Huntingdonshire
DISTRICT COUNCIL

Development Management Committee – 19th October 2026

Application Number:	**26/01048/FUL**
Proposal:	**Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure**
Location:	**Fields View, Fenstanton Road, Hilton, PE28 9JA**

Applicant:	**Sylvia Dighton & Dale Robinson**
Agent:	**Mr Dale Robinson**
Case Officer:	**Kevin Simpson**

Parish:	**Hilton**

Reason for Referral:	**At the Development Management Committee on the 17th of August 2026 Members resolved to approve the application in line with the Officer recommendation, subject to delegation to Officers for full assessment of the proposal against the new NPPF which came out and into force on the day of the Committee meeting. Following this review of the proposed development against the new (2026) NPPF and the national decision making policies within it, the Officer recommendation has changed now to one of refusal, hence why it needs to return to Members for their further consideration and determination.**
Committee Date:	**19th October 2026**

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSAL. THE APPLICATION SITE LIES OUTSIDE OF A DEFINED LOCAL PLAN SETTLEMENT AND WOULD CONSTITUTE ISOLATED HOMES IN THE COUNTRYSIDE CONTRARY TO POLICY HO11 OF THE NPPF (2026).

Foreword: As referenced above, the application was presented at Development Management Committee on the 17th of August 2026. The revised National Planning Policy Framework (NPPF) was also published on the same day as the committee the17th of August 2026 and so the Officer recommendation of approval was revised to delegate to Officers a full assessment of the proposal against the new NPPF and its policies which took immediate effect upon publication and which replaced the NPPF (2024) under which the earlier recommendation had been made. Members resolved to approve the proposal, subject to this assessment in line with the Officer recommendation. Crucially, the NPPF (2026) at Annex A states that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight.

Local Plan Policy LP33 (Rural Buildings) was afforded significant weight in the assessment of the principle of the proposals in the August DMC Officer report as the site lies outside of any defined settlement. However, NPPF Policies S5 (principle of development outside settlements) and HO11 (isolated homes in the countryside) are now the relevant NPPF Policies for consideration and assessment of the proposal. These are discussed in greater detail in the principle section of this report. There have been no design changes to the proposals since the application was considered by Members on the 17th of August and no new representations have been received. As such, the report remains unchanged in all other respects. In summary, the section of the report entitled 'principle of development' sets out the key changes. **The 17th of August 2026 report has been added as an appendix to this report.**

Proposal

This application seeks full planning permission for the erection of four detached single storey dwellings, together with associated works including access and infrastructure, following the demolition of the existing cattery and kennels buildings.

The application site is approximately 0.43 hectares in size. The submitted location plan indicates that the land to the south-west and north-west is also within the ownership of the applicants.

Consultations

The following consultees have raised an **objection** to the application:

- Hilton Parish Council

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

- Highways Officers, Environmental Health Officers, Environment Agency, HDC's Emergency Planning Team.

The following consultees have not responded to the consultation request:

- Lead Local Flood Authority

Three letters of objection have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF (2026), the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The Principle of Development
- Impact on Character of the Area
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Impact on Trees
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is contrary to the national decision making policies within the NPPF(2026) and should be refused.

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 This application relates to a 0.43-hectare broadly rectangular section of land which is located to the north-west of Fenstanton Road between the villages of Hilton and Fenstanton. It is currently vacant but was in most recent use as a boarding kennels and cattery. Officers understand that the business ceased trading during the Covid-19 Pandemic in 2020. The buildings associated with the former business are still on the site. The site is relatively well screened from Fenstanton Road by dense hedgerows and vegetation and there are two gated accesses set within the hedgerow. To the south-west is a detached dwelling (Fields View) which does not benefit from any established boundary with the site. The remaining boundaries are formed of sporadic but generally small scale hedge and tree planting. There is a large degree of hard surfacing within the site. The buildings show signs of vandalism but in general appear of sound construction.

1.2 According to the most recent Environment Agency Flood Risk Maps and Data, the majority of the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. Some sections of the site (though not within the footprint of the proposed dwellings) lie within Flood Zones 2 and 3. There is also some minor risk of surface water flooding along the site frontage. The SFRA

shows the site to be largely outside the risk zone for groundwater flooding with a section to the farm north-east at very low risk.

1.3 The site is not within a Conservation Area and there are no Listed Buildings or trees subject to Preservation Orders in the immediate vicinity.

1.4 A previous application on the site (albeit extending further north-west) for five dwellings was refused on the 8th of July 2022 under planning application reference number 20/01966/FUL. There were four reasons for refusal which are summarised below:

- Unsustainable location in relation to services and facilities and requirement to use private vehicles to travel and access services.
- The impact of the development on the countryside and character of the area.
- Impact on future occupants of the development due to noise and odour from egg laying and poultry units.
- No unilateral undertaking forms had been provided and so no provision for payment for wheeled bins was in place.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 This application seeks full planning permission for the erection of four detached single storey dwellings, along with associated works including access and infrastructure, following the demolition of the existing cattery and kennels buildings.

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

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

- 8100416OUT – Boarding kennels and cattery (Permission)
- 8101064FUL – Stables, kennels, cattery (Permission)
- 83/0032/FUL – Kennel building (Permission)
- 8800490FUL – Extension to cattery and additional vehicular access (Permission)

- 1001628FUL - Retention of part change of use from boarding cattery to parts counter for hydraulic fittings (Permission)

- 20/01966/FUL - Erection of No. 5 dwellings following the demolition of the existing redundant cattery & kennels (Refused)

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.

*National Planning Policy Framework (NPPF) 2026

*Planning Practice Guidance (PPG)

The following NPPF Policies are considered relevant to this proposal:

DM3: Determining development proposals
DM6: Use of planning conditions and obligations
S3: Presumption in favour of sustainable development
S5: Principle of development outside settlements
H07: Meeting the need for homes
H011: Isolated homes in the countryside
L2: Making effective use of land
L3: Achieving appropriate densities
DP3: Key principles for well-designed places
TR3: Locating development in sustainable locations
P3: Living conditions and pollution
F4: Assessing flood risk for decision-making
F5: The sequential test
F7: Ensuring development is safe from flooding
N2: Improving the natural environment

4.2 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: Wastewater Management
LP9: Small Settlements
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water

LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP33: Rural Buildings
LP37: Ground Contamination and Groundwater Pollution

4.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- Developer Contributions SPD (2011)
- Developer Contributions: Updates Costs 2019/2020
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD 2017
- Strategic Flood Risk Assessment 2024
- Annual Monitoring Review regarding housing land supply 2024

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

4.4 There is no adopted neighbourhood plan in place for Hilton and so no weight is given to a Neighbourhood Plan in the determination of this application.

5 RESPONSE TO CONSULTATION

5.1Below 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
Parish Council	Objection.	Recommend refusal because footprint of proposed dwellings exceeds that of existing buildings. Site is outside of village curtilage and there is inadequate provision for waste and surface water issues. If implemented, the proposed scheme would have a negative impact on nearby businesses and place a high demand on services and result in negative ecological outcomes. Activities of existing businesses may generate complaints from occupants due to noise/odour etc.
Cambridgeshire County Council Highways	No objection.	Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that overall, it is expected that trip generation will reduce from the existing use as a cattery. There is parking and turning space within the site. Visibility splays have been demonstrated in line with the 85%ile speeds recorded. Based on the information submitted, from the

		perspective of the Local Highway Authority the proposed development is acceptable. Conditions have been suggested by the Highways Authority which will be discussed in the proceeding sections of this report.
Environmental Health Officer	No objection.	I have reviewed the Odour Assessment submitted in support of the application, together with a historic noise assessment previously submitted as part of application 20/01966/FUL. I have also undertaken a site visit to assess odour and noise conditions. Based on this review and site assessment, I do not consider that odour or noise would adversely affect the amenity of future residents. We therefore have no objection to this proposal. During my site visit, I noted that some of the existing building roofs appeared to be constructed of asbestos-containing materials. If this is the case, I recommend that a suitably competent contractor be appointed to dismantle and safely dispose of any asbestos in accordance with relevant legislation, to prevent contamination of air or land.
Emergency Planning Officer	No objection	As the development lies within flood zone 1 and is only adjacent to flood zone 3 there are no comments to return. Developers should ensure that the finished floor level is 300mm above existing ground levels as stated in the FRA section 4.3
Environment Agency	No objection	Thank you for your consultation dated 11th June 2026. We have reviewed the documents as submitted and have no objections to the proposed development. We recommend the mitigation measures in the FRA are adhered to, in particular the minimum finished floor levels.

6 RESPONSE TO PUBLICITY

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

6.1 No letters of support have been received. Three letters of objection have been received raising the following concerns regarding the proposal:

- Concerns that the new development could generate complaints due to factors of established business in the vicinity. Noise, odour, light spill and so on. Also concern that future occupants could be impacted by road noise and ancillary factors of the operational orchard to the north-east of the site.

- Increased noise generation from development such as fireworks and so on impacting the established rural businesses and creating conflict. Request that appropriate distance and mitigation measures have not been considered

- The limited connectivity (pedestrian and cycle) with nearby settlements.

- Impact on the character and appearance of the area as a result of introducing such development to the countryside and established uses expected within a rural setting. Concerns that the form, scale and massing will have a negative impact on the rural character.

- Increased vehicle use as a result of the rural location and concerns that parking is inadequate and general sustainability of the site for residential use.

- Queries on the submitted plans surrounding the demolition of the existing buildings on site. Suggestion that the increased floorspace is not modest in comparison with the buildings shown to be demolished.

- Waste water and surface water have not been fully considered. Concerns about flooding.

- Concerns that waste material which has been deposited within the site could be hazardous and how this will be removed/dealt with.

- Highway safety and visibility concerns.

7 APPRAISAL

<u>Principle of Development</u>

Housing Land Supply

7.1 This report should be read with the knowledge that the NPPF (2026) Annex D(8) requires the Council to identify and update annually a supply of specific

deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was amended in August 2026 in the revised NPPF and associated NPPG (the standard method).

7.2 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF Annex D9 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply. As a result, the Council currently has an evidenced unmet housing need.

Assessment of principle

7.3 The development strategy for Huntingdonshire as set out in the Huntingdonshire Local Plan is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. This is set out in Policy LP2. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan, providing further flexibility in the housing supply. The Huntingdonshire Local Plan to 2036 defines a built-up area (BUA) as distinct group of 30 or more homes and specifically excludes sites which are not surrounded by built development on two sides or more and isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form.

7.4 In this case, the site, given its rural location and lack of surrounding built form, is considered to be outside of the BUA and therefore is located within the countryside. Development in such locations is generally restricted by Policy LP10 of the Local Plan unless it is permitted via other local plan policies which support the rural economy or leisure uses within the countryside. Land which is considered 'well-related' to the BUA can be considered for residential development where it meets the tests as a 'rural exception site'. It has not been demonstrated that this development would fall within any of the policies which would generally allow for relaxation of Policy LP10 and so this is not a consideration in the determination of this application.

7.5 Local Plan Policy LP33 on which the 17 August DMC Officer report found the principle of the demolition of the redundant/disused buildings in this rural location and their replacement with 4 residential dwellings to be acceptable, is now considered to be materially inconsistent with new Policy S5, and so now is given very limited weight.

7.6 Policy S5 sets out the specific requirements for permitting development outside of settlements with the Policy stating that "Only certain forms of development

should be approved outside settlements, as set out in the following list. 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. In **summary**, the list comprises:

a. Development for agriculture, horticultural or forestry, leisure uses, allotments, burial grounds, mineral, engineering operations and infrastructure, roadside facilities, defence and security or for nature conservation/restoration;

b. Rural businesses (including tourism);

c. The re-use, extension, alteration or replacement of an existing building. (Replacement buildings must be for the same use as the existing building);

d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);

e. Limited infilling within groups of houses;

f. A rural exception site in accordance with NPPF Policy HO10;

g. Development which would address an evidenced unmet need for gypsy, traveller or travelling showpeople accommodation;

h. Residential and mixed-use development;

i. Sites withing a Local Plan allocation;

j. Development which would address an unmet housing need (such as a Council being unable to demonstrate a five-year housing land supply). This is caveated support.

7.7 NPPF Policy S5 (1) set out that only certain forms of development should be approved outside settlements. The proposed development does not accord with the proposed uses in part 1 a. and b. of this policy. In terms of 1.c. the proposed development does not accord with this part, as whilst the proposal is for the replacement of existing buildings, it is not for the same use as the previous cattery use and so would not accord with this part of the policy. The proposal does comply with part d. as it is previously developed land. The proposal does not accord with 1.e. as it is not considered to be limited infilling within groups of houses. It does not comply with 1.f. as it is not an exception site. The open market residential housing does not comply with 1.g. The location does not comply with 1.h. The site is not allocated for housing and so does not meet 1.i. The proposal would meet an evidenced unmet housing need and as 4 dwellings could be accommodated for by nearby infrastructure, however it would not be

physically well-related to an existing settlement, and so does not meet the requirements of 1.j. i.

7.8 In relation to Policy S5 part 2. It is not considered the benefits of the proposal would be substantially outweighed by the adverse effects. In relation to Policy S5 part 3, the site in line with the criteria of this part of the policy, comprise isolated homes, which is defined as those lying outside settlements or groups of houses. In line with part 3 these should not be approved other than in accordance with Policy H011.

7.9 Part 4 of Policy S5 is not applicable as the proposal does fall within a category of this policy. In terms of Part 5 of S5, the site is not in Green Belt or designated as local green space so this is not applicable to the development proposed.

7.10 The agent has submitted a Planning Policy Statement dated 30th of September 2026 and published on the public planning file on the same date. This attempts to justify the acceptability of the scheme when assessed against the new NPPF (2026) and should be read in conjunction with this report.

7.11 Taking each point in turn. NPPF Policy S5(1)(d) supports the redevelopment of previously developed land (including a material change of use to residential or mixed use residential). This is consistent with Local Plan Policy LP33 (Rural Buildings) which was afforded significant weight in the original decision making process. It is still regarded that the applicant demonstrated compliance with Policy LP33 of the Local Plan to 2036. Whilst Officers accept that Policy S5(1)(d) does allow weight to be afforded to the re-development of previously developed land it must be assessed against the NPPF as a whole, including Policy S5(3) and Policy HO11. Officers also draw attention to the fact that Policy S5 1. (c) only supports proposals for replacement buildings outside of settlements where it is for the ***same use*** as the existing building(s), so the proposal does not comply with this.

7.12 In identifying the adverse impacts Officers must attribute weight to Policy S5(3) which states that "development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11". Policy HO11 states that "development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:

a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b. The development would be appropriate enabling development to secure the future of heritage assets in accordance with policy HE4;

c. The development would reuse a redundant or disused building and enhance its immediate setting, including proposals which would secure the long-term reuse

of a vacant or underused listed building (subject to taking into account any harm to its significance, as set out in policy HE6);

d. The development would involve the subdivision of an existing residential building; or

e. The design is of exceptional quality, in that it:

   i. Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
   ii. Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

7.13 The proposals do not fall into any of the above categories, and so is contrary to Policy H011. It should be noted at this stage that the previous NPPF (2024) was less explicit stating that planning policies and decisions ***"should avoid"*** the development of isolated homes as opposed to ***"should only be supported"*** which is the new wording. Within the submitted statement the agent has attempted to demonstrate that the site should not be considered as 'isolated' thereby not requiring Policies S5(3) and HO11 to be considered. If this were the case then only S5(1)(d) would be applicable. Policy S5(3) defines isolated homes as those lying outside of settlements or groups of houses. The submitted statement sets out the location of the site in relation to other dwellings in the vicinity of the application site including the immediately adjoining dwelling known as Fields View. Three of the other four dwellings are named a 'farmhouse' though it is noted that the NPPF does not differentiate between tied properties in the categorization of isolation. Due to the physical distance and visual separation between the site and these other surrounding dwellings and farmhouses highlighted, Officers do not agree with the agent's assertion that the site is located within a group of houses and, so in line with S5 (3) would not be isolated homes. The site is also located outside a settlement and built up area as defined by the Local Plan. Therefore, Officers do consider dwellings on the site would be categorised as isolated homes in line with the NPPF requirements, and so Policies S5(3) and Policy H011 do apply.

7.14 Some of the objections raised reference the sustainability of the site and lack of connection to the adjacent settlements. Policy S5 is one of the new national decision making policies in trying to achieve sustainable patterns of development and limiting development away from settlements. Policy S5(j) also requires sites being physically well related to an existing settlement when dealing with an unmet need. Sustainability of a site was not previously a consideration under Local Plan Policy LP33. It should however be noted that Officers do not consider that the scale of development would place such a degree of strain on resources or infrastructure as referenced in some of the objections to such a degree which would justify a refusal.

7.15 In considering the above, the site is closer to Hilton than Fenstanton (approx. 608m north-east of the village) and approx.1.9km south-west of Fenstanton. Hilton is therefore the closest settlement and is defined as a small settlement under Local Plan Policy LP9 which are considered suitable for accepting some development subject to tests relating to the level of services and infrastructure which they contain. Hilton is at the lower end of the settlement hierarchy but is by no means devoid of services. It contains a public house/bed and breakfast with a food offering, places of worship and a village hall to name a few. The site is also well located in respect of connectivity to other larger settlements such as Fenstanton (a Key Service Centre within the Local Plan) and the Spatial Planning Area of St Ives. What is key in this consideration is that the application attempts to address earlier concerns referencing the revised layout and cycle/pedestrian links to the north-east (crossing the A14). Whilst these are acknowledged, it is noted that these do not link directly with the site (the first link is adjacent to the egg and poultry site) nor do they link fully with Fenstanton. As such, users of this foot/cycleway would still need to navigate unlit rural roads in order to make these connections. Therefore, whilst there are settlements nearby where future residents could go to for services and facilities, the majority of trips are likely to be by car and the site could not be considered as physically well-related to an existing settlement (e.g. it does not share a boundary with a dwelling which is located firmly within the settlement nor does it have good infrastructure links).

7.16 The agent has provided an example of a recent appeal decision which the Planning Inspector determined under the revised NPPF (2026) and which the agent considers provides a position on the definition of isolated and previously developed land. This is 'Four Winds' appeal reference 6011217 where the Inspector allowed permission in principle for a single dwelling concluding that whilst the site lie outside of a settlement boundary, given it formed part of the residential curtilage of an established dwelling it fell within the definition of previously developed land. This is not a matter of contention in this case. Officers accept that the land is previously developed land (and so consistent with NPPF Policy S5(d)). Adverse impacts in this instance arise from non-compliance with Policy S5(3) and consequently Policy HO11 which have to be read and considered as a whole. Crucially, the Inspector in the appeal found that whilst the use of a private car would form part of travel patterns they also observed that the appeal site was well-related to the nearby settlement and specifically stated that it benefits from established pedestrian connections to the village centre which contains a range of services and facilities capable of meeting day-to-day needs. It was further noted that there was a bus stop immediately outside the site. As such, Officers do not consider that this decision provides a material position to recommend approval of this application. Each application must be assessed on its own merits but this site does not benefit from the connecting infrastructure which was referenced within the appeal.

7.17 Overall, having regard to the above assessment, Policy LP33 (the main Local Plan Policy under which the application was recommended for approval) is now materially inconsistent with the NPPF, and so now should be given limited weight. As detailed in the preceding sections of this report, having regard to Annex A of the NPPF (2026) development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies

in this Framework should be given very limited weight. Consequently, the proposals would result in the provision of isolated homes contrary to Policies S5(3) and HO11 of the NPPF (2026). As required by Policy S5(j), Officers have given consideration to the evidenced unmet housing need, however, it is not considered that the scheme accords with Policy S5(j)(i) because, as set out in the preceding sections of this report, the site is not physically well-related to an existing settlement.. The development is therefore considered to be unacceptable in principle as it comprises of isolated homes outside of a settlement and is therefore recommended for refusal.

Impact on Character of the Area

7.18 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

7.19 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part b sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.

7.20 Fenstanton Road features very limited examples of built development. It is a rural road between settlements with the village boundaries of Hilton approx. 608m south-west and Fenstanton 1.9km north-east. The area is characterised by arable land with views across the open countryside. Built form is sporadic and mainly limited to farmhouses and their associated land or buildings which are agricultural in their scale, character and appearance. Whilst concerns have been raised regarding the introduction of a residential use in this location it cannot reasonably be considered that the site is an unspoilt rural location. It is adjacent to a route between settlements and has a commercial history as a boarding kennels and cattery. Thus, it is not considered that with careful conditions the development would conflict with LP10(b).

7.21 As referenced in the preceding sections of this report, the site is relatively well screened (especially from the main road) with dense hedgerows (which are proposed to be retained). There are glimpses of the buildings (most notably from the direction of Field View to the south-west. The existing buildings are single storey and utilitarian in their appearance and make little contribution to the character of the area. Concerns have been raised by the Parish Council and within the objections

7.22 This application proposes the erection of four, single storey dwellings (Plots 1 & 4 are identical as are plots 2 and 3). Dwellings on plots1 & 4 are set further forward in their plots when compared to those on plots 2 & 3. A single vehicle access point is proposed from Fenstanton Road with a paved turning area and soft landscaping either retained or proposed surrounding the site. The dwellings whilst generous in terms of footprint are limited in height and would not appear

excessive or dominant in the established landscape when compared against the existing buildings on site. They appear to have been carefully designed to assimilate well within their surroundings whilst the varied materials palette (for example the proposed use of black timber cladding) which are detailed both on the plans and within the Design, Access and Sustainability Statement offers a nod to the rural location. Proposed materials are recommended to be secured by condition.

7.23 In terms of outside space, each plot has some form of defensible space on their frontages. It is noted that the land attributed to Plot 1 is more generous than that of other plots. It is further noted that Plot 4 has a limited degree of garden in relation to the other plots. However, the defensible space remains generous and, given the rural context, with careful use of landscaping (which is recommended to be secured by condition) there should be no issues with privacy or the need to implement harsh or incongruous boundary treatments. It should further be noted that HDC does not have a specific policy in place to secure the degree of garden area which should be attributed to a dwelling, however the garden sizes proposed would not be out of keeping in a rural context and are much more generous than what would generally be proposed in suburban modern housing developments. Parking for motor vehicles, cycles as well as wheeled bin storage has all been considered which is welcomed. Details of soft landscaping including how this will be implemented and maintained have also been provided and are recommended to be secured by condition in the event of an approval.

7.24 Having regard to the above assessment (and those completed in the preceding sections of this report) whilst the concerns raised in the objections are noted and have been considered, it is concluded that the development would be acceptable in terms of its impact on the character and appearance of the area and would, subject to conditions accord with Policies LP10(b), LP11 and LP12 of the Local Plan to 2036.

7.25 Further to the above, the site is located within the South-East Claylands Landscape Character Area as defined within the Huntingdonshire Landscape and Townscape Supplementary Planning Document (SPD) 2022. This details that development proposals within this setting should:

*Promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive development; particularly through planting of tree and woodland belts.

*Avoid ribbon development to conserve the form of historic villages.

*Ensure preservation and interpretation of historic features remaining within the landscape.

*Carefully consider the siting and scale of new farm buildings to minimise their impact on the countryside.

*Protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.

In this case, it can be seen that not all aspects are relevant to this proposal. The land in question is already developed, it would not result in the significant loss of hedgerows and trees (the hedgerow to the front would be retained and the main tree losses are low category leylandii type trees) and, with the submitted landscaping scheme conditioned, it is considered that the development could integrate comfortably into the surroundings.

Residential amenity

7.26 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

7.27 One of the comments in the objections is a concern that the residential occupation of the site could lead to future complaints regarding the established activities which take place in the surrounding area. For example, there is a free range egg processing facility (Alpha Farms) approx. 95m north-east of the site and an orchard directly to the north-east. The egg facility has associated poultry houses and could be a source of noise or odour and was a reason for refusal of the 20/01966/FUL application as the proximity of the two sites was not fully considered as part of that application. In this case, the application is accompanied by an odour assessment prepared by NoiseAir Acoustics and Air Quality. HDC's Environmental Health Officers have assessed this along with a noise assessment submitted for the earlier application. They also state that they have carried out a visit to the site. Having done so, whilst the concerns raised are acknowledged, they are of the view that they do not consider that odour or noise from any sources would adversely affect the residential amenity of future residents of the site. Naturally it cannot be guaranteed that no complaints would ever be submitted to the Environmental Health team, but their Officer has assessed the impact on this development and found it to be acceptable and so feel complaints would likely to be unfounded. What is important to consider here is that when assessing against material planning considerations there is no identified harm found solely on this basis.

7.28 In terms of overbearing impacts, overshadowing and loss of light, the closest residential dwelling is Fields View to the south-west. There is a significant degree of separation between this and Plot 1 with the intervening landscaped area also providing a buffer between Fields View and the garden area of Plot 1. Given the scale of the proposed buildings alongside the separation to all other adjacent dwellings and amenity space there is considered to be no unacceptable harm. The proposed dwellings by virtue of their siting, scale, and layout would also not experience any unacceptable negative impacts to the dwellings themselves or the garden areas.

7.29 In terms of overlooking and loss of privacy, again, given the separation to adjacent dwellings and amenity land there is considered to be no unacceptable harm. There are some side windows in the north-east elevation of Fields View at both ground and first floor level. It is unclear which rooms these serve, however, there is in excess of 28m between these windows and the boundary of the garden associated with Plot 1 which is considered to be acceptable.

7.30 Having regard to the dwellings themselves, given the ground floor location of any windows, the arrangement of these and the rooms which they serve and the boundary treatments (which would be recommended to be secured by condition) it is concluded that there would not be any unacceptable privacy issues. The scale accords with the guidance set out within the technical housing standards guidance, and as discussed in the preceding sections of this report, there is adequate outside amenity space and facilities to all promote a high level of residential amenity.

7.31 One of the concerns raised in the objections was that the use of the site for residential purposes may give rise to factors such as the increased use of fireworks which would cause disturbance and harm on the welfare of the birds at the egg and poultry site. Whilst this is not disregarded, the frequency of any future residents letting of fireworks is likely to be low, and firework use is not prohibited in any other surrounding land, or dwellings, therefore Officers do not consider a condition to prevent the letting off of fireworks from the site to be reasonable in this instance.

7.32 Environmental Health Officers have raised no concerns with regard to potential land contamination; they have however noted that some of the buildings on the site are partially constructed in asbestos. Objections also highlight that waste has been deposited on the site which may be hazardous. Environmental Health recommend that this is dealt with by a suitably qualified contractor. Officers agree with this view and consider it prudent to attach a condition to any permission to secure details of how this will be managed.

7.33 Overall, taking the above factors into consideration, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Policies P3 and P4 of the NPPF (2026).

Highway Safety and Parking Provision

7.34 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.

7.35 There are currently two accesses from the site onto Fenstanton Road and these are both proposed to be retained. The north-eastern most access is proposed to be upgraded and used to serve the 4 proposed dwellings. The south-western

access is proposed to be retained to serve the paddocks to the rear (the land in ownership of the applicants referenced previously in this report). The track to access the paddocks would pass through the proposed landscaped buffer area and so would not conflict with the residential uses or present any safety issues.

7.36 It is acknowledged that third parties have raised concerns regarding the proposals impact on highway safety. The application is accompanied by a Transport Statement prepared by Dromos Transport Planning and dated June 2026. The Local Highways Authority (LHA) have been consulted on the application and have raised no objection to the proposal in terms of highway safety, subject to the imposition of appropriate conditions relating to the access construction, parking provision, visibility splays, drainage and requirement for a sealed surface. They also confirm (as per the submitted statement) that vehicle movements are likely to be reduced in comparison with the former approved use as a kennels and cattery.

7.37 In terms of parking provision, each proposed dwelling would have two parking spaces, the size and scale of which are acceptable for the proposed use. Tandem parking is proposed for Plots 2 and 3 is whilst less convenient, than side to side spaces, is considered acceptable. Objections have been raised as to the level of parking provision. Whilst it is acknowledged that these will be family homes it would be unusual to request an increased degree of parking than that proposed, and, given the location and character of the area it would be very unlikely that this would lead to parking overspill onto the adjacent highway. Furthermore, HDC do not have any Policies to dictate the level of parking which should be attributed to a development. Provision for cycle storage has also been proposed on plot and its scale accords with the policy guidance and the Huntingdonshire Design Guide and is recommended to be secured by condition in the event of an approval.

7.38 A concern which has been raised is the sustainability of the site in respect of the isolated location. As referenced in the preceding sections of this report, whilst this was not a matter for consideration under Policy LP33 of the Local Plan to 2036 it is now a consideration in assessing the isolation of the site and is discussed in detail at para. 6.13 of this report.

7.39 Overall, on balance the development is considered to be acceptable in terms of parking provision, sustainable travel and would not be significantly detrimental to highway safety in the locality, it therefore accords with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

<u>Flood Risk and Drainage</u>

7.40 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.

7.41 The application site lies largely within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data. However, a proportion to south-west and north-west is within Flood Zones 2 and 3. A small section (limited to the south-eastern boundary but excluding the access) is shown to be susceptible to surface water flooding. It should be noted that the footprints of all the dwellings themselves (as shown on the proposed site plan) are entirely within Flood Zone 1. Garden areas of Plots 1, 2 and 3 are all partially within Flood Zone 1, 2 or 3 to some degree.

7.42 The NPPF (2026) at Policies F4 and F5 sets out the process for assessing flood risk and, where required, applying the sequential test. Policy F5(2) states that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding unless a site specific flood risk assessment demonstrates clearly that "where the site would be at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere in accordance with policy F7". Policy F7 sets out the principles to ensure that a development is safe from flooding and does not increase flood risk elsewhere.

7.43 The application is accompanied by a Flood Risk Assessment prepared by MTC Engineering and dated April 2026. This assesses the risk from all forms of flooding, makes recommendations for mitigation measures (such as the height of finished floor levels) and considers that neither the sequential or exception tests need to be applied. Officers agree with this view. As referenced above, the footprint of the dwellings themselves would be outside of the flood risk zone, the mitigation measures proposed could be secured by condition should approval be given and the site is a brownfield site with a significant degree of hard surfacing already in place. Furthermore, as already established, the footprint of the proposed dwellings would not exceed that of the existing built form. The proposal would result in the introduction of a more vulnerable use class as defined by the NPPF but is only some degree the garden areas of three of the plots which lie within Flood Zones 2 and 3, and so with the carefully conditioned mitigation measures the occupants would be safe from the risk of flooding by virtue of the refuge and means of escape outside of the areas affected by flood risk. Furthermore, again having regard to the brownfield nature of the site and degree of hard surfacing and sustainable drainage systems already in place (with surface water drainage being dealt with in greater detail at the building regulations stages), along with the use of permeable materials for the landscaping (detailed within the Design, Access and Sustainability Statement) the development would not increase the risk of flooding to adjacent dwellings or land. It should also be noted that both the Environment Agency and HDC's Emergency Planning Team have been consulted and neither raise objections to the proposed scheme.

7.44 Officers note that concern has been raised in the objections received both with regard to the risk of flooding and the disposal of both waste and surface water. As detailed above, such matters would be addressed in further detail at the

building regulations stages and surface water has already been discussed in the preceding sections of this report. In terms of foul drainage, the submitted statement details that it is intended that the site would be connected to the sewer, but one of the objections details that to their knowledge, there is no system in place. Having regard to the approved use of the site which during its operation would have very likely resulted in a degree of wastewater discharge, use of W.C facilities by staff, kitchen facilities, laundering animal bedding and so on it is not considered that the scale of the proposed development would result in such a degree of wastewater discharge that it would overwhelm any existing facilities. However, given the concerns raised, whilst Officers have no specific objections, it is considered prudent should the application be approved to secure details of foul water management by condition.

7.45 Overall, given the modest scale of the proposed development, the location of the site within an area of generally low flood risk, and subject to the imposition of a condition requiring the submission and approval of a foul water drainage strategy, the proposal is considered to have acceptable flood risk and drainage impacts. Accordingly, the development is considered to accord with Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036, the provisions of the NPPF and NPPG, and the guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Biodiversity

7.46 Policy N2 of the NPPF (2026) states that development proposals should Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).Policy LP30 of the Local Plan accords with this aim and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.

7.47 The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by Hawthorn Ecology and dated July 2025.

7.48 The PEA summarises that there was no evidence of badgers found, and there would be no impact on badgers (subject to mitigation), reptiles, birds, great crested newts, principal habitats, plants or protected sites. It did identify that there was evidence of roosting features for bats within some of the buildings on site and opportunities for foraging or commuting bats. The latter was considered not to be significant nor require any further surveys given the very small area of suitable vegetation. The evidence within the buildings was deemed to require further investigation. Subsequently a Bat Survey Report again prepared by Hawthorn Ecology and dated May 2026 was provided with the application. This details that all six buildings on site were subject to survey, no droppings were found but building five did have a low number of potential roosting features albeit it was still recorded as having low suitability for roosting bats. All other buildings on site were considered to have negligible suitability for roosting bats.

7.49 Given the above findings its was deemed that a dusk emergence survey on building five was required. This was completed in August 2025 and recorded emergence of two bats from the building which then triggered two further surveys completed during May 2026. These recorded no additional bats emerging from the building. The report concludes that a license from Natural England would be required before any works can be carried out on building five and states that this can be obtained following a grant of planning permission, this shall therefore be secured by condition should approval be given as would the recommendations for mitigation and enhancement.

7.50 Separate from the above, new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that any development would be exempt. This development is not considered to fall within a category which would be exempt. A BNG metric and calculation summary accompanies the application with the uplift broadly relating to on-site habitat creation. However, the summary details that some of the losses cannot be fully offset by on site provision. Therefore, in order to achieve the required 10% uplift some off-site credits would be required and this is recommended to be secured by condition.

7.51 Overall therefore, the impacts on habitats and protected species is low. Mitigation and enhancement measures as well as a 10% uplift in BNG have all been detailed and could be secured by condition, The development therefore accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Impact on Trees

7.52 As referenced in the preceding sections of this report, there is tree planting within and surrounding the site though this is not afforded formal protection. Some tree removal is required in order to facilitate the development. The application is accompanied by an Arboricultural Impact Assessment prepared by Ligna Consultancy and dated April 2026. This details that some category C trees (low quality) are proposed to be removed. With the exception of one Elder in the centre of the site these all relate to Leylandii type trees. Works are also proposed to prune/reduce spread of other category C trees. Again, these are either mixed group trees or hawthorn as opposed to any notable species and are assessed as being of low value. No trees of higher category were identified within the site. It is noted that some trees are to be retained, for example the Willow to the south-west of the site. Whilst this is within the landscaped area there would be demolition works required within the vicinity of this tree and so the submission of a Tree Protection Plan is recommended to be secured by condition in the event that the application is approved. This should also provide tree protection along the north-eastern boundary with the orchard to ensure adequate protection to trees within and adjacent to the orchard.

7.53 Overall therefore, it is concluded that no trees of significance in terms of their species or amenity value would be impacted by the proposals. Subject to the conditions suggested above, the development broadly accords with Policy LP31 of the Local Plan to 2036.

Other Matters

*Accessible and adaptable homes

7.54 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. As per the submitted Design, Access and Sustainability Statement it is considered that there should be no barriers to achieving this as part of this development and this could be secured by condition.

*Water Efficiency Policy

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

*Wheeled bins

7.57 A Unilateral Undertaking for wheeled bin provision has been provided dated 31.07.26. This is considered acceptable and shall be retained on file. The development is considered to accord with Policy LP4 of the Local Plan to 2036.

*Community Infrastructure Levy

7.58 The development will be CIL liable which covers matters such as footpaths and access, health, community facilities, libraries and lifelong learning and education. CIL forms have been submitted and is a matter which shall be progressed by the Council's Implementation Team in the event that the application is approved.

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. Annex A of the NPPF (2026) details that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight.

8.2 The revised NPPF is explicit on where Policies permitting development outside of settlements (including the provision of isolated homes). It is considered that this proposal would result in development outside of a defined settlement and group of houses and so would be the provision of isolated homes. It has not been demonstrated that the proposal would fall into any of the categories which

would permit such development. Whilst the Council has an unmet need in line with Policy S5 (1)j, it does not comply with S5 (1)j. i, as the site is not physically well related to an existing settlement. Therefore, whilst there are benefits of boosting the five-year housing land as well as the economic benefits of supporting local business and contributing to other trades such as builders and suppliers it is not considered that these outweigh the adverse impacts when regard is given to the requirements of Policies S5(3) and HO11 of the NPPF (2026). It is therefore recommended that the application for planning permission is refused.

9 RECOMMENDATION

9.1 Refusal:
The development would result in the provision of isolated homes outside a settlement and group of dwellings, with no sustainable links to the nearby settlements, resulting in an unsustainable pattern of development, where adverse effects are not substantially outweighed by the benefits, contrary to the requirements of NPPF, in particular Polices S5(3) and HO11.

Development Management Committee – 17th August 2026

Application Number:	**26/01048/FUL**
Proposal:	**Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure**
Location:	**Fields View, Fenstanton Road, Hilton, PE28 9JA**

Applicant:	**Sylvia Dighton & Dale Robinson**
Agent:	**Mr Dale Robinson**
Case Officer:	**Kevin Simpson**

Parish:	**Hilton**

Reason for Referral:	**Parish Objection**
Committee Date:	**17th August 2026**

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND THE COMPLETION OF A UNILATERAL UNDERTAKING TO SECURE WHEELED BINS CONTRIBUTION, WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

This application seeks full planning permission for the erection of four detached single storey dwellings, together with associated works including access and infrastructure, following the demolition of the existing cattery and kennels buildings.

The application site is approximately 0.43 hectares in size. The submitted location plan indicates that the land to the south-west and north-west is also within the ownership of the applicants.

Consultations

The following consultees have raised an **objection** to the application:

- Hilton Parish Council

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

- Highways Officers, Environmental Health Officers, Environment Agency, HDC's Emergency Planning Team.

The following consultees have not responded to the consultation request:

- Lead Local Flood Authority

Three letters of objection have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The Principle of Development
- Impact on Character of the Area
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Impact on Trees
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

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.

<u>MAIN REPORT</u>

1 APPLICATION SITE AND LOCALITY

1.1 This application relates to a 0.43-hectare broadly rectangular section of land which is located to the north-west of Fenstanton Road between the villages of Hilton and Fenstanton. It is currently vacant but was in most recent use as a boarding kennels and cattery. Officers understand that the business ceased trading during the Covid-19 Pandemic in 2020. The buildings associated with the former business are still on the site. The site is relatively well screened from Fenstanton Road by dense hedgerows and vegetation and there are two gated accesses set within the hedgerow. To the south-west is a detached dwelling (Fields View) which does not benefit from any established boundary with the site. The remaining boundaries are formed of sporadic but generally small scale hedge and tree planting. There is a large degree of hard surfacing within the site. The buildings show signs of vandalism but in general appear of sound construction.

1.2 According to the most recent Environment Agency Flood Risk Maps and Data, the majority of the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. Some sections of the site (though not within the footprint of the proposed dwellings) lie within Flood Zones 2 and 3. There is also some minor risk of surface water flooding along the site frontage. The SFRA shows the site to be largely outside the risk zone for groundwater flooding with a section to the farm north-east at very low risk.

1.3 The site is not within a Conservation Area and there are no Listed Buildings or trees subject to Preservation Orders in the immediate vicinity.

1.4 A previous application on the site (albeit extending further north-west) for five dwellings was refused on the 8th of July 2022 under planning application reference number 20/01966/FUL. There were four reasons for refusal which are summarised below:

- Unsustainable location in relation to services and facilities and requirement to use private vehicles to travel and access services.

- The impact of the development on the countryside and character of the area.

- Impact on future occupants of the development due to noise and odour from egg laying and poultry units.

- No unilateral undertaking forms had been provided and so no provision for payment for wheeled bins was in place.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 This application seeks full planning permission for the erection of four detached single storey dwellings, along with associated works including access and

infrastructure, following the demolition of the existing cattery and kennels buildings.

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

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

- 8100416OUT – Boarding kennels and cattery (Permission)
- 8101064FUL – Stables, kennels, cattery (Permission)
- 83/0032/FUL – Kennel building (Permission)
- 8800490FUL – Extension to cattery and additional vehicular access (Permission)
- 1001628FUL - Retention of part change of use from boarding cattery to parts counter for hydraulic fittings (Permission)
- 20/01966/FUL - Erection of No. 5 dwellings following the demolition of the existing redundant cattery & kennels (Refused)

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.

*National Planning Policy Framework (NPPF) 2024

*Planning Practice Guidance (PPG)

4.2 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: Wastewater Management
LP9: Small Settlements

LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP33: Rural Buildings
LP37: Ground Contamination and Groundwater Pollution

4.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- Developer Contributions SPD (2011)
- Developer Contributions: Updates Costs 2019/2020
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD 2017
- Strategic Flood Risk Assessment 2024
- Annual Monitoring Review regarding housing land supply 2024

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

4.4 There is no adopted neighbourhood plan in place for Hilton and so no weight is given to a Neighbourhood Plan in the determination of this application.

RESPONSE TO CONSULTATION

4.5 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
Parish Council	Objection.	Recommend refusal because footprint of proposed dwellings exceeds that of existing buildings. Site is outside of village curtilage and there is inadequate provision for waste and surface water issues. If implemented, the proposed scheme would have a negative impact on nearby businesses and place a high demand on services and result in negative ecological outcomes. Activities of existing businesses may generate complaints from occupants due to noise/odour etc.

Cambridgeshire County Council Highways	No objection.	Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that overall, it is expected that trip generation will reduce from the existing use as a cattery. There is parking and turning space within the site. Visibility splays have been demonstrated in line with the 85%ile speeds recorded. Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable. Conditions have been suggested by the Highways Authority which will be discussed in the proceeding sections of this report.
Environmental Health Officer	No objection.	I have reviewed the Odour Assessment submitted in support of the application, together with a historic noise assessment previously submitted as part of application 20/01966/FUL. I have also undertaken a site visit to assess odour and noise conditions. Based on this review and site assessment, I do not consider that odour or noise would adversely affect the amenity of future residents. We therefore have no objection to this proposal. During my site visit, I noted that some of the existing building roofs appeared to be constructed of asbestos-containing materials. If this is the case, I recommend that a suitably competent contractor be appointed to dismantle and safely dispose of any asbestos in accordance with relevant legislation, to prevent contamination of air or land.
Emergency Planning Officer	No objection	As the development lies within flood zone 1 and is only adjacent to flood zone 3 there are no comments to return. Developers should ensure that the finished floor level is 300mm above existing ground levels as stated in the FRA section 4.3
Environment Agency	No objection	Thank you for your consultation dated 11th June 2026. We have reviewed the documents as submitted and have no objections to the proposed development. We recommend the mitigation measures

		in the FRA are adhered to, in particular the minimum finished floor levels.

5 RESPONSE TO PUBLICITY

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

5.1 No letters of support have been received. Three letters of objection have been received raising the following concerns regarding the proposal:

- Concerns that the new development could generate complaints due to factors of established business in the vicinity. Noise, odour, light spill and so on. Also concern that future occupants could be impacted by road noise and ancillary factors of the operational orchard to the north-east of the site.

- Increased noise generation from development such as fireworks and so on impacting the established rural businesses and creating conflict. Request that appropriate distance and mitigation measures have not been considered

- The limited connectivity (pedestrian and cycle) with nearby settlements.

- Impact on the character and appearance of the area as a result of introducing such development to the countryside and established uses expected within a rural setting. Concerns that the form, scale and massing will have a negative impact on the rural character.

- Increased vehicle use as a result of the rural location and concerns that parking is inadequate and general sustainability of the site for residential use.

- Queries on the submitted plans surrounding the demolition of the existing buildings on site. Suggestion that the increased floorspace is not modest in comparison with the buildings shown to be demolished.

- Waste water and surface water have not been fully considered. Concerns about flooding.

- Concerns that waste material which has been deposited within the site could be hazardous and how this will be removed/dealt with.

- Highway safety and visibility concerns.

6 APPRAISAL

Principle of Development

Housing Land Supply

6.1 This report should be read with the knowledge that the NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).

6.2 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.

6.3 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the titled balance'. While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

Assessment of principle

6.4 The development strategy for Huntingdonshire as set out in the Huntingdonshire Local Plan is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. This is set out in Policy LP2. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan, providing further flexibility in the housing supply. The Huntingdonshire Local Plan to 2036 defines a built-up area (BUA) as distinct group of 30 or more homes and specifically excludes sites which are not surrounded by built development on two sides or more and isolated properties or areas of ribbon

and fragmented development which are physically and visually detached from the main built form.

6.5 In this case, the site, given its rural location and lack of surrounding built form, is considered to be outside of the BUA and therefore is located within the countryside. Development in such locations is generally restricted by Policy LP10 of the Local Plan unless it is permitted via other local plan policies which support the rural economy or leisure uses within the countryside. Land which is considered 'well-related' to the BUA can be considered for residential development where it meets the tests as a 'rural exception site'. It has not been demonstrated that this development would fall within any of the policies which would generally allow for relaxation of Policy LP10 and so this is not a consideration in the determination of this application.

6.6 Notwithstanding the above consideration, given the present housing supply situation and requirement to apply the tilted balance to assessments, the Local Planning Authority (LPA) must give reduced weight to Policy LP10 when considering hosing led developments and must be able to demonstrate that the negative impacts of the development would significantly and demonstrably outweigh the benefits in order to sustain a refusal. Furthermore, Local Plan Policy LP33 (Rural Buildings) provides caveated support for redevelopment of such sites and this is considered in the proceeding sections of this report. The starting point for assessment is Policy LP10 (The Countryside) and is discussed below.

6.7 LP10 states that all development in the countryside must:

a. Seek to use land of lower 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.

Considering each point in turn.

6.8 The application site is classed as grade 2 agricultural land and so not land of the highest value. The same grading (as well as grade 3) applies to the built-up area of both Fenstanton and Hilton. Within Huntingdonshire some 98% of land is classified as grades 1, 2 or 3 land. Whilst the loss of such land is regrettable, if housing is to be provided within this rural district it is somewhat inevitable. Weight should also be given to the current approved use of the

site given that it is not presently in use for agricultural purposes and so will not result in a direct 'loss'. It is judged that this loss could not be considered significantly and demonstrably harmful.

6.9 In terms of part b, Officers have given regard to the concerns raised by the Parish Council and within the third party objections. As referenced in the preceding sections of this report, the site is located on a connecting route between settlements and the rural character of the surroundings is not disputed. However, it remains that some weight must be given to the fact that the site is previously developed land rather than undeveloped, unspoilt, aesthetically pleasing countryside. Thus, a balancing exercise must be completed on the actual impacts on the rural setting when compared with that which exists. Visual impacts are considered in further detail in the assessment of LP33 (later in this report) but, for the purposes of this assessment it is not considered that the visual impacts of the re-development of this site with carefully worded conditions on any granted permission would be harmful.

6.10 In terms of part c, Officers note that many of the objections refer to the surrounding activities and factors of these (such as the generation of noise and odour from agricultural activities and so on). These are characteristic of a rural setting, and, as these clearly exist in the vicinity, it cannot be considered that the introduction of four dwellings (especially having regard to the approved use) would exacerbate these issues to cause significant and demonstrable harm or damage an intrinsically rural location.

6.11 Officers therefore conclude, that having regard to the existing approved use, the character of the site and the surroundings and the requirement to apply tilted balance to the decision, that the development proposed could be realised in broad accordance with Policy LP10 of the Huntingdonshire Local Plan to 2036.

6.12 Further to the above, the site is located within the South-East Claylands Landscape Character Area as defined within the Huntingdonshire Landscape and Townscape Supplementary Planning Document (SPD) 2022. This details that development proposals within this setting should:

- Promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive development; particularly through planting of tree and woodland belts.

- Avoid ribbon development to conserve the form of historic villages.

- Ensure preservation and interpretation of historic features remaining within the landscape.

- Carefully consider the siting and scale of new farm buildings to minimise their impact on the countryside.

- Protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.

6.13 In this case, it can be seen that not all aspects are relevant to this proposal. The land in question is already developed, it would not result in the significant loss of hedgerows and trees (the hedgerow to the front would be retained and the main tree losses are low category leylandii type trees) and, with the submitted landscaping scheme conditioned, it is considered that the development could integrate comfortably into the surroundings.

6.14 Given the previously developed nature of the site, the next stage of assessment and policy tests relates to Local Plan Policy LP33 (Rural Buildings). LP33 states that:

A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:

a. the building is:

i. redundant or disused,
ii. of permanent and substantial construction;
iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
iv. structurally capable of being converted for the proposed use; and

b. the proposal:

i. would lead to an enhancement of the immediate setting; and
ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

The policy goes on to state that a proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.

6.15 The refusal under 20/01966/FUL considered that the proposal was contrary to Policy LP33 for two reasons:

- It was not considered that the submission provided sufficient justification that the buildings were redundant or disused and were not in a state of dereliction or disrepair.

- The development would not result in an enhancement of the immediate setting.

6.16 The applicant has sought to address these matters under this current application. It should also be noted that t when the above application was refused, the Council could demonstrate it had a five-year housing land supply and so the tilted balance was not engaged.

6.17 As per the policy requirements, the initial elements to consider is the occupancy of the buildings (redundant or disused) and their condition. The application is supported by a Design, Access and Sustainability Statement as well as marketing information provided by Ellis Winters Sales and Lettings. At the time of the earlier refusal the Case Officer considered that whilst the use of the kennels and cattery may have declined during the Covid-19 pandemic no details had been provided as to why the approved use could not be re-established following the lifting of restrictions. The Design and Access Statement for that application detailed that the site was redundant at that time but lacked any further evidence. Officers have visited the site as part of this current application and can confirm that the site does appear disused. Supporting text of Policy LP33 at Para. 8.33 details that a building is considered to be redundant or disused only where it has not been made vacant for the sole purpose of complying with the policy. LP33 is silent on how it can be determined that a building has not been made redundant for the purposes of policy compliance. It therefore falls to a matter of judgement using the evidence presented and known by the LPA. The marketing information and site history is therefore key in assessing this position.

6.18 The submitted detail states that competition within the sector has altered since the business was established. Changes to licensing regulations in 2018 resulted in only approx. 50% of the original business being able to function. The statement details that an assessment of the viability of investing in the business was undertaken prior to Covid-19 which indicated that the level of capital investment would be unlikely to be justified against the likely return. It then goes on to state that the site ceased operating during the pandemic. Subsequently, the site was marketed between April 2023 and March 2024 with attempts to maximise interest with different approaches (the site as a whole, individual units, redevelopment purposes and so on). Ellis Winters state that there was a reasonable degree of interest and 48 viewings took place during the marketing period, but these did not translate into any meaningful offers or progression to any transactions.

6.19 Overall, when considering the history of the site, the passage of time, its current condition (confirmed as part of the site visit), the details within the Design, Access and Sustainability Statement and advice from Ellis Winters, Officers are satisfied that the site has not been made vacant solely for the purposes of complying with the policy and that economically, the opportunities for the existing use to be brought back into service is unlikely to be viable.

6.20 In terms of the condition of the buildings, another difference between this and the earlier refused application is that this application is accompanied by a Structural Report prepared by Gawn Associates and dated 1st of April 2026. This assesses the six buildings shown on the existing site plan and this

concludes that all would be capable of retention and conversion and would not require significant reconstruction. This view opines with the visual appearance of the buildings during the site visit with solid concreate slab floors and substantial construction materials all evident.

6.21 Accordingly, Officers consider the development complies with Policy LP33 part a i-iii.

6.22 Given the above, the next stage is to consider whether the proposals would lead to an enhancement of the immediate setting. As alluded to in the preceding sections of this report, the site is relatively well screened by hedgerows and trees though there are glimpses of the single storey buildings via the access points and from the south-west (immediately adjacent to Fields View). A marked difference between this and the refused scheme is that the proposed dwellings have been reduced from five to four, the layout has been amended, there is now only one access from Fenstanton Road and the dwellings are all single storey (max 5.14m ridge) in height which is directly comparable to the tallest buildings on the site presently – buildings one and six at approx. 5m. All range from a minimum of approx. 2.8-5m at present. Topographical information shows the site to be broadly set lower than the main road. The refused scheme proposed dwellings with, at their maximum a ridge height of approx. 6.8m. The design and layout of the proposed dwellings is discussed in further detail in the proceeding sections of this report but, for the purposes of this assessment it is considered that with the use of conditions these could be assimilated well into their surroundings, and that their scale and design would not significantly and demonstrably harm the rural character of the area but instead would enhance it when the condition of the existing buildings and the wider site are considered. The plans propose the retention of the frontage hedgerow and the introduction of soft landscaping (all of which can be secured by condition). Furthermore, based upon the ancillary factors of the uses in the locality (as detailed in the objections), the overall impacts of introducing four dwellings in this location in terms of generation of noise, odour, light etc would be neutral.

6.23 The supporting text of LP33 details that a modest increase in floorspace will be supported. The Design, Access and Sustainability Statement compares the footprint of the buildings to be demolished with the proposed footprint and this shows a shortfall with the proposed dwellings having a reduced floorspace in comparison with the existing buildings on site. Officers have assessed this on the corresponding plans and opine with this. What is important to note is that as per the policy the calculation relates to *floorspace* as opposed to footprint. Given that the dwellings are single storey, Officers are satisfied that the resultant floorspace will be decreased as per the calculations. It is noted that one of the objections notes that the new buildings will only cover the space currently occupied by two of the existing buildings. Whilst Officers note that the dwellings would only occupy the space occupied by buildings one and two the development as a whole requires the buildings to be demolished and this shall be conditioned.

6.24 It is noted that the objections cite the sustainability of the site and its lack of connection to the adjacent settlements. This is discussed in the highway safety section in the proceeding sections of this report but it should be noted that Policy LP33 considers only the reuse or replacement of redundant or existing disused rural buildings, and so their location and the sustainability of it, are not matters for consideration.

6.25 Overall, the proposal is considered to comply with Policy LP33 of the Huntingdonshire Local Plan to 2036. This, coupled with compliance with LP10 means that residential use of the site is acceptable in principle, subject to compliance with all other material planning considerations and conditions.

Impact on Character of the Area

6.26 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

6.27 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part b sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.

6.28 Fenstanton Road features very limited examples of built development. It is a rural road between settlements with the village boundaries of Hilton approx. 608m south-west and Fenstanton 1.9km north-east. The area is characterised by arable land with views across the open countryside. Built form is sporadic and mainly limited to farmhouses and their associated land or buildings which are agricultural in their scale, character and appearance.

6.29 As referenced in the preceding sections of this report, the site is relatively well screened (especially from the main road) with dense hedgerows (which are proposed to be retained). There are glimpses of the buildings (most notably from the direction of Field View to the south-west. The existing buildings are single storey and utilitarian in their appearance and make little contribution to the character of the area.

6.30 This application proposes the erection of four, single storey dwellings (Plots 1 & 4 are identical as are plots 2 and 3). Dwellings on plots1 & 4 are set further forward in their plots when compared to those on plots 2 & 3. A single vehicle access point is proposed from Fenstanton Road with a paved turning area and soft landscaping either retained or proposed surrounding the site. The dwellings whilst generous in terms of footprint are limited in height and would not appear excessive or dominant in the established landscape when compared against the existing buildings on site. They appear to have been carefully designed to assimilate well within their surroundings whilst the varied materials palette (for example the proposed use of black timber cladding) which are detailed both on the plans and within the Design, Access and Sustainability Statement offers a

nod to the rural location. Proposed materials are recommended to be secured by condition.

6.31 In terms of outside space, each plot has some form of defensible space on their frontages. It is noted that the land attributed to Plot 1 is more generous than that of other plots. It is further noted that Plot 4 has a limited degree of garden in relation to the other plots. However, the defensible space remains generous and, given the rural context, with careful use of landscaping (which is recommended to be secured by condition) there should be no issues with privacy or the need to implement harsh or incongruous boundary treatments. It should further be noted that HDC does not have a specific policy in place to secure the degree of garden area which should be attributed to a dwelling, however the garden sizes proposed would not be out of keeping in a rural context and are much more generous than what would generally be proposed in suburban modern housing developments. Parking for motor vehicles, cycles as well as wheeled bin storage has all been considered which is welcomed. Details of soft landscaping including how this will be implemented and maintained have also been provided and are recommended to be secured by condition in the event of an approval.

6.32 Having regard to the above assessment (and those completed in the preceding sections of this report) whilst the concerns raised in the objections are noted and have been considered, it is concluded that the development would be acceptable in terms of its impact on the character and appearance of the area and would, subject to conditions accord with Policies LP10(b), LP11 and LP12 of the Local Plan to 2036.

Residential amenity

6.33 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

6.34 One of the comments in the objections is a concern that the residential occupation of the site could lead to future complaints regarding the established activities which take place in the surrounding area. For example, there is a free range egg processing facility (Alpha Farms) approx. 95m north-east of the site and an orchard directly to the north-east. The egg facility has associated poultry houses and could be a source of noise or odour and was a reason for refusal of the 20/01966/FUL application as the proximity of the two sites was not fully considered as part of that application. In this case, the application is accompanied by an odour assessment prepared by NoiseAir Acoustics and Air Quality. HDC's Environmental Health Officers have assessed this along with a noise assessment submitted for the earlier application. They also state that they have carried out a visit to the site. Having done so, whilst the concerns raised are acknowledged, they are of the view that they do not consider that odour or noise from any sources would adversely affect the residential amenity of future residents of the site. Naturally it cannot be guaranteed that no complaints would

ever be submitted to the Environmental Health team, but their Officer has assessed the impact on this development and found it to be acceptable and so feel complaints would likely to be unfounded. What is important to consider here is that when assessing against material planning considerations there is no identified harm found solely on this basis.

6.35 In terms of overbearing impacts, overshadowing and loss of light, the closest residential dwelling is Fields View to the south-west. There is a significant degree of separation between this and Plot 1 with the intervening landscaped area also providing a buffer between Fields View and the garden area of Plot 1. Given the scale of the proposed buildings alongside the separation to all other adjacent dwellings and amenity space there is considered to be no unacceptable harm. The proposed dwellings by virtue of their siting, scale, and layout would also not experience any unacceptable negative impacts to the dwellings themselves or the garden areas.

6.36 In terms of overlooking and loss of privacy, again, given the separation to adjacent dwellings and amenity land there is considered to be no unacceptable harm. There are some side windows in the north-east elevation of Fields View at both ground and first floor level. It is unclear which rooms these serve, however, there is in excess of 28m between these windows and the boundary of the garden associated with Plot 1 which is considered to be acceptable.

6.37 Having regard to the dwellings themselves, given the ground floor location of any windows, the arrangement of these and the rooms which they serve and the boundary treatments (which would be recommended to be secured by condition) it is concluded that there would not be any unacceptable privacy issues. The scale accords with the guidance set out within the technical housing standards guidance, and as discussed in the preceding sections of this report, there is adequate outside amenity space and facilities to all promote a high level of residential amenity.

6.38 One of the concerns raised in the objections was that the use of the site for residential purposes may give rise to factors such as the increased use of fireworks which would cause disturbance and harm on the welfare of the birds at the egg and poultry site. Whilst this is not disregarded, the frequency of any future residents letting of fireworks is likely to be low, and firework use is not prohibited in any other surrounding land, or dwellings, therefore Officers do not consider a condition to prevent the letting off of fireworks from the site to be reasonable in this instance.

6.39 Environmental Health Officers have raised no concerns with regard to potential land contamination; they have however noted that some of the buildings on the site are partially constructed in asbestos. Objections also highlight that waste has been deposited on the site which may be hazardous. Environmental Health recommend that this is dealt with by a suitably qualified contractor. Officers agree with this view and consider it prudent to attach a condition to any permission to secure details of how this will be managed.

6.40 Overall, taking the above factors into consideration, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the NPPF (2024).

Highway Safety and Parking Provision

6.41 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.

6.42 There are currently two accesses from the site onto Fenstanton Road and these are both proposed to be retained. The north-eastern most access is proposed to be upgraded and used to serve the 4 proposed dwellings. The south-western access is proposed to be retained to serve the paddocks to the rear (the land in ownership of the applicants referenced previously in this report). The track to access the paddocks would pass through the proposed landscaped buffer area and so would not conflict with the residential uses or present any safety issues.

6.43 It is acknowledged that third parties have raised concerns regarding the proposals impact on highway safety. The application is accompanied by a Transport Statement prepared by Dromos Transport Planning and dated June 2026. The Local Highways Authority (LHA) have been consulted on the application and have raised no objection to the proposal in terms of highway safety, subject to the imposition of appropriate conditions relating to the access construction, parking provision, visibility splays, drainage and requirement for a sealed surface. They also confirm (as per the submitted statement) that vehicle movements are likely to be reduced in comparison with the former approved use as a kennels and cattery.

6.44 In terms of parking provision, each proposed dwelling would have two parking spaces, the size and scale of which are acceptable for the proposed use. Tandem parking is proposed for Plots 2 and 3 is whilst less convenient, than side to side spaces, is considered acceptable. Objections have been raised as to the level of parking provision. Whilst it is acknowledged that these will be family homes it would be unusual to request an increased degree of parking than that proposed, and, given the location and character of the area it would be very unlikely that this would lead to parking overspill onto the adjacent highway. Furthermore, HDC do not have any Policies to dictate the level of parking which should be attributed to a development. Provision for cycle storage has also been proposed on plot and its scale accords with the policy guidance and the Huntingdonshire Design Guide and is recommended to be secured by condition in the event of an approval.

6.45 A concern which has been raised is the sustainability of the site in respect of the relatively isolated location. As referenced in the preceding sections of this report this is not a matter for consideration under Policy LP33 of the Local Plan

to 2036 which is the main 'principle' policy related to this application. It is however referenced here for completeness.

6.46 The site is closer to Hilton than Fenstanton (approx. 608 north-east of the village). Hilton is defined as a small settlement under Local Plan Policy LP9 which can be suitable for accepting some development subject to tests relating to the level of services and infrastructure which they contain. Hilton is at the lower end of the settlement hierarchy but is by no means devoid of services. It contains a public house/bed and breakfast with a food offering, places of worship and a village hall to name a few. The site is also well located in respect of connectivity to other larger settlements such as Fenstanton (a Key Service Cente within the Local Plan) and the Spatial Planning Area of St Ives. The application attempts to address earlier concerns referencing the revised layout and cycle/pedestrian links to the north-east (crossing the A14). Whilst these are acknowledged, it is noted that these do not link directly with the site (the first link is adjacent to the egg and poultry site) nor do they link fully with Fenstanton. As such, users of this foot/cycleway would still need to navigate unlit rural roads in order to make these connections. Therefore there are settlements nearby where future residents could go to for services and facilities, but the majority of trips are likely to be by car. However, we are not considering a greenfield site, in a countryside setting where the sustainability of the site would be a key consideration. This is a brownfield site, where car trips would have existed for the previous business use and so in line with Policy LP33 as the buildings proposed are to replace those, the sustainability of the site is not a consideration or a reason that could be used to resist the proposal.

6.47 Overall, on balance the development is considered to be acceptable in terms of parking provision, sustainable travel and would not be significantly detrimental to highway safety in the locality, it therefore accords with Policies LP16 and LP17 of the Huntingdonshire

<u>Flood Risk and Drainage</u>

6.48 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.

6.49 The application site lies largely within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data. However, a proportion to south-west and north-west is within Flood Zones 2 and 3. A small section (limited to the south-eastern boundary but excluding the access) is shown to be susceptible to surface water flooding. It should be noted that the footprints of all the dwellings themselves (as shown on the proposed site plan) are entirely within Flood Zone 1. Garden areas of Plots 1, 2 and 3 are all partially within Flood Zone 1, 2 or 3 to some degree.

6.50 The NPPF at Para. 175 (in considering the application of the sequential test) details that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding (even if a site lies within Flood Zone 1). It goes on to state that the exception to this is situations where a site-specific

flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

6.51 Planning Practice Guidance (PPG) at Para.027 details that "in applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied."

6.52 The application is accompanied by a Flood Risk Assessment prepared by MTC Engineering and dated April 2026. This assesses the risk from all forms of flooding, makes recommendations for mitigation measures (such as the height of finished floor levels) and considers that neither the sequential or exception tests need to be applied. Officers agree with this view. As referenced above, the footprint of the dwellings themselves would be outside of the flood risk zone, the mitigation measures proposed could be secured by condition should approval be given and the site is a brownfield site with a significant degree of hard surfacing already in place. Furthermore, as already established, the footprint of the proposed dwellings would not exceed that of the existing built form. The proposal would result in the introduction of a more vulnerable use class as as defined by the NPPF, but is only some degree the garden areas of three of the plots which lie within Flood Zones 2 and 3, and so with the carefully conditioned mitigation measures the occupants would be safe from the risk of flooding by virtue of the refuge and means of escape outside of the areas affected by flood risk. Furthermore, again having regard to the brownfield nature of the site and degree of hard surfacing and sustainable drainage systems already in place (with surface water drainage being dealt with in greater detail at the building regulations stages), along with the use of permeable materials for the landscaping (detailed within the Design, Access and Sustainability Statement) the development would not increase the risk of flooding to adjacent dwellings or land. It should also be noted that both the Environment Agency and HDC's Emergency Planning Team have been consulted and neither raise objections to the proposed scheme.

6.53 Officers note that concern has been raised in the objections received both with regard to the risk of flooding and the disposal of both waste and surface water. As detailed above, such matters would be addressed in further detail at the building regulations stages and surface water has already been discussed in the preceding sections of this report. In terms of foul drainage, the submitted statement details that it is intended that the site would be connected to the sewer, but one of the objections details that to their knowledge, there is no system in place. Having regard to the approved use of the site which during its

operation would have very likely resulted in a degree of wastewater discharge, use of W.C facilities by staff, kitchen facilities, laundering animal bedding and so on it is not considered that the scale of the proposed development would result in such a degree of wastewater discharge that it would overwhelm any existing facilities. However, given the concerns raised, whilst Officers have no specific objections, it is considered prudent should the application be approved to secure details of foul water management by condition.

6.54 Overall, given the modest scale of the proposed development, the location of the site within an area of generally low flood risk, and subject to the imposition of a condition requiring the submission and approval of a foul water drainage strategy, the proposal is considered to have acceptable flood risk and drainage impacts. Accordingly, the development is considered to accord with Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036, the provisions of the NPPF and NPPG, and the guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Biodiversity

6.55 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan accords with this aim and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.

6.56 The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by Hawthorn Ecology and dated July 2025.

6.57 The PEA summarises that there was no evidence of badgers found, and there would be no impact on badgers (subject to mitigation), reptiles, birds, great crested newts, principal habitats, plants or protected sites. It did identify that there was evidence of roosting features for bats within some of the buildings on site and opportunities for foraging or commuting bats. The latter was considered not to be significant nor require any further surveys given the very small area of suitable vegetation. The evidence within the buildings was deemed to require further investigation. Subsequently a Bat Survey Report again prepared by Hawthorn Ecology and dated May 2026 was provided with the application. This details that all six buildings on site were subject to survey, no droppings were found but building five did have a low number of potential roosting features albeit it was still recorded as having low suitability for roosting bats. All other buildings on site were considered to have negligible suitability for roosting bats.

6.58 Given the above findings its was deemed that a dusk emergence survey on building five was required. This was completed in August 2025 and recorded emergence of two bats from the building which then triggered two further surveys completed during May 2026. These recorded no additional bats emerging from the building. The report concludes that a license from Natural England would be required before any works can be carried out on building five

and states that this can be obtained following a grant of planning permission, this shall therefore be secured by condition should approval be given as would the recommendations for mitigation and enhancement.

6.59 Separate from the above, new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that any development would be exempt. This development is not considered to fall within a category which would be exempt. A BNG metric and calculation summary accompanies the application with the uplift broadly relating to on-site habitat creation. However, the summary details that some of the losses cannot be fully offset by on site provision. Therefore, in order to achieve the required 10% uplift some off-site credits would be required and this is recommended to be secured by condition.

6.60 Overall therefore, the impacts on habitats and protected species is low. Mitigation and enhancement measures as well as a 10% uplift in BNG have all been detailed and could be secured by condition, The development therefore accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Impact on Trees

6.61 As referenced in the preceding sections of this report, there is tree planting within and surrounding the site though this is not afforded formal protection. Some tree removal is required in order to facilitate the development. The application is accompanied by an Arboricultural Impact Assessment prepared by Ligna Consultancy and dated April 2026. This details that some category C trees (low quality) are proposed to be removed. With the exception of one Elder in the centre of the site these all relate to Leylandii type trees. Works are also proposed to prune/reduce spread of other category C trees. Again, these are either mixed group trees or hawthorn as opposed to any notable species and are assessed as being of low value. No trees of higher category were identified within the site. It is noted that some trees are to be retained, for example the Willow to the south-west of the site. Whilst this is within the landscaped area there would be demolition works required within the vicinity of this tree and so the submission of a Tree Protection Plan is recommended to be secured by condition in the event that the application is approved. This should also provide tree protection along the north-eastern boundary with the orchard to ensure adequate protection to trees within and adjacent to the orchard.

6.62 Overall therefore, it is concluded that no trees of significance in terms of their species or amenity value would be impacted by the proposals. Subject to the conditions suggested above, the development broadly accords with Policy LP31 of the Local Plan to 2036.

Other Matters

*Accessible and adaptable homes

6.63 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. As per the submitted Design, Access and Sustainability Statement it is considered that there should be no barriers to achieving this as part of this development and this could be secured by condition.

*Water Efficiency Policy

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

*Wheeled bins

6.65 A Unilateral Undertaking for wheeled bin provision has been provided dated 31.07.26. This is considered acceptable and shall be retained on file. The development is considered to accord with Policy LP4 of the Local Plan to 2036.

*Community Infrastructure Levy

6.66 The development will be CIL liable which covers matters such as footpaths and access, health, community facilities, libraries and lifelong learning and education. CIL forms have been submitted and is a matter which shall be progressed by the Council's Implementation Team in the event that the application is approved.

7 PLANNING BALANCE AND CONCLUSION

7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.2 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a 5 Year Housing Land Supply (5YHLS). While no 5YHLS can be demonstrated Local Plan policies concerned with the supply and location of housing, as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036, are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

7.3 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8

of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'.

7.4 NPPF para 11 states:

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

For decision-taking this means:

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

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

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

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

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

7.6 The principle of development for the erection of four dwellings on this brownfield site is considered acceptable and meets the tests set out within Local Plan Policy LP33 for the re-development of rural buildings.

7.7 In terms of the benefits of the scheme, the proposed development would deliver four new homes, contributing to the district's housing supply at a time when the

Council cannot demonstrate a five-year housing land supply. This is given moderate weight in the planning balance.

7.8 In terms of the economic dimension of sustainable development, the proposed development would contribute towards economic growth, including job creation – during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Moderate weight is afforded to this.

7.9 In terms of the environmental and social dimensions of sustainable development, the proposal would achieve biodiversity net gain (subject to agreement of the baseline) and well as support to local services and facilities

7.10 As set out within this report, as the Council is in tilted balance, the proposal does not give rise to conflict with the provisions of the Local Plan, and any limited visual or countryside harm would be outweighed by the benefits and adverse impacts could be appropriately mitigated through the use of planning conditions or planning obligations (including Biodiversity Net Gain).

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

8 RECOMMENDATION/CONDITIONS AND REASONS

8.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. 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.

Materials

3. The materials to be used in the proposed works, hereby permitted, shall be as shown on the approved plans and detailed within the submitted Design, Access and Sustainability Statement received by the Local Planning Authority (LPA) on the 10th of June 2026 unless otherwise agreed in writing by the LPA

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside and provides an enhancement in accordance with Policies, LP10, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Obscure Glazing

4. The development, hereby permitted, shall not be occupied until any proposed windows serving a bathroom or en-suite have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity. The glazing shall thereafter be retained in accordance with the approved details.

   Reason: To secure a high level of residential amenity for future occupants of the dwellings.

Soft Landscaping

5. All soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

   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.

Hard Landscaping

6. Notwithstanding the details required by Condition 5 of this permission, no development above slab level (aside from demolition and site clearance) shall take place until details of hard landscaping has been submitted to and

approved in writing by the Local Planning Authority. These details shall include:

a. boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

b. a hard landscaping plan, indicating location, manufacturer, type, colour and size.

Reason: To ensure the development is satisfactorily assimilated into the area and provides a high level of residential amenity in accordance with Policies LP10, LP12, LP14 and LP33 of the Huntingdonshire Local Plan to 2036.

Demolition

7. All existing buildings detailed as buildings one, two, three, four, five and six on plan reference PL (11)01 Revision P1 shall be demolished before any above slab level works in relation to the development hereby approved commences.

Reason: To ensure full compliance with Policy LP33 of the Huntingdonshire Local Plan to 2036 and to ensure that the development is completed in accordance with the plans consulted upon and assessed.

CEMP

8. No development, including demolition, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects of demolition and construction:

a. Details of the demolition of buildings and how hazardous construction materials shall be removed and disposed of.
b. Details of how hazardous materials deposited within the site shall be disposed of.
c. Details of how dust management during the demolition phases shall be managed.

Reason: In the interests of good practice to ensure that hazardous materials are dealt with appropriately and to ensure that occupants of dwellings and businesses in the vicinity are not negatively impacted by exposure to dust and other particulate in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Cycle Storage

9. The cycle facilities hereby approved shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Flood Alleviation

10. The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the submitted Flood Risk Assessment, prepared by MTC Engineering, dated April 2026 and received by the Local Planning Authority on the 10th of June 2026. The completed measures shall thereafter be retained in accordance with the approved measures.

    Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

Foul Water

11. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the LPA.

    Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

BNG

12. No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:

    a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements (whichever applies), statutory biodiversity credits and trading summary (whichever applies).

    b) A Biodiversity Method Statement which provides details of how the recommendations contained within the submitted Preliminary Ecological Appraisal and Bat Survey Report both prepared by Hawthorn Ecology, dated 10th of July 2025 and 5th of June 2026 respectively and received by the Local Planning Authority on the 10th of June 2026 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

c) A management and monitoring plan for on-site and off-site biodiversity net gain (whichever applies) including 30-year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Bat License

13. Prior to any works to building five, proof of the applicant obtaining a Natural England License in relation to bats shall be provided to and approved in writing by the Local Planning Authority.

    Reason: to ensure that habitats of protected species are appropriately protected and manged throughout the development process in accordance with the Environment Act 2021 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

External Lighting

14. No external lighting shall be provided or installed for each dwelling other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

    Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Tree Protection

15. No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as “the works”, shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority (LPA). The approved Tree Protection Plan should have regard to trees within and adjacent to the orchard north-east of the site and shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary, their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

New Access – Construction

16. Prior to the occupation of each dwelling and being brought into first use their associated vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the approved plans and to the Cambridgeshire County Council specification and shall thereafter be retained as such.

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

Provision of Visibility Splays

17. Prior to the occupation of each dwelling and the site being brought into first use the associated visibility splays shall be provided on each side of the vehicular access in full accordance with the details indicated on the submitted plan no. PL(90)01 Rev P1.

    The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

Provision of Parking, Manoeuvring and Service Areas

18. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

    a) Enter, turn and leave the site in forward gear
    b) Park clear of the public highway

    The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

    Reason: In the interests of satisfactory development and highway safety.

Drainage

19. 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 submitted to and approved in writing by the Local Planning Authority.

    Reason: In the interests of highway safety and to prevent surface water pooling on the highway in accordance with Policies LP15 and LP17 of the Huntingdonshire Local Plan to 2036.

    Metalled Surface Provision

20. A metalled surface shall be provided for a minimum distance of 5 metres along the access road from its junction with the public highway.

    Reason: To prevent mud and extraneous materials from being deposited on the highway in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

    Water Efficiency

21. 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 LP12 of the Huntingdonshire Local Plan to 2036.

    Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

    Accessible and Adaptable Buildings

22. 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.

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

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Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 26/01048/FUL Case Officer 1APP Connector
Proposal: Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure
Location: Fields ViewFenstanton RoadHilton
Observations of Hilton Town/Parish Council.
Please √ box as appropriate

☐ Recommend **approval** because .....(please give relevant planning reasons in space below)

☑ Recommend **refusal** because...(please give relevant planning reasons in space below)
1. Footprint of proposed dwellings exceeds that of buildings to be demolished outside of village curtilage. 2. Inadequate provision for waste and surface water issues.
3. Proposals, if implemented, would have a negative impact on nearby/adjacent businesses and place a high demand on services in a rural location; and facilitate a negative ecological outcome. 4. Activities of existing businesses (eg odours etc) likely to produce complaints from occupants of proposed dwellings expecting a more "urban" environment.

☐ No observations either in favour or against the proposal

Nigel Di Castiglione Clerk to Hilton Town/Parish Council. (For GDPR purposes please do not sign)

Date :

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Huntingdonshire
DISTRICT COUNCIL

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Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Development Management Committee
Application Ref: 26/01048/FUL

Scale = 1:1,250
Date Created: 08/10/2026

Huntingdonshire DISTRICT COUNCIL

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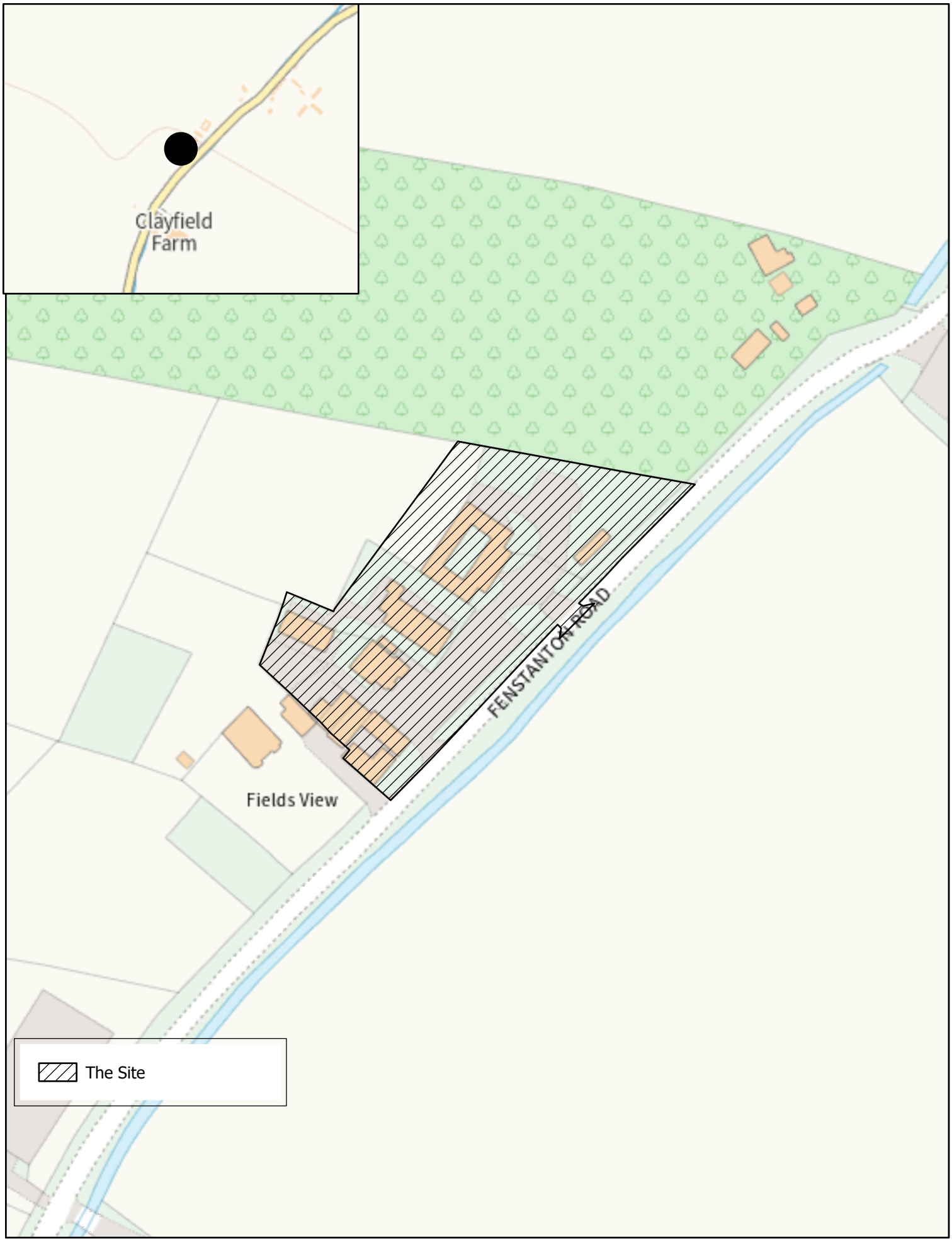

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Do not scale from this drawing.

Unless otherwise stated, all dimensions are in mm.

LEGEND

SITE BOUNDARY

rev	P1	date	May '26	drawn	DSR

client: Sylvia Dighton and Dale Robinson

project: Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title: Location Plan

drawing no	PL(00)01	checked	DSR
scale	1:1250	original	A1
status	PLANNING		

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TWENTY NINE. ARCHITECTURE + PLANNING

general notes

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LEGEND

- SITE BOUNDARY
- OUTLINE OF PREVIOUSLY REFUSED APPLICATION REF: 20/01966/FUL
- EXISTING TREES- SEE TREE SURVEY
- +24.40 EXISTING SITE LEVELS
- FLOOD ZONE 2- AS PER EA MAPS
- FLOOD ZONE 3- AS PER EA MAPS

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Existing Site Plan				
drawing no	PL(11)01	checked	DSR		
scale	1:250	original	A1		
status	PLANNING				

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TWENTY NINE.
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general notes

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ACCOMODATION SCHEDULE

Plot 1- 4 Bedrooms, GIA 184.5m² (1,986sq.ft)
Plot 2- 4 Bedrooms, GIA 180.2m² (1,942sq.ft)
Plot 3- 4 Bedrooms, GIA 180.2m² (1,942sq.ft)
Plot 4- 4 Bedrooms, GIA 184.5m² (1,986sq.ft)

TOTAL 4No. units
TOTAL GIA- 729.4m² (7,851sq.ft)

LEGEND

- SITE BOUNDARY
- OUTLINE OF PREVIOUSLY REFUSED APPLICATION REF: 20/01966/FUL
- EXISTING TREES- SEE TREE SURVEY
- PROPOSED NEW PLANTING
- EXISTING TO BE REMOVED
- ASHP AIR SOURCE HEAT PUMPS
- EV CHARGING POINT
- SOFT LANDSCAPING
- FLAG PAVING TO PATIOS AND PATHS
- PERMEABLE BLOCK PAVING TO DRIVEWAY- SUITABLE FOR 32TONNE REFUSE VEHICLE
- PERMEABLE BLOCK PAVING TO PARKING BAYS
- TARMACADAM ACCESS POINT
- +24.40 EXISTING SITE LEVELS
- +24.40 PROPOSED SITE LEVELS
- FLOOD ZONE 2- AS PER EA MAPS
- FLOOD ZONE 3- AS PER EA MAPS

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Proposed Site Plan				
drawing no	PL(90)01	checked	DSR		
scale	1:250	original	A1		
status	PLANNING				

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TWENTY NINE.
ARCHITECTURE + PLANNING

Shrubs

Ref.	Species	Size	Type	Quantity
Cha	Chamaemelum nobilis	0.5-1L	Pot	8
ChTe	Choisya ternata	2-5L	Pot	8
DaP	Daphne pontica	0.5-1L	Pot	11
DaT	Daphne tangutica	0.5-1L	Pot	10
EuCG	Euonymus fortunei 'Canadale Gold'	0.5-1L	Pot	13
EuEG	Euonymus fortunei 'Emerald Gaiety'	0.5-1L	Pot	22
HaM	Hakonechola macra 'All Gold'	0.5-1L	Pot	10
HeBa	Hebe 'Baby Marie'	0.5-1L	Pot	40
HeRa	Hebe rakaiensis	0.5-1L	Pot	32
Ho	Hosta plantaginea	0.5-1L	Pot	11
HydA	Hydrangea arborescens	2-5L	Pot	4
LA	Lavandula angustifolia 'Hidcote'	0.5-1L	Pot	29
Nep	Nepeta racemosa 'Walker's Low'	0.5-1L	Pot	8
PitBB	Pittosporum tenuifolium 'Bannow Bay'	0.5-1L	Pot	8
SaN	Salvia nemorosa 'Caradonna'	0.5-1L	Pot	30
SyMe	Syringa meyeri 'Palibin'	2-5L	Pot	16
Vi	Vinca minor f. alba 'Gertrude Jekyll'	Plug	Plug	12
ViOp	Viburnum opulus 'Roseum'	2-5L	Pot	6

Hedging

Ref.	Species	Size	Type	Quantity
-	Mixed Native Hedging - Hawthorn (50%), Bird Cherry (10%), Field Maple (10%), Dog Rose (10%), Hazel (10%) and Blackthorn (10%)	60-90cm whips	Whips planted in double staggered rows 5p/m	585

Trees

Ref.	Species	Size	Type	Quantity
-	Acer campestre 'Louisa Red Shine'	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Betula pendula	3-3.5m, 12-14cm girth	35L Container / Bareroot	4
-	Prunus avium	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Prunus padus	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Quercus robur	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aria	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aucuparia 'Fastigiata'	3-3.5m, 12-14cm girth	35L Container / Bareroot	2
-	Tilia cordata	3-3.5m, 12-14cm girth	35L Container / Bareroot	3

Other

Ref.	Species	Size	Type	Quatity
-	Native wildflower lawn mix EL1 from Emorsgate Seeds	-	Seed	1425 m2
-	Native wildflower meadow mixture EM2 from Emorsgate seeds	-	Seed	802 m2
-	Root Barrier (50cm deep)	-	-	190 m

Soft Landscaping Specification

1) Setting Out

a. All planting beds and plant positions shall be set out in accordance with the approved soft landscaping plan, using dimensions taken from fixed, permanent reference points.
b. Planting beds shall be a minimum width of 600 mm wherever site conditions allow. Where planting beds are sealed or underlain by concrete, the contractor shall notify the site manager before proceeding, to agree whether the scheme is to be amended or local modifications made.
c. The soft landscaping works shall be carried out in the first planting season following commencement of development. Any trees, shrubs or plants that die within a period of 5 years from the completion of the development, or which are removed and/or become seriously damaged or diseased in that period, shall be replaced in the first available planting season with others of similar size and species.

2) Ground Preparation

a. Manual removal of weeds preferred. Systemic herbicide, where required, to be applied in accordance with the manufacturer's instructions, the Control of Pesticides Regulations 1986 (as amended), and COSHH 2002. Application will be undertaken by a suitably qualified operative, with appropriate measures taken to avoid impacts on non-target species and surrounding habitats.
b. Topsoil within planting beds shall be inspected and remediated to comply with BS 3882:2015. Stones, rubble, and debris greater than 50 mm shall be removed.
c. To achieve free-draining, non-compacted conditions:
   - Beds <5 m wide: cultivate to 300 mm depth by hand or rotovator.
   - Beds >5 m wide: subsoil with tractor-mounted ripper at 500 mm centres to a depth of 500 mm, except within 10 m of trees or 3 m of hedges, or where underground services are present.
d. Where subsoil or topsoil has >20% clay content, ameliorate with suitable organic matter or soil improvers to achieve a friable structure. Apply a slow-release fertiliser (e.g. Hortibase CRF 16-8-12) at 100 g/m² in accordance with manufacturer's guidance.
e. Adjacent to grass or paved areas, planting beds shall be graded to 65 mm below finished surface level. Turf shall be flush with or up to 10 mm below adjoining hard surfaces.
f. Imported topsoil shall comply with BS 3882:2015, with a texture class appropriate to planting requirements, <20% clay, and free of stones >50 mm.

3) Planting

Shrubs and Herbaceous Plants

a. Planting shall be carried out in accordance with the approved drawings, plant schedule, and BS 4428:1989.
b. Plant at correct depth with the root collar at finished soil level.
c. Substitutions shall not be permitted without prior written approval of the project manager and client. All stock shall comply with the HTA National Plant Specification, be healthy, vigorous, free from pests, diseases, deformity, or damage, and true to type.
d. Shrubs (except ground cover) shall be 400–600 mm height and spread, unless otherwise specified.
e. Immediately after planting, apply water at 20 L/m².

Tree Planting Methodology

1. Excavation: Excavate square pits at least 300 mm wider than the rootball/container/root spread. The pit base shall be slightly domed; break up only if drainage is poor.
2. Backfilling: Place tree so that the root collar is level with finished ground. Backfill with subsoil up to ~400 mm below surface, then topsoil to match site profile. Firm backfill in layers.
3. Tree Stock: Trees may be supplied as containerised, rootballed, or bare-root stock, provided they comply with the approved specification and the HTA National Plant Specification. Bare-root trees must be planted during the dormant season (Nov–Mar) and roots kept covered/damp prior to planting.
4. Staking & Ties: In line with BS 8545:2014, provide:
   - All standard and heavy standard trees shall be double-staked using two round timber stakes driven outside the rootball..
   - Stakes shall be positioned opposite each other and driven into undisturbed ground, projecting approximately 600 mm above ground level.
   - Trees shall be secured using adjustable, non-abrasive ties (e.g. rubber or equivalent), allowing for limited movement while preventing stem damage.
   - Ties shall be checked and adjusted regularly as part of the maintenance regime.
5. Watering Dish (grassed areas only):
   - A shallow, circular depression formed in the soil around the tree base, with raised edges to retain irrigation directly over the rootball.
   - Standard trees (≤3 m height): approx. 1.0 m diameter.
   - Heavy standards (>3 m height or >12–14 cm girth): approx. 1.5 m diameter.
   - Not required in shrub or mulched beds.
6. Initial Watering: Apply a minimum of 25 L clean water per tree immediately after planting.
7. Irrigation Systems: Install a slow-release irrigation system such as a 75 L Treegator or equivalent to each standard and heavy standard tree.
8. Mulching: Apply medium-grade, untreated organic woodchip mulch to a minimum settled depth of 50 mm:
   - Standard trees: minimum 1.0 m diameter.
   - Heavy standards: minimum 1.5 m diameter.
   - Mulch must be kept 50 mm clear of the stem.
9. Timing: Planting shall be carried out in the first planting season (October–February) following commencement of development works.

Hedge Planting

a. Trenches shall be minimum 400 mm deep × 600 mm wide.
b. Plants to be set at the same depth as grown in the nursery.
c. Hedgerows shall be planted in a double staggered row at 300 mm centres within rows and 400 mm between rows, unless otherwise specified.
d. Roots of bare-root plants must not dry out prior to planting. Keep roots covered with damp hessian/straw, or heel into soil until planting.
e. After planting, firm in thoroughly and water during dry weather.
f. Apply untreated organic woodchip mulch to a minimum settled depth of 50 mm.
g. Planting shall be carried out in the first planting season (October–February) following commencement of development works.

4) Mulch and Supports

a. Climbing plants requiring support shall be trained onto galvanised or stainless steel wire supports fixed with stainless steel eyescrews at 250 mm from ground and 250 mm from the top of the wall/fence, with wires tensioned between. Fix climbers with plastic-coated wire ties.
b. Tree staking and mulching as set out above under Tree Planting Methodology.
c. Where grassed areas extend to the tree pit edge, install rabbit/deer guards in line with BS 8601:2013.

5) Aftercare

a. Maintain hedges, trees, and shrubs for 3–5 years following planting to ensure successful establishment. Carry out annual pruning/trimming in accordance with species requirements.
b. Provide supplementary irrigation for the first 24 months, tailored to prevailing weather. During summer months, water 3–7 times per week to maintain soil moisture and plant health.
c. Trees shall receive supplementary irrigation for at least 2 years. Water every 3–5 days in summer. Tree hydration bags (e.g. 75 L Treegator) are recommended to reduce frequency and ensure deep watering.

0 10 20

Project:	Fields View, Hilton
Client:	Twenty-Nine Architecture Ltd
Drawing:	Soft Landscaping Scheme (01)
Drawing Ref: P6344-SLS01	Rev: V1 / Date: 12/05/2026
Scale: 1:200 - A1	A. Beighton
Based on:	Proposed Site Plan

Ligna Consultancy

All dimensions should be checked on site. No dimensions to be scaled from this drawing. Please notify us of any discrepancies found. Ligna Consultancy Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based. This drawing is designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees.

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Shrubs

Ref.	Species	Size	Type	Quantity
Cha	Chamaemelum nobilis	0.5-1L	Pot	8
ChTe	Choisya ternata	2-5L	Pot	8
DaP	Daphne pontica	0.5-1L	Pot	11
DaT	Daphne tangutica	0.5-1L	Pot	10
EuCG	Euonymus fortunei 'Canadale Gold'	0.5-1L	Pot	13
EuEG	Euonymus fortunei 'Emerald Gaiety'	0.5-1L	Pot	22
HaM	Hakonechola macra 'All Gold'	0.5-1L	Pot	10
HeBa	Hebe 'Baby Marie'	0.5-1L	Pot	40
HeRa	Hebe rakaiensis	0.5-1L	Pot	32
Ho	Hosta plantaginea	0.5-1L	Pot	11
HydA	Hydrangea arborescens	2-5L	Pot	4
LA	Lavandula angustifolia 'Hidcote'	0.5-1L	Pot	29
Nep	Nepeta racemosa 'Walker's Low'	0.5-1L	Pot	8
PitBB	Pittosporum tenuifolium 'Bannow Bay'	0.5-1L	Pot	8
SaN	Salvia nemorosa 'Caradonna'	0.5-1L	Pot	30
SyMe	Syringa meyeri 'Palibin'	2-5L	Pot	16
Vi	Vinca minor f. alba 'Gertrude Jekyll'	Plug	Plug	12
ViOp	Viburnum opulus 'Roseum'	2-5L	Pot	6

Hedging

Ref.	Species	Size	Type	Quantity
-	Mixed Native Hedging - Hawthorn (50%), Bird Cherry (10%), Field Maple (10%), Dog Rose (10%), Hazel (10%) and Blackthorn (10%)	60-90cm whips	Whips planted in double staggered rows 5p/m	585

Trees

Ref.	Species	Size	Type	Quantity
-	Acer campestre 'Louisa Red Shine'	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Betula pendula	3-3.5m, 12-14cm girth	35L Container / Bareroot	4
-	Prunus avium	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Prunus padus	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Quercus robur	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aria	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aucuparia 'Fastigiata'	3-3.5m, 12-14cm girth	35L Container / Bareroot	2
-	Tilia cordata	3-3.5m, 12-14cm girth	35L Container / Bareroot	3

Other

Ref.	Species	Size	Type	Quatity
-	Native wildflower lawn mix EL1 from Emorsgate Seeds	-	Seed	1425 m2
-	Native wildflower meadow mixture EM2 from Emorsgate seeds	-	Seed	802 m2
-	Root Barrier (50cm deep)	-	-	190 m

Soft Landscaping Specification

1) Setting Out

a. All planting beds and plant positions shall be set out in accordance with the approved soft landscaping plan, using dimensions taken from fixed, permanent reference points.
b. Planting beds shall be a minimum width of 600 mm wherever site conditions allow. Where planting beds are sealed or underlain by concrete, the contractor shall notify the site manager before proceeding, to agree whether the scheme is to be amended or local modifications made.
c. The soft landscaping works shall be carried out in the first planting season following commencement of development. Any trees, shrubs or plants that die within a period of 5 years from the completion of the development, or which are removed and/or become seriously damaged or diseased in that period, shall be replaced in the first available planting season with others of similar size and species.

2) Ground Preparation

a. Manual removal of weeds preferred. Systemic herbicide, where required, to be applied in accordance with the manufacturer's instructions, the Control of Pesticides Regulations 1986 (as amended), and COSHH 2002. Application will be undertaken by a suitably qualified operative, with appropriate measures taken to avoid impacts on non-target species and surrounding habitats.
b. Topsoil within planting beds shall be inspected and remediated to comply with BS 3882:2015. Stones, rubble, and debris greater than 50 mm shall be removed.
c. To achieve free-draining, non-compacted conditions:
   - Beds <5 m wide: cultivate to 300 mm depth by hand or rotovator.
   - Beds >5 m wide: subsoil with tractor-mounted ripper at 500 mm centres to a depth of 500 mm, except within 10 m of trees or 3 m of hedges, or where underground services are present.
d. Where subsoil or topsoil has >20% clay content, ameliorate with suitable organic matter or soil improvers to achieve a friable structure. Apply a slow-release fertiliser (e.g. Hortibase CRF 16-8-12) at 100 g/m² in accordance with manufacturer's guidance.
e. Adjacent to grass or paved areas, planting beds shall be graded to 65 mm below finished surface level. Turf shall be flush with or up to 10 mm below adjoining hard surfaces.
f. Imported topsoil shall comply with BS 3882:2015, with a texture class appropriate to planting requirements, <20% clay, and free of stones >50 mm.

3) Planting

Shrubs and Herbaceous Plants

a. Planting shall be carried out in accordance with the approved drawings, plant schedule, and BS 4428:1989.
b. Plant at correct depth with the root collar at finished soil level.
c. Substitutions shall not be permitted without prior written approval of the project manager and client. All stock shall comply with the HTA National Plant Specification, be healthy, vigorous, free from pests, diseases, deformity, or damage, and true to type.
d. Shrubs (except ground cover) shall be 400–600 mm height and spread, unless otherwise specified.
e. Immediately after planting, apply water at 20 L/m².

Tree Planting Methodology

1. Excavation: Excavate square pits at least 300 mm wider than the rootball/container/root spread. The pit base shall be slightly domed; break up only if drainage is poor.
2. Backfilling: Place tree so that the root collar is level with finished ground. Backfill with subsoil up to ~400 mm below surface, then topsoil to match site profile. Firm backfill in layers.
3. Tree Stock: Trees may be supplied as containerised, rootballed, or bare-root stock, provided they comply with the approved specification and the HTA National Plant Specification. Bare-root trees must be planted during the dormant season (Nov–Mar) and roots kept covered/damp prior to planting.
4. Staking & Ties: In line with BS 8545:2014, provide:
   - All standard and heavy standard trees shall be double-staked using two round timber stakes driven outside the rootball..
   - Stakes shall be positioned opposite each other and driven into undisturbed ground, projecting approximately 600 mm above ground level.
   - Trees shall be secured using adjustable, non-abrasive ties (e.g. rubber or equivalent), allowing for limited movement while preventing stem damage.
   - Ties shall be checked and adjusted regularly as part of the maintenance regime.
5. Watering Dish (grassed areas only):
   - A shallow, circular depression formed in the soil around the tree base, with raised edges to retain irrigation directly over the rootball.
   - Standard trees (≤3 m height): approx. 1.0 m diameter.
   - Heavy standards (>3 m height or >12–14 cm girth): approx. 1.5 m diameter.
   - Not required in shrub or mulched beds.
6. Initial Watering: Apply a minimum of 25 L clean water per tree immediately after planting.
7. Irrigation Systems: Install a slow-release irrigation system such as a 75 L Treegator or equivalent to each standard and heavy standard tree.
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0 5 10

Project: Fields View, Hilton		
Client: Twenty-Nine Architecture Ltd		
Drawing: Soft Landscaping Scheme (02)		
Drawing No: P6344-SLS02	Rev: V1	Date: 12/05/2026
Scale: 1:100 - A1		A. Beighton
Based on: Proposed Site Plan		

Ligna Consultancy

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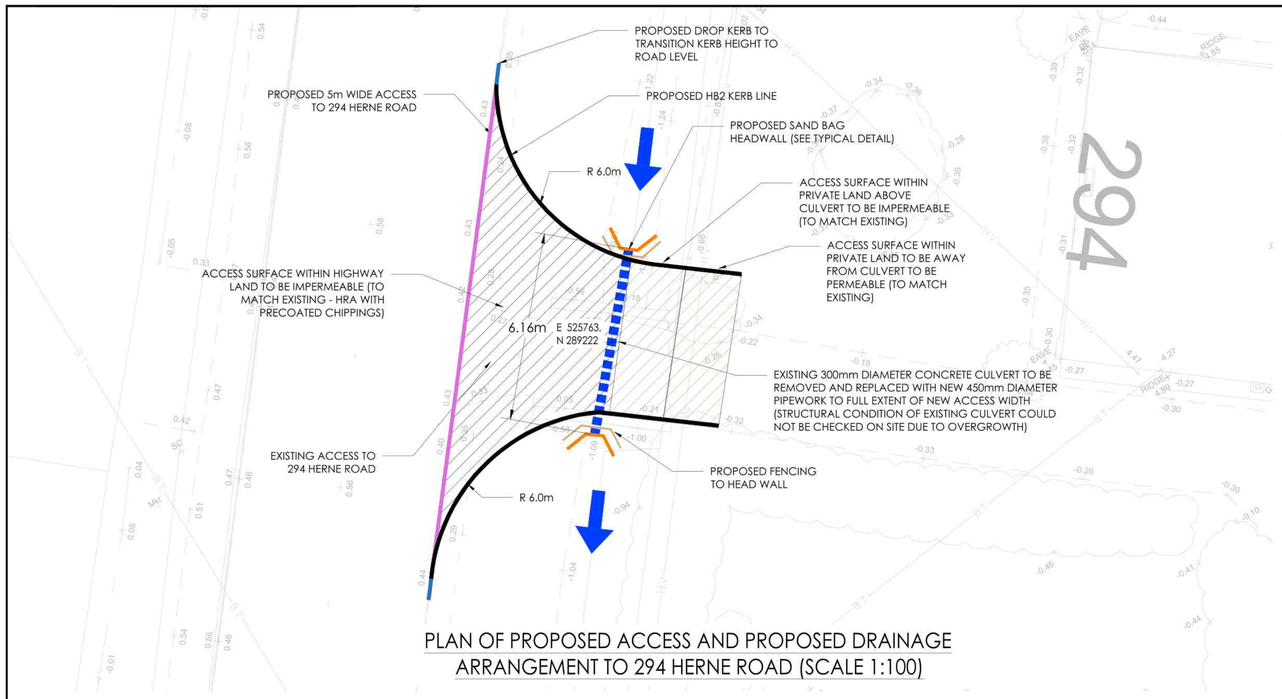
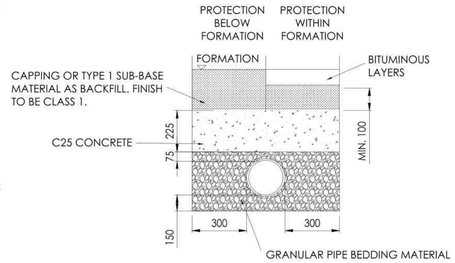
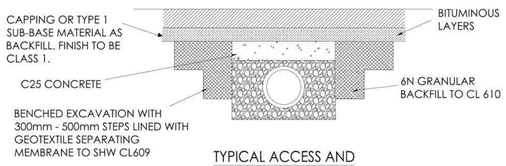


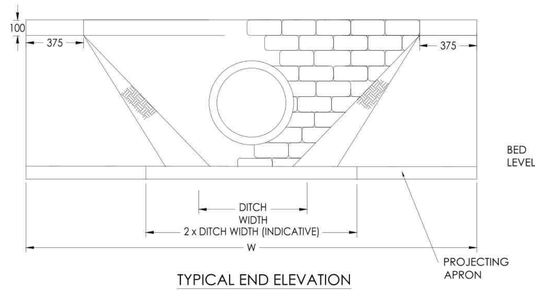
PLAN OF PROPOSED ACCESS AND PROPOSED DRAINAGE ARRANGEMENT TO 294 HERNE ROAD (SCALE 1:100)



CONCRETE PIPE PROTECTION (SCALE 1:40)

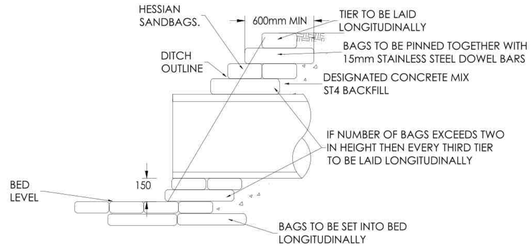


TYPICAL ACCESS AND CULVERT BACKFILL SECTION (SCALE 1:40)

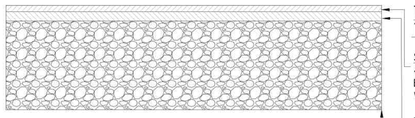


TYPICAL END ELEVATION

CEMENT BAG HEADWALL FOR CULVERT OUTLETS TO DITCH (SCALE 1:20)



SIDE ELEVATION TO DITCH ENTRY



TYPICAL ACCESS CONSTRUCTION - FULL DEPTH (SCALE 1:20):

SURFACE COURSE
40 mm THICK HRA 30/14 SURF 40/60 TO BSEN 13108 LAID AND COMPACTED TO BS EN 594987:2007 WITH 20mm PRE COATED CHIPPINGS GRANITE TO COMPLY WITH BS EN 13108-4 HAVING A MINIMUM PSV 55.

BINDER COURSE
60 mm THICK AC20 DENSE BIN 40/60 PEN TO BS EN 13108 LAID IN 2 LAYERS AND COMPACTED TO BS 594987:2007.

SUB-BASE
TYPE 1 UNBOUND MIXTURE SUB-BASE TO CURRENT D.T.p. SPECIFICATION FOR HIGHWAY WORKS CL.802 & CL.803 TABLE 8/2. FOR DEPTHS SEE ADJACENT TABLE.

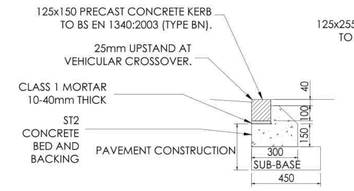
MEASURED CBR VALUES	REQUIRED DEPTH OF SUB-BASE
CBR 2.5%	350 mm ± 10 mm (MINIMUM THICKNESS)
CBR 3%	310 mm ± 10 mm
CBR 4%	270 mm ± 10 mm
CBR 5%	230 mm ± 10 mm
CBR 9%	200 mm ± 10 mm
CBR 15%	150 mm ± 10 mm

NOTES:

BOND COAT TO BE APPLIED BETWEEN ALL LAYERS AND VERTICAL FACES OF ASPHALT IN ACCORDANCE TO BS 594987 CL: 5.5

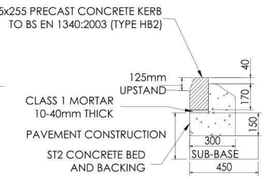
AT THE DISCRETION OF THE ENGINEER THE THICKNESS SHALL BE INCREASED IF SOFT AREAS ARE ENCOUNTERED. THE MATERIAL SHALL BE SPREAD EVENLY ON THE FORMATION IN LAYERS OF A DEPTH NOT MORE THAN 150mm COMPACTED THICKNESS .

FORMATION LEVEL TO BE PROOF ROLLED TO CLAUSE 609. SOFT SPOTS TO BE EXCAVATED BACK TO GOOD GROUND AND FILLED WITH FULLY COMPACTED TYPE 1 SUB-BASE MATERIAL TO THE SPECIFICATION FOR HIGHWAY WORKS CLAUSE 616, OR ALTERNATIVE AS AGREED WITH THE HIGHWAY INSPECTOR.



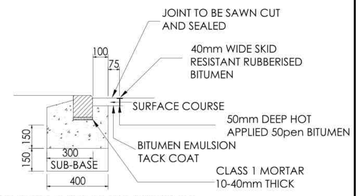
DROPPED KERB DETAIL

SCALE 1:20



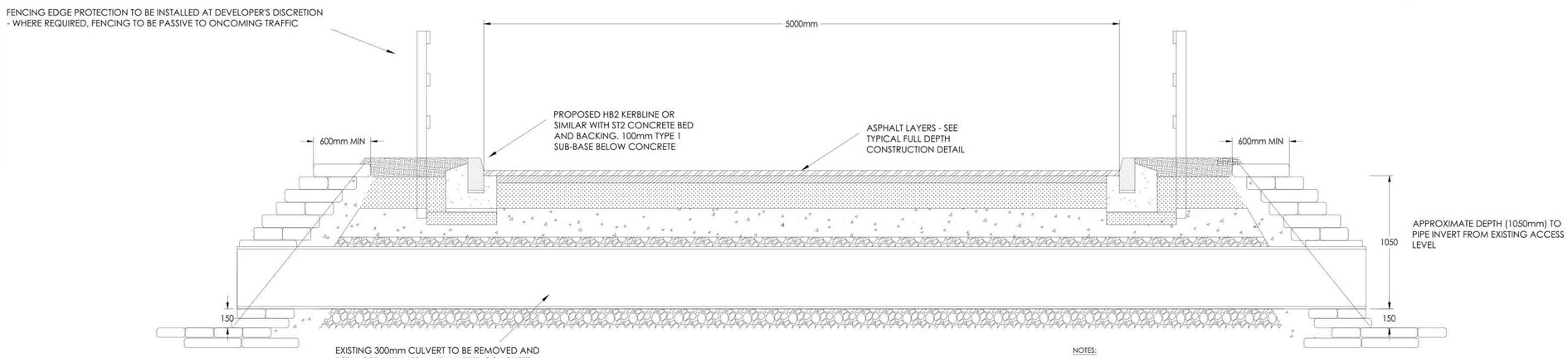
FULL HEIGHT KERB DETAIL

SCALE 1:20



KERB DETAIL TIE-IN TO EXISTING CARRIAGEWAY

SCALE 1:20



TYPICAL ACCESS AND 450mm CULVERT SECTION (SCALE 1:20)

NOTES:

1. PLAN IS OVERLAID ON OS MAPPING.
2. OVERLAID TOPOGRAPHICAL SURVEY (7827-1) PROVIDED TO CREATE CONSULTING ENGINEERS LTD BY JK ARCHITECTURE LIMITED HAS BEEN MOVED AND ROTATED TO BEST FIT THE OS MAPPING BY CREATE CONSULTING ENGINEERS LTD.
3. ALL PROPOSED DRAINAGE AND HIGHWAY WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CAMBRIDGESHIRE COUNTY COUNCIL HIGHWAYS STANDARD DETAILS.
4. THIS DRAWING IS NOT FOR CONSTRUCTION, IT IS TO AID THE DISCHARGE OF CONDITIONS.
5. EXISTING DITCHES TO BE CLEARED OF OVERGROWN VEGETATION EITHER SIDE OF THE PROPOSED ACCESS.
6. ALL EXISTING UTILITIES SHOULD BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR PRIOR TO EXCAVATION IN ACCORDANCE WITH HSG47.
7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
C	07/10/26	ANNOTATION REMOVED.	LJM	BWA
B	23.09.26	UPDATED ANNOTATIONS, ADDED COORDINATES AND FLOW ARROW	LMD	LJM
A	09.09.26	PIPE DRAWN TO 450mm	LMD	LJM

PROJECT 294 HERNE ROAD RAMSEY ST. MARYS HUNTINGDON. PE26 2TD	DATE 03.09.21	DRAWING STATUS INFORMATION	
	SCALE(S) AS SHOWN	DESIGNED SC / DRAWN SC	
DRAWING TITLE TYPICAL ACCESS AND DRAINAGE DETAILS		CHECKED BA / APPROVED BA	
	JOB No P21-2045		
CLIENT STEVEN LANCASTER	DRAWING No 02_001	REVISION C	

create CONSULTING ENGINEERS LTD

www.createconsultingengineers.co.uk

DO NOT SCALE

ORIGINAL SHEET SIZE - A1 Landscape

general notes

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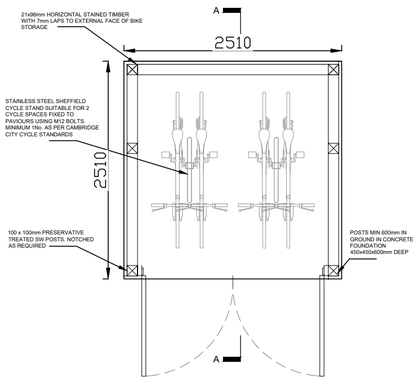
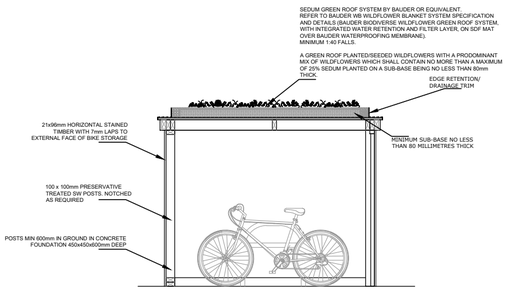
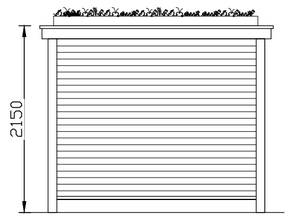


Cycle Store Layout 1:50
Space for 4No. Cycles

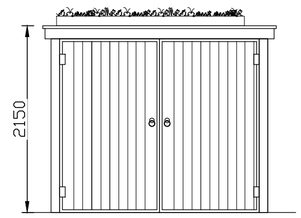


SECTION A-A

SIDE ELEVATIONS



REAR ELEVATION



FRONT ELEVATION

0 2.5

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Cycle Store Design				
drawing no	PL(21)05	checked	DSR		
scale	1:50	original	A2		
status	PLANNING				

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email info@29architecture.co.uk
website www.29architecture.co.uk

TWENTY NINE. ARCHITECTURE + PLANNING

general notes

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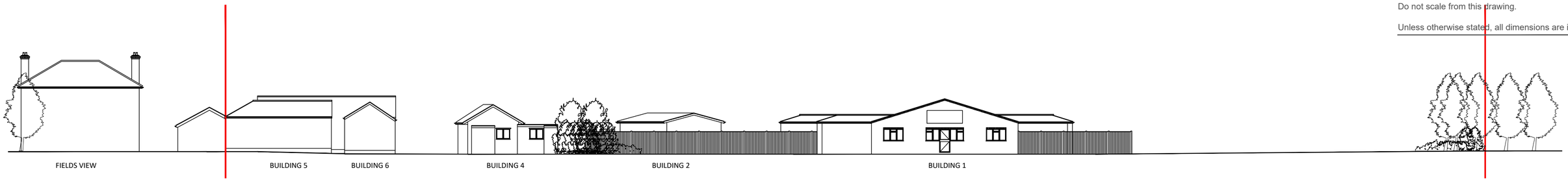
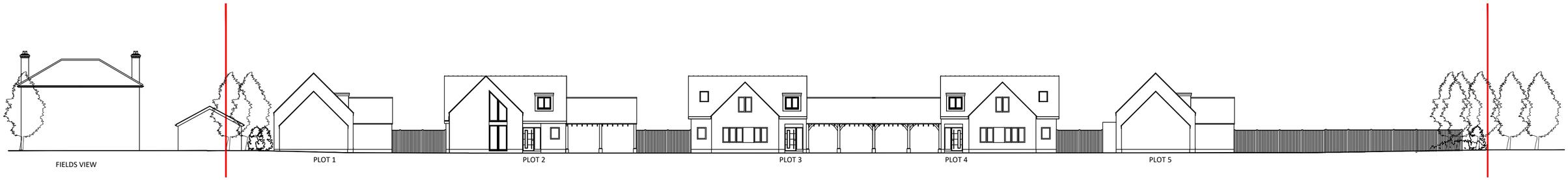


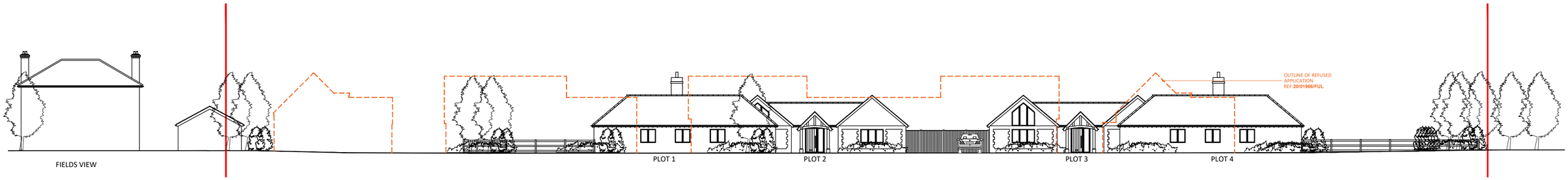
DATUM +5.00

EXISTING SITE SECTION A-A



DATUM +5.00

PREVIOUSLY REFUSED APPLICATION SITE SECTION A-A



DATUM +5.00

PROPOSED SITE SECTION A-A

0 10 20

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Existing and Proposed Site Sections				
drawing no	PL(21)03	checked	DSR		
scale	1:250	original	A2		
status	PLANNING				

address
25 Cromwell Road
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email info@29architecture.co.uk
website www.29architecture.co.uk

TWENTY NINE. ARCHITECTURE + PLANNING

general notes

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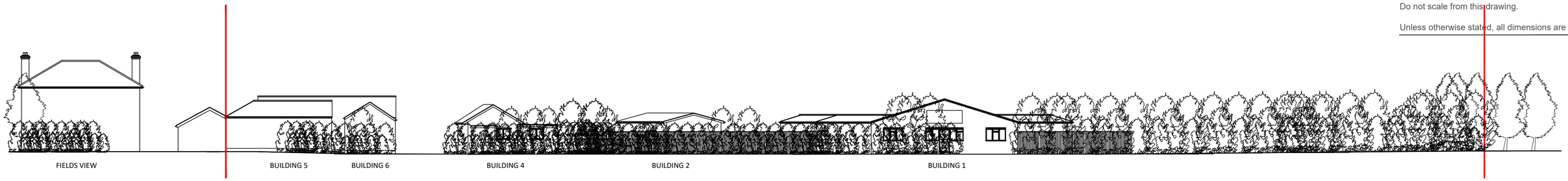
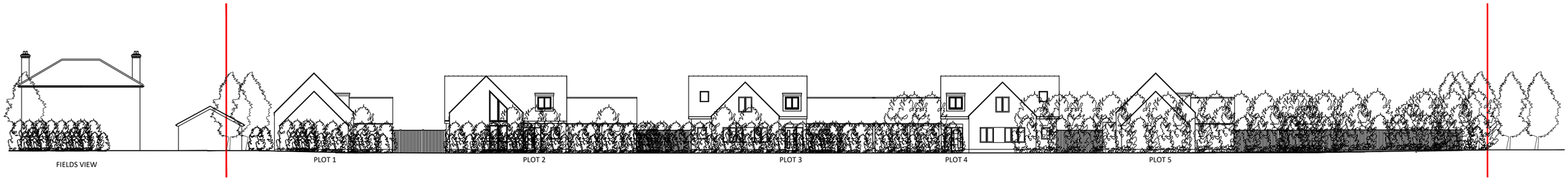


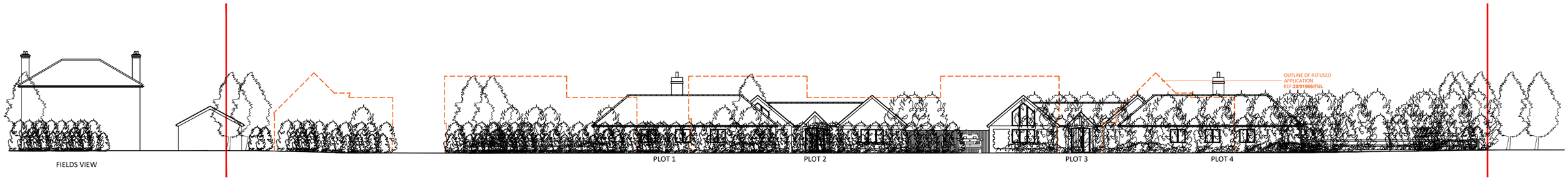
DATUM +5.00

EXISTING STREET SCENE



DATUM +5.00

PREVIOUSLY REFUSED APPLICATION STREET SCENE



DATUM +5.00

PROPOSED STREET SCENE

0 10 20

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Existing and Proposed Street Scene				
drawing no	PL(21)04	checked	DSR		
scale	1:250	original	A2		
status	PLANNING				

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website www.29architecture.co.uk

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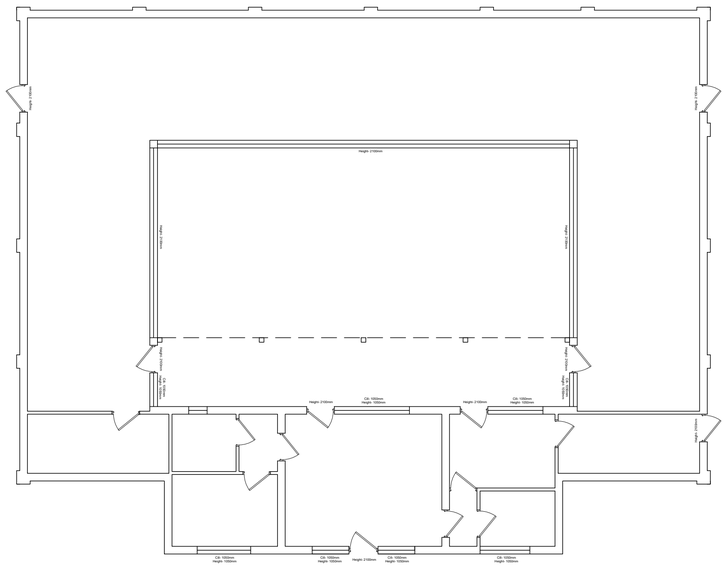
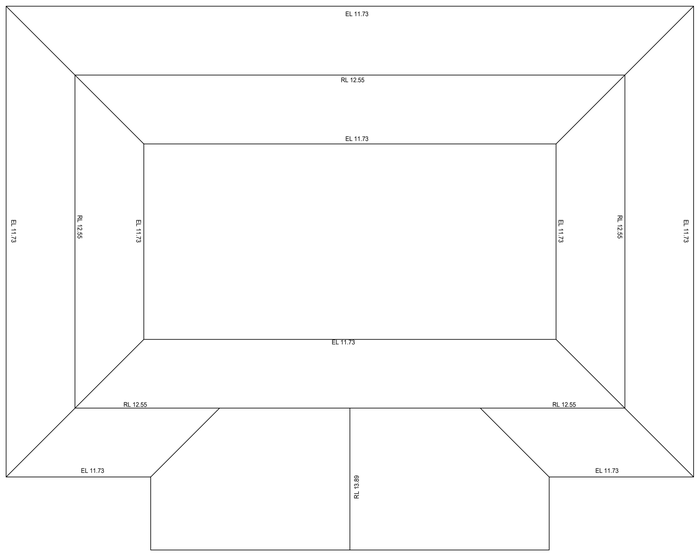
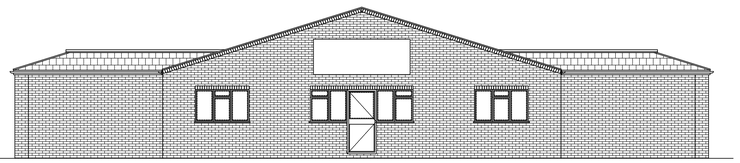


EXISTING GROUND FLOOR PLAN - BUILDING 1



EXISTING ROOF PLAN - BUILDING 1



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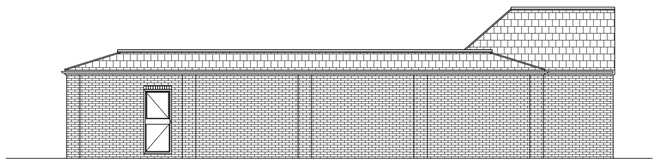

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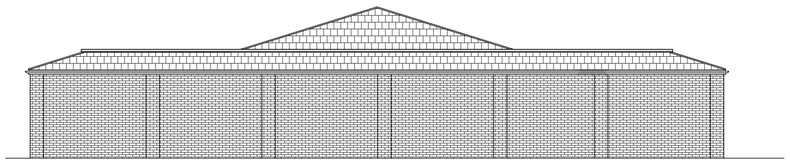

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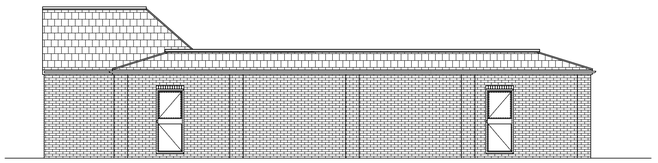

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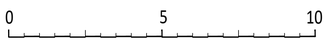

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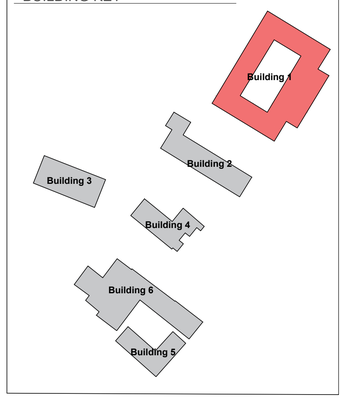

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client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Building 1 Existing Plans and Elevations				
drawing no	PL(11)02	checked	DSR		
scale	1:100	original	A1		
status	PLANNING				

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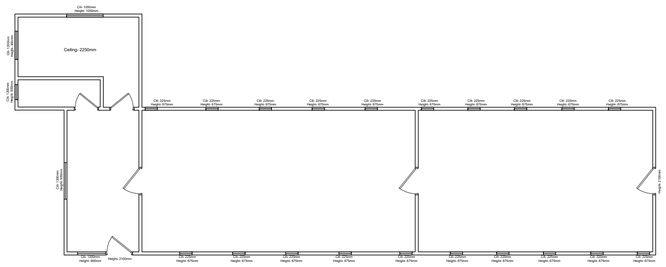
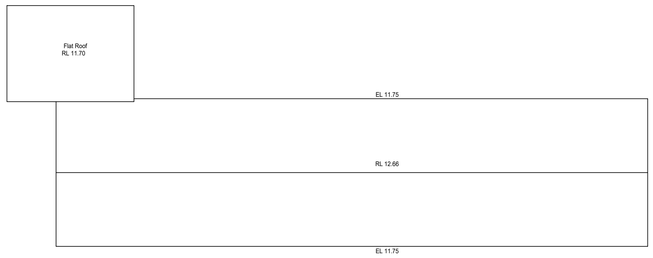
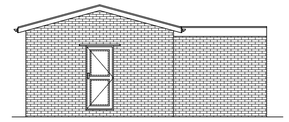


EXISTING GROUND FLOOR PLAN - BUILDING 2



EXISTING ROOF PLAN - BUILDING 2



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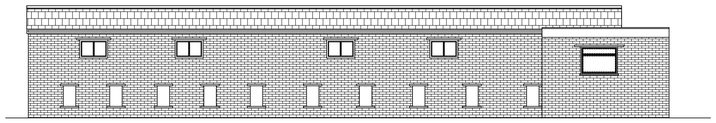

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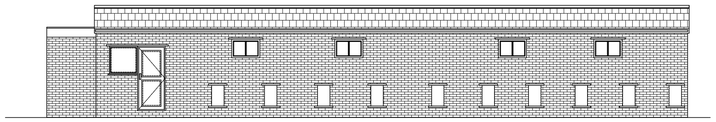

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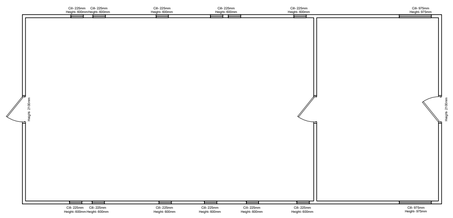
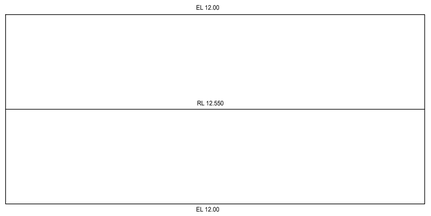


EXISTING GROUND FLOOR PLAN - BUILDING 3



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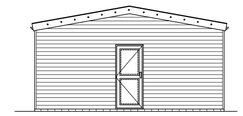

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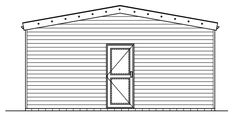

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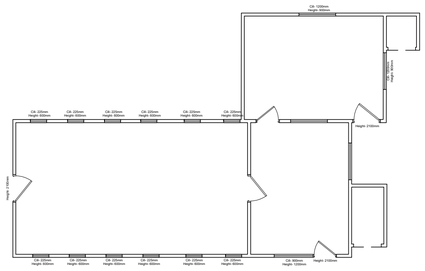
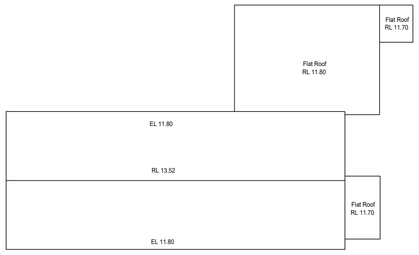


EXISTING GROUND FLOOR PLAN - BUILDING 4



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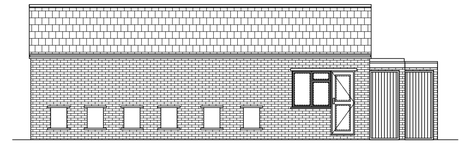

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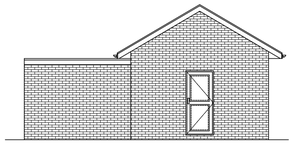

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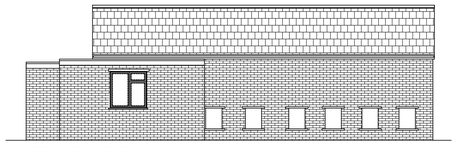
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

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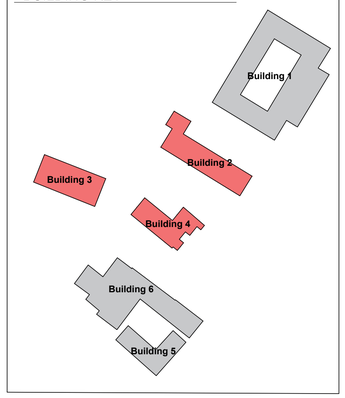

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client	Sylvia Dighton and Dale Robinson		
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA		
drawing title	Buildings 2,3 and 4 Existing Plans and Elevations		
drawing no	PL(11)03	checked	DSR
scale	1:100	original	A1
status	PLANNING		

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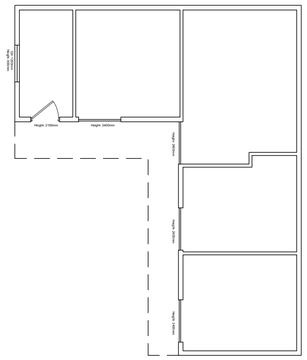
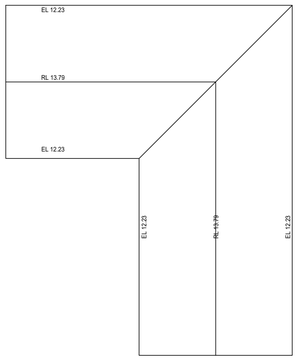


EXISTING GROUND FLOOR PLAN - BUILDING 5



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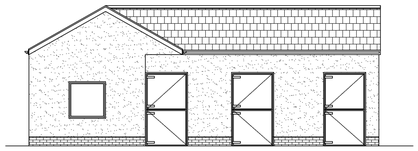

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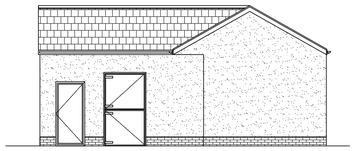

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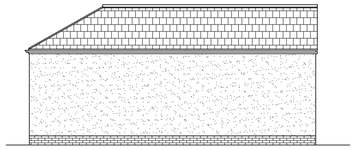

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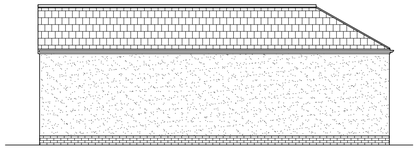

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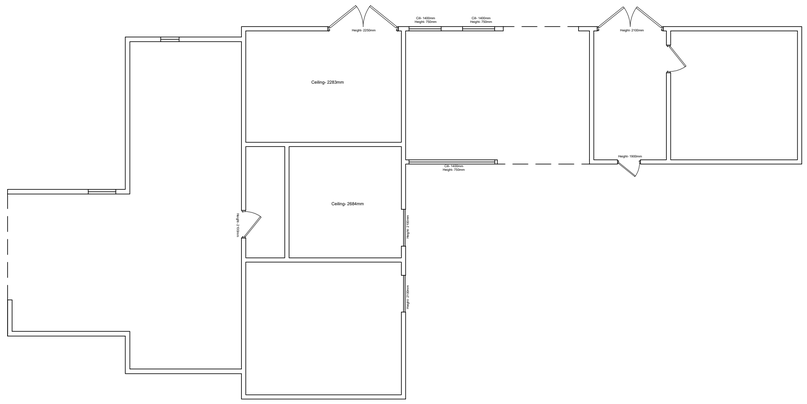
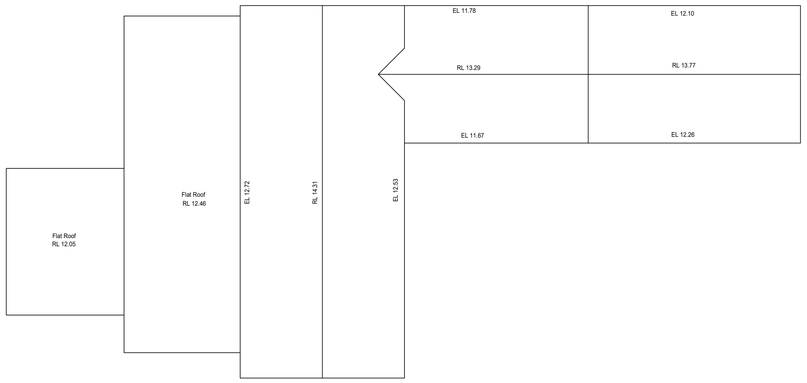


EXISTING GROUND FLOOR PLAN - BUILDING 6



EXISTING ROOF PLAN - BUILDING 6

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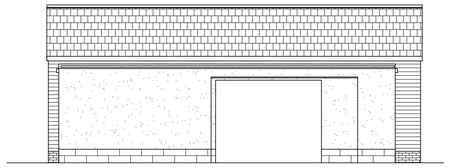

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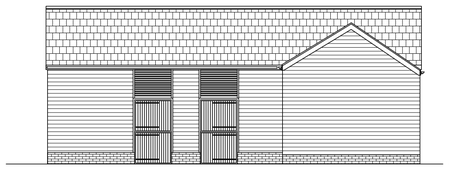

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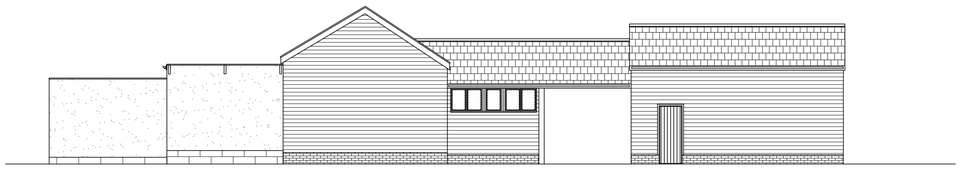

EXISTING REAR ELEVATION

0 5 10

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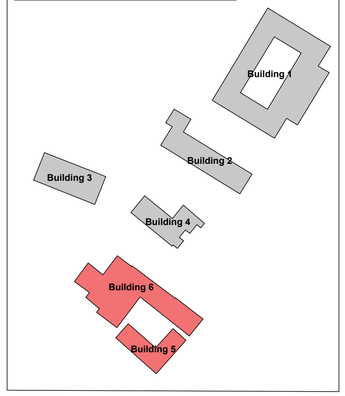

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Buildings 5 and 6 Existing Plans and Elevations				
drawing no	PL(11)04	checked	DSR		
scale	1:100	original	A1		
status	PLANNING				

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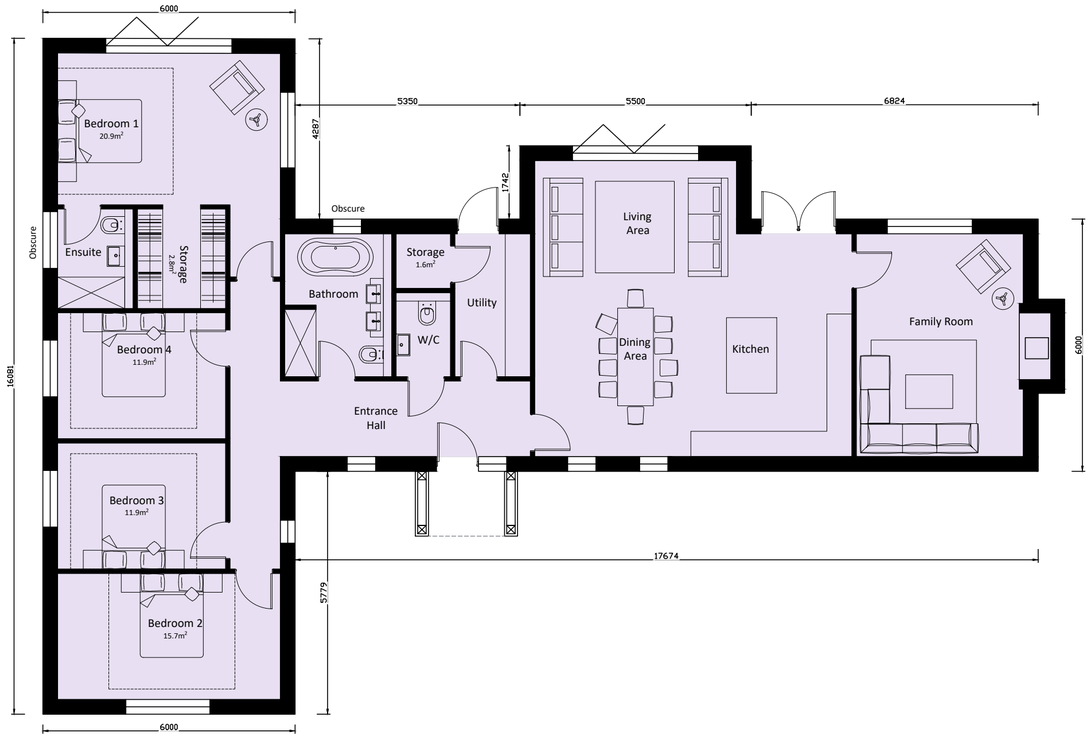
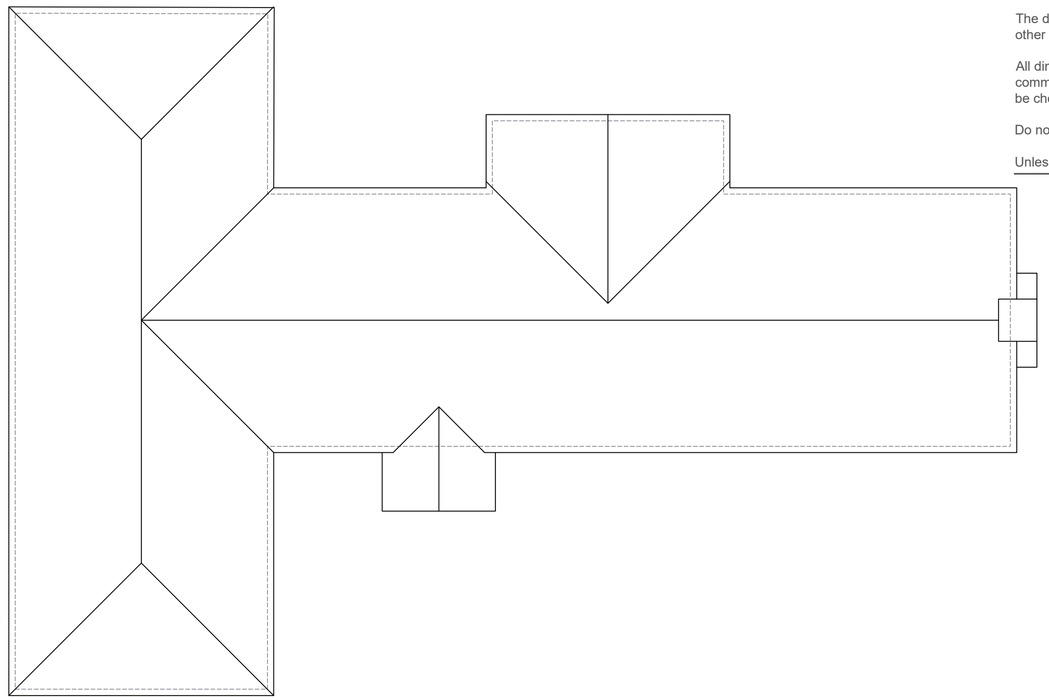


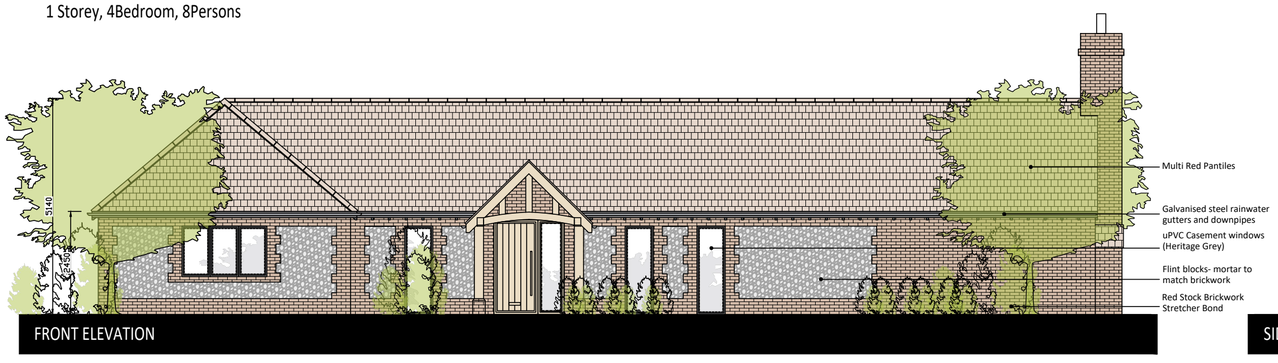
PLOTS 1 AND 4 GROUND FLOOR PLAN (Plot 4 Handed)

184.5m² (1,986sq.ft)

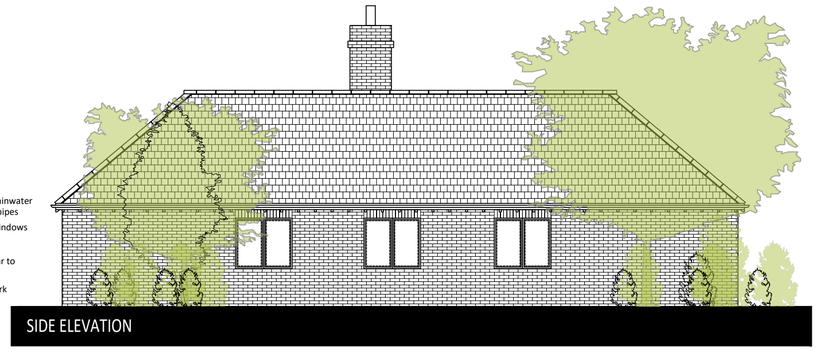
1 Storey, 4Bedroom, 8Persons



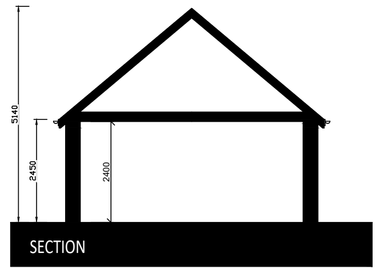
PLOTS 1 AND 4 ROOF PLAN (Plot 4 Handed)



FRONT ELEVATION



SIDE ELEVATION



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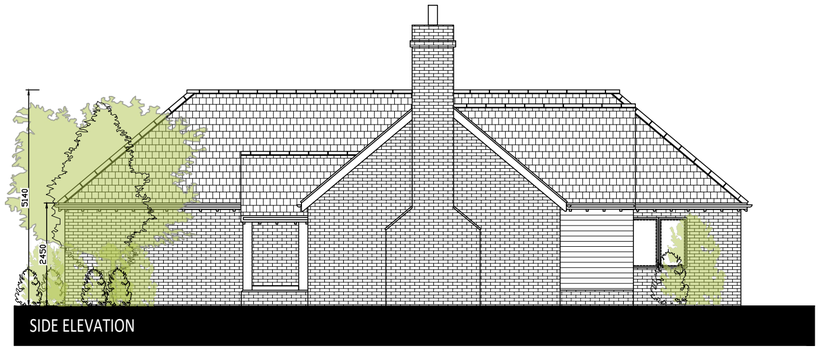

SIDE ELEVATION

REAR ELEVATION

0 5 10

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rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Plots 1 and 4 Proposed Floor Plans and Elevations				
drawing no	PL(21)01	checked	DSR		
scale	1:100	original	A2		
status	PLANNING				

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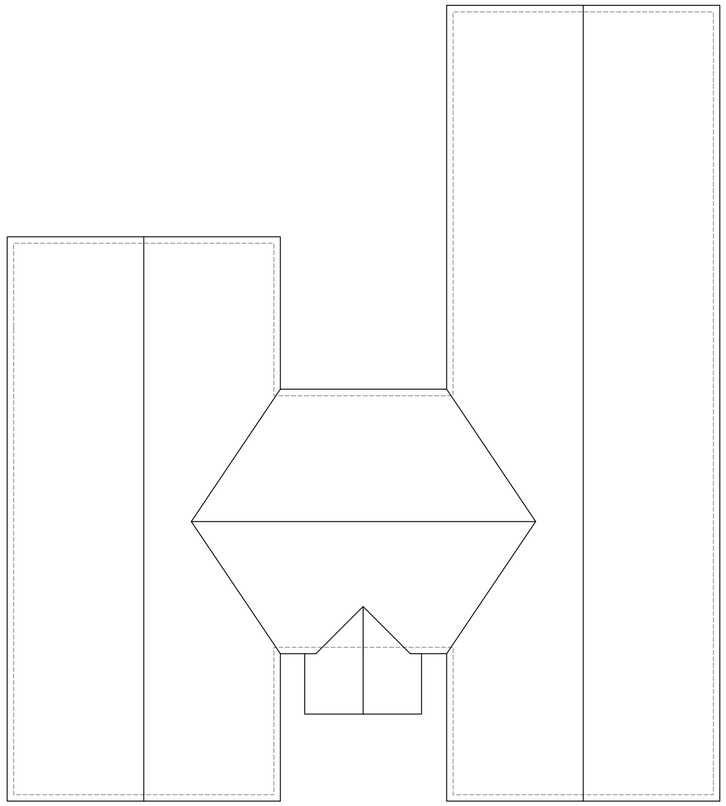
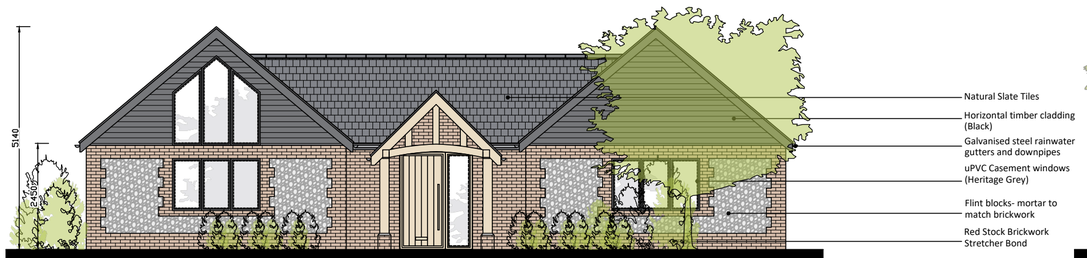
TWENTY NINE. ARCHITECTURE + PLANNING

PLOTS 2 AND 3 GROUND FLOOR PLAN

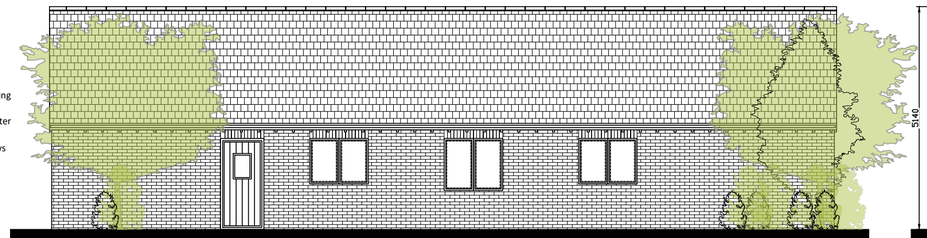
180.2m² (1,940sq.ft)
1 Storey, 4Bedroom, 8Persons



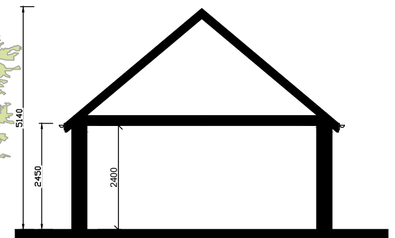
PLOTS 2 AND 3 ROOF PLAN



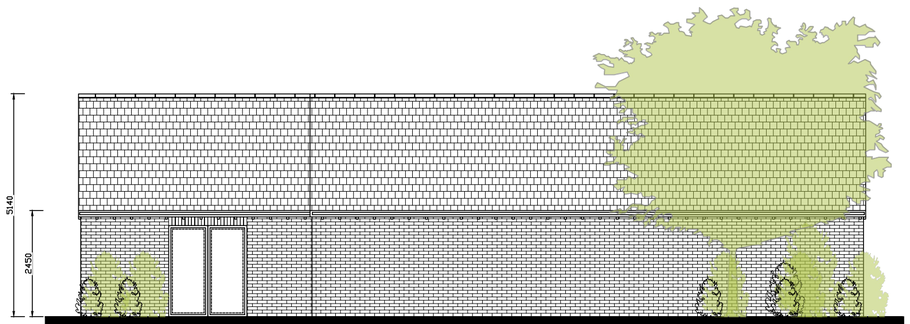
FRONT ELEVATION



SIDE ELEVATION



SECTION



SIDE ELEVATION

REAR ELEVATION

0 5 10

general notes

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The drawing is to be read in conjunction with all other relevant drawings and specifications.

All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.

Do not scale from this drawing.

Unless otherwise stated, all dimensions are in mm.

rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Plots 2 and 3 Proposed Floor Plans and Elevations				
drawing no	PL(21)02	checked	DSR		
scale	1:100	original	A2		
status	PLANNING				

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