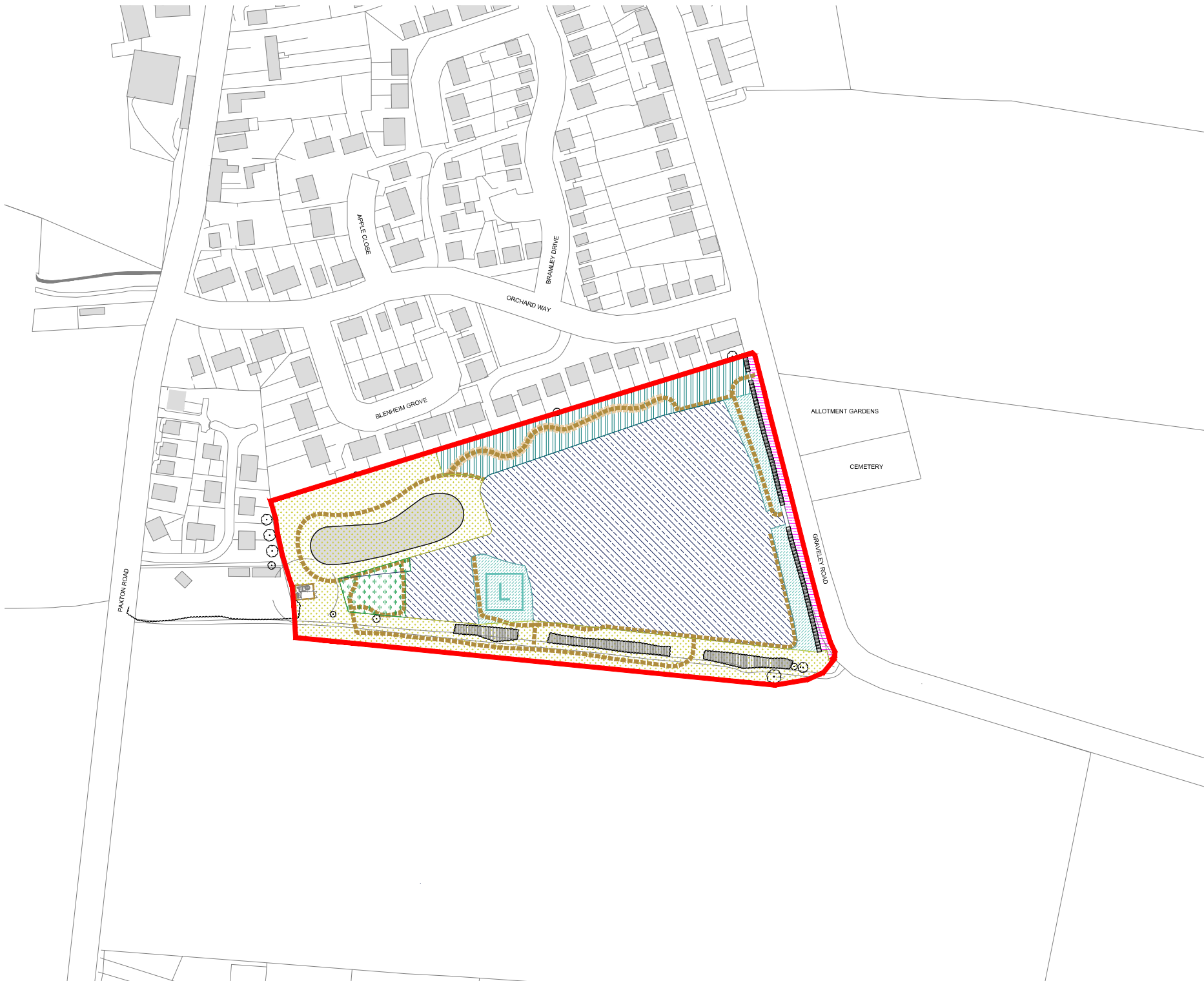
PARAMETER PLAN 1: COMBINED PARAMETERS

Bar Scale: 1:1000 @ A1
0 10 20 30m

Job Code: 93355
OS Licence Number: 100017734

Project Phase: PLANNING
Date: 10.07.25
Drawn By: DP
Checked By: TB

Drawing Number: **MLA93355-A1-1400**
Revision: **D**



- KEY**
- APPLICATION SITE BOUNDARY**
 - PROPOSED RESIDENTIAL DEVELOPMENT** (1.99ha): TO INCLUDE HIGHWAY INFRASTRUCTURE WITHIN DEVELOPMENT PARCELS, DWELLINGS TO BE PREDOMINANTLY 2 STOREYS, WITH SELECT INSTANCES OF 2.5 STOREYS ALLOWED TO SUPPORT PLACEMAKING PRINCIPLES.
 - PARKS AND GARDENS** (0.38ha): 0.09ha REQUIREMENT TO COMPLY WITH POLICY
 - NATURAL & SEMI NATURAL GREEN SPACE** (1.28ha): 0.04ha TO COMPLY WITH POLICY
 - AMENITY GREEN SPACE INCORPORATING CHILDREN'S PLAY SPACE** (0.23ha, INC. 0.04ha PLAY PROVISION): 0.18ha (0.042ha) REQUIREMENT TO COMPLY WITH POLICY
 - ALLOTMENTS AND COMMUNITY GARDENS, INCLUDING ORCHARDS** (0.09ha): 0.09ha REQUIREMENT TO COMPLY WITH POLICY
 - BOUNDARY VEGETATION & VERGE** (0.17ha):
 - INDICATIVE LOCATION FOR SERVICE INFRASTRUCTURE** INCLUDING FOUL WATER PUMPING STATION
 - SURFACE WATER ATTENUATION FEATURE** INDICATIVE LOCATION AND SIZES SHOWN.
 - INDICATIVE ALIGNMENT OF INFORMAL PEDESTRIAN ROUTE** PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE
 - POTENTIAL TRIM TRAIL ROUTE** PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE
 - INDICATIVE LOCALLY EQUIPPED AREA FOR PLAY (LEAP) LOCATION** 0.002 ha MINIMUM - FINAL EXTENTS OF ACTIVITY ZONE TO BE FINALISED THROUGH RESERVED MATTERS APPLICATION
 - EXISTING TREES & HEDGES TO BE RETAINED** HEDGE ALONG GRAVELEY ROAD TO BE REMOVED TO ENABLE VISIBILITY SPLAYS.

**FOR COORDINATION
NOT FOR CONSTRUCTION**

Rev.	Date	Details
D	17.06.2026	REVISED RED LINE BOUNDARY
C	16.04.2026	UPDATED LEGEND
B	01.09.2025	FINAL ISSUE
A	25.07.2025	INCORPORATING TEAM COMMENTS

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STRATEGIC LAND

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LAND TO THE WEST OF GRAVELEY ROAD, OFFORD D'ARCY

**PARAMETER PLAN 2:
LAND USE & LANDSCAPE**

Bar Scale: 1:1000 @ A1

Job Code: 93355

OS Licence Number: 100017734

Project Phase: PLANNING

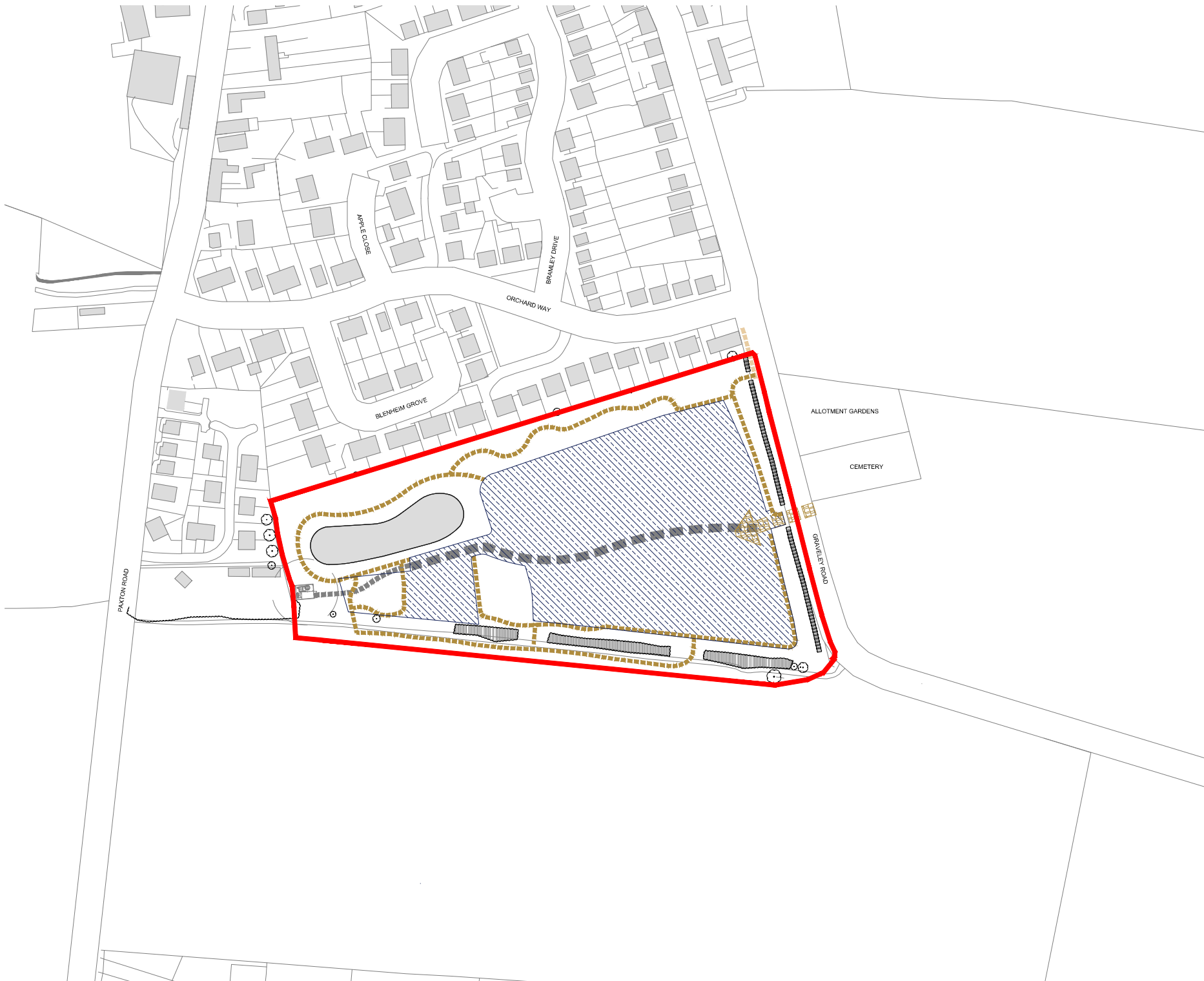
Date: 10.07.25

Drawn By: DP

Checked By: TB

Drawing Number: **MLA93355-A1-1401**

Revision: **D**



- KEY**
- APPLICATION SITE BOUNDARY**
 - PROPOSED RESIDENTIAL DEVELOPMENT** (1.99ha):
TO INCLUDE HIGHWAY INFRASTRUCTURE WITHIN DEVELOPMENT PARCELS DWELLINGS TO BE PREDOMINANTLY 2 STOREYS, WITH SELECT INSTANCES OF 2.5 STOREYS ALLOWED TO SUPPORT PLACEMAKING PRINCIPLES.
 - SURFACE WATER ATTENUATION FEATURE**
INDICATIVE LOCATION AND SIZES SHOWN.
 - INDICATIVE PRIMARY ROAD ALIGNMENT**
PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE.
 - MAINTENANCE ACCESS**
PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE.
 - POTENTIAL FUTURE PEDESTRIAN LINK**
SUBJECT TO SEPARATE SECTION 278 AGREEMENT
 - INDICATIVE ALIGNMENT OF INFORMAL PEDESTRIAN ROUTE**
PRECISE LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE.
 - PROPOSED VEHICULAR ACCESS**
FROM GRAVELEY ROAD. EXISTING HEDGEROW REMOVED TO FACILITATE VISIBILITY SPLAYS.
 - EXISTING TREES & HEDGES TO BE RETAINED**
HEDGE ALONG GRAVELEY ROAD TO BE REMOVED TO ENABLE VISIBILITY SPLAYS.

PLANNING ISSUE, NOT FOR CONSTRUCTION		
Rev.	Date	Details
D	17.06.2026	REVISED RED LINE BOUNDARY
C	16.04.2026	UPDATED LEGEND
B	01.09.2025	FINAL ISSUE
A	25.07.2025	INCORPORATING TEAM COMMENTS

GENERAL
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LAND TO THE WEST OF GRAVELEY ROAD, OFFORD D'ARCY

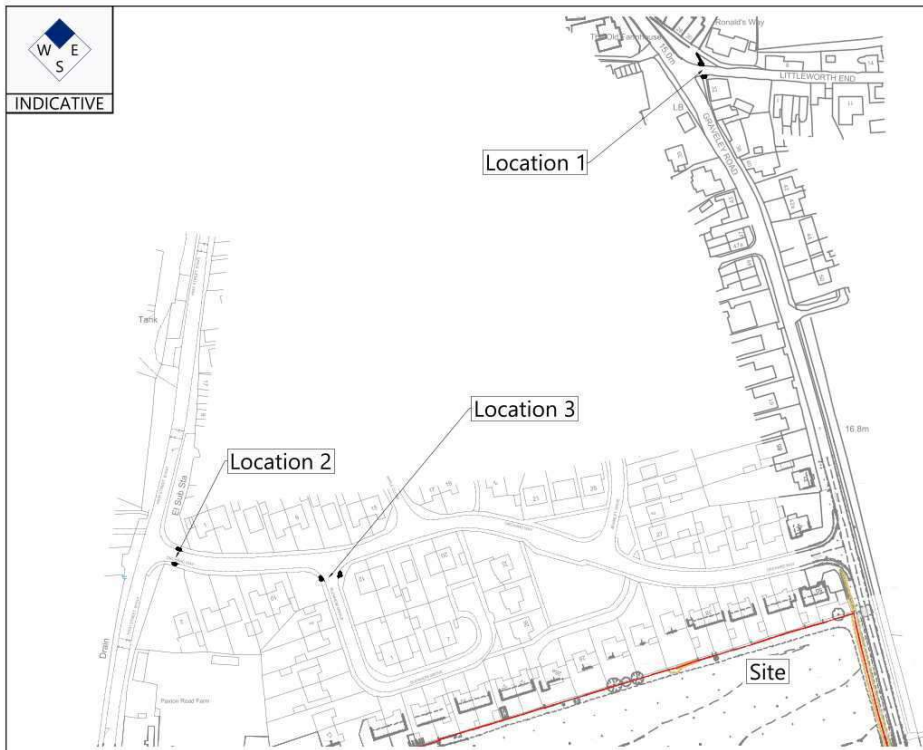
PARAMETER PLAN 3: MOVEMENT

Bar Scale: 1:1000 @ A1
0 10 20 30 40 50 60 70 80 90 100m

Job Code: 93355
OS Licence Number: 100017734

Project Phase: PLANNING
Date: 10.07.25
Drawn By: DP
Checked By: TB

Drawing Number: **MLA93355-A1-1402**
Revision: **D**



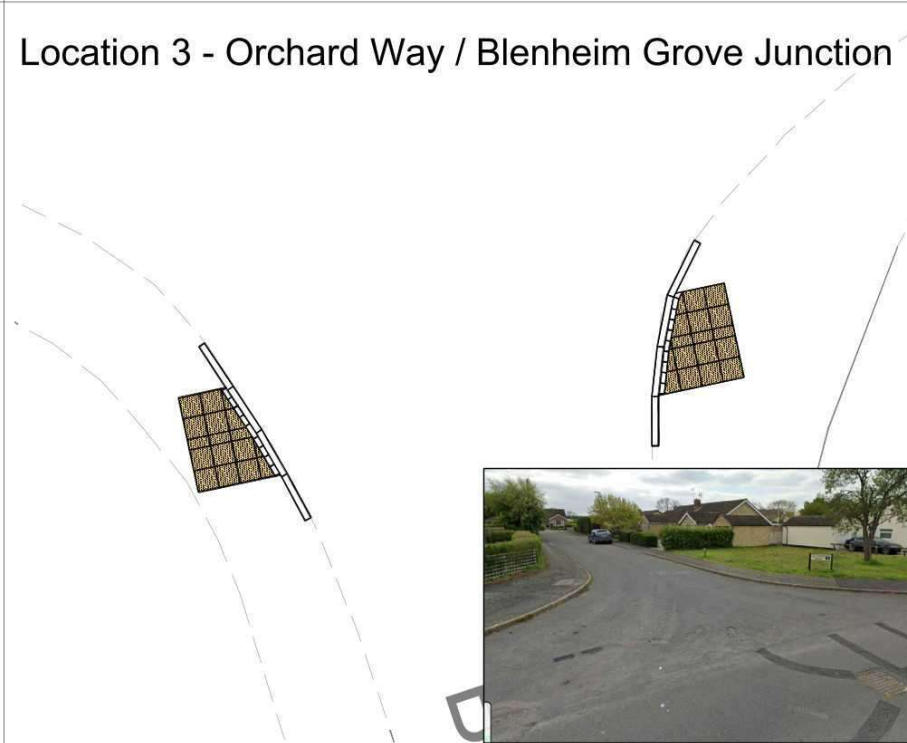
Location 2 - High Street / Orchard Way Junction



Location 1 - Graveley Road / Littleworth End Junction



Location 3 - Orchard Way / Blenheim Grove Junction



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Notes:

1. Based on a combination of topographical survey information and ordnance survey mapping.
2. Ordnance Survey data with the permission of the Controller of His Majesty's Stationery Office. Crown Copyright - Licence No. AL100034021.
3. Topographical survey (22531ea, 01.08.2018) by Survey Solutions, on client instruction.
4. Highway Boundary information provided by Cambridgeshire County Council.
5. Design information taken from CCC HERCS, January 2023.
6. Google Street View images (May 2023)

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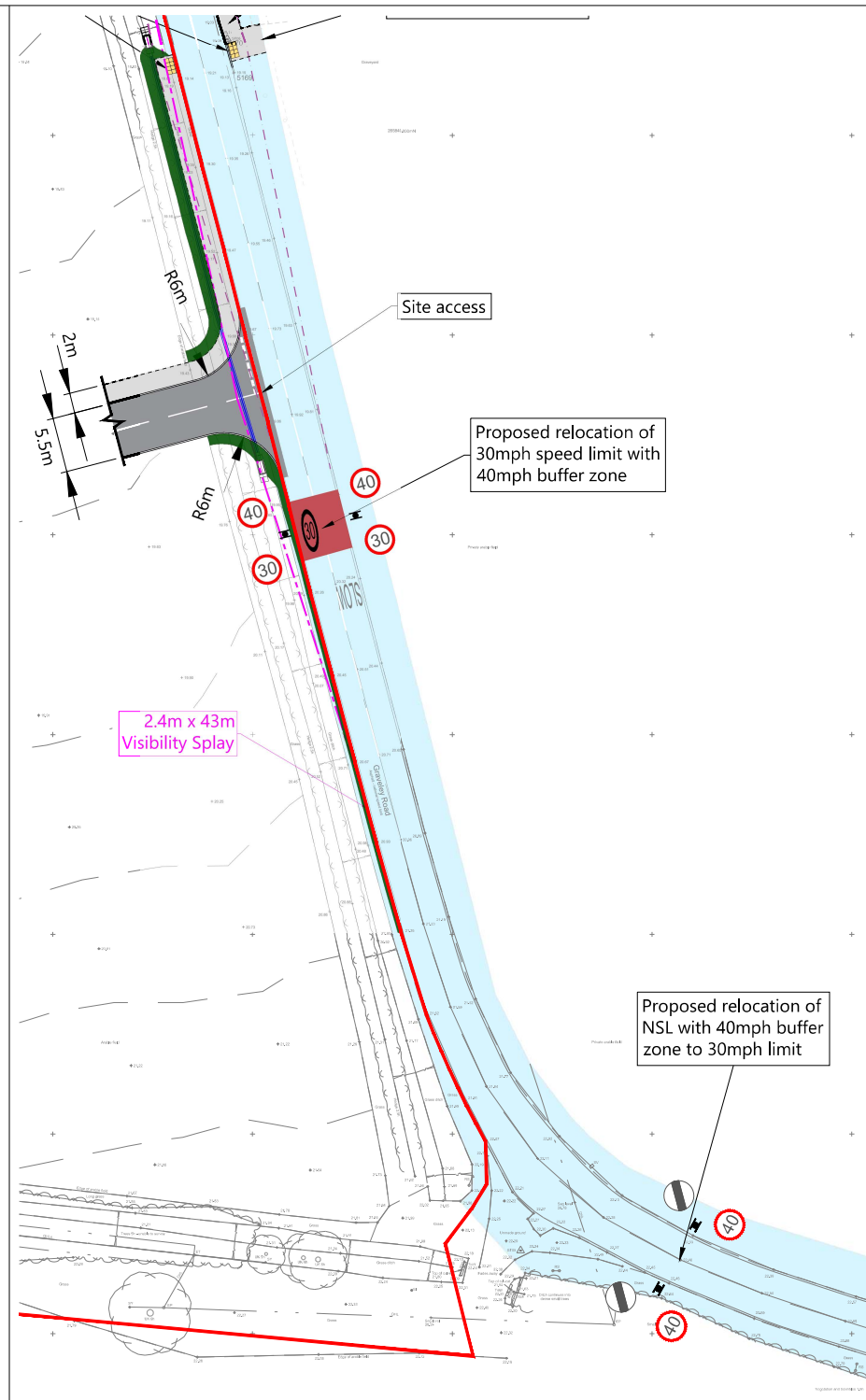
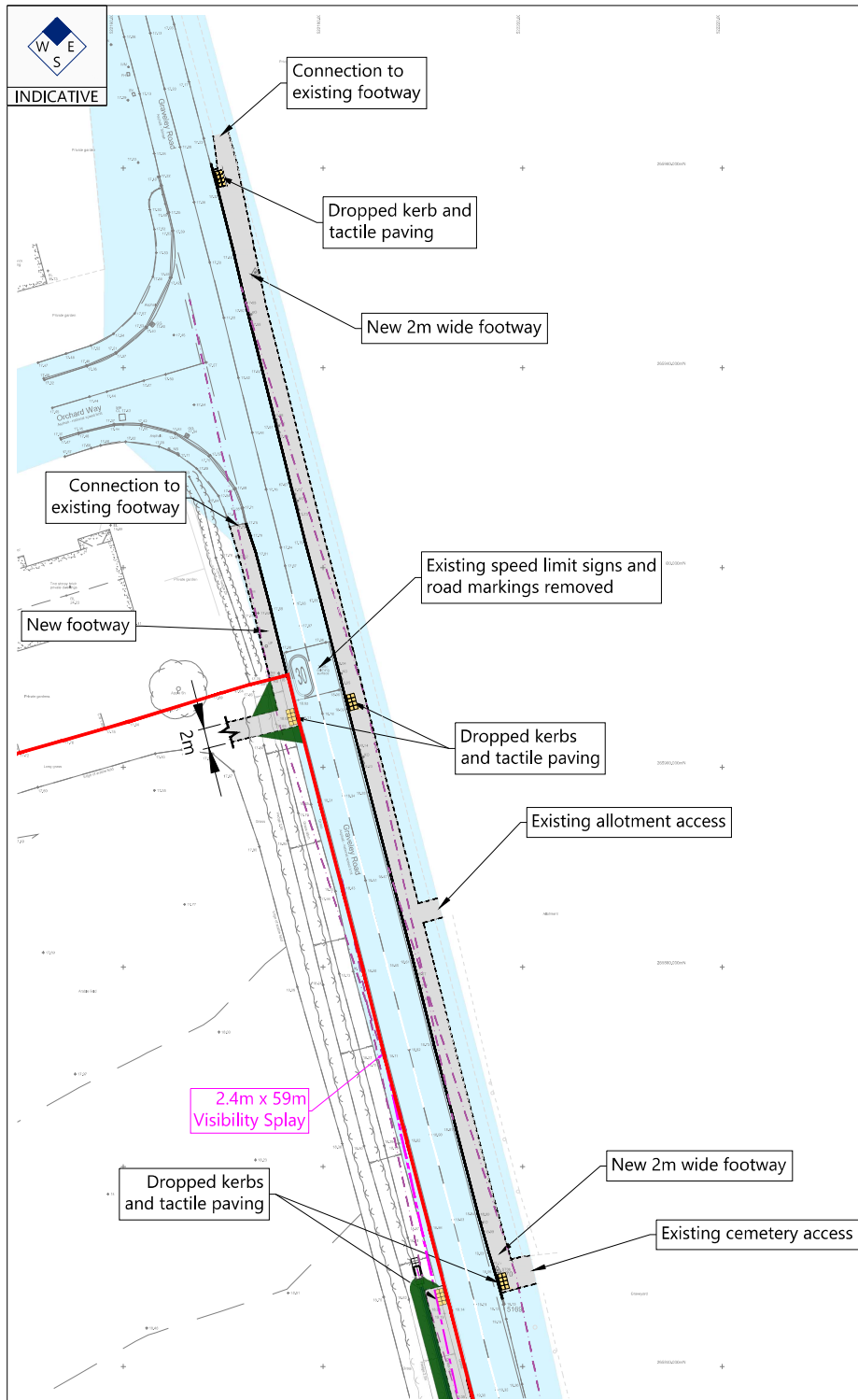
CLIENT:
Endurance Estates Land Promotion Ltd and
Edmund George William Thornhill

PROJECT:
Land West of Graveley Road
Offord D'Arcy
(LPA Ref: 25/01738/OUT)

TITLE:
Proposed Local Area
Pedestrian Infrastructure
Improvement Works

STATUS:
PRELIMINARY

SCALE @A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:100	10.03.26	JH	CY	JH
PROJECT NO:	DRAWING NO:	REVISION:		
2411-009	PL01	-		



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Notes:

1. Topographical survey (22531ea, 01.08.2018) by Survey Solutions, on client instruction.
2. Highway boundary set following a review of highway boundary information and site survey
3. Additional information to east of Graveley Road taken from on site measurements.
4. Visibility splays provided with reference to ATC speed data.
5. Preliminary design prepared with reference to Cambridgeshire County Council's Housing Estate Road Construction Specification (HERCS), January 2023.
6. Street lighting to be extent to cover proposed site access.
7. Highway drainage requirements to be reviewed at detailed design.
8. Redundant footway to east of Graveley Road to be replaced with topsoil and grass seed.
9. Exact location of speed limit change is subject to street lighting proposals and agreement at detailed design stage.

Key:

- Planning application red line boundary
- Extent of highway adoption
- Junction visibility splays
- Pedestrian visibility splays
- Swale chute and drainage pipe (indicative)
- Localised regrading to accommodate existing levels

Rev	Issue	Drawn By	Checked By	Approved By
B	16.02.23	JH	JH	JH
A	02.02.23	JH	JH	JH

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CLIENT:
Endurance Estates Land Promotion Ltd and Edmund George William Thornhill

PROJECT:
Land West of Graveley Road Offord D'Arcy (LPA Ref: 25/01738/OUT)

TITLE:
Proposed Site Access and Associated Infrastructure Works

STATUS:
PRELIMINARY

SCALE @A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	28.04.26	JA	JH	JH
PROJECT NO:	DRAWING NO:	REVISION:		
2411-009	PL02	8		