OFFICER REPORT

Case No: 24/02305/FUL Full Planning Application

Proposal: Full planning application for the conversion of existing buildings to provide four dwellinghouses including demolition and extension to existing buildings

Location: Agricultural Buildings Manor Farm Thurning Road

Applicant: Mr and Mrs German

Grid Ref: 510458 280876

DESCRIPTION OF SITE AND APPLICATION

The application site comprises of a 0.28 hectare irregular shaped parcel of land to the rear of Manor Farm House and to the northwest of the village of Winwick. The application comprises a former agricultural yard and access onto Thurning Road. The site features a combination of traditional brick-built agricultural structures alongside more contemporary lean-to additions and extensions. It also includes a standalone modern agricultural building situated within the site. The barns subject to this application are named The Goose Barn, The Long Barn, and The Old Dairy and The Granary Barn. To the south, west and east of the application site is residential development, additionally to the south is both the Village Hall and All Saints Church. Beyond the farmyard is an agricultural field to the northeast.

There are no known ecological designations within or in proximity to the application site. In regard to designated heritage assets, All Saints Church a Grade II* listed building is 130 metres southwest of the application site.

The site is located within Flood Zone 1 and at the lowest risk from fluvial flooding and is not susceptible to groundwater flooding according to the latest Environment Agency mapping and the Councils Strategic Flood Risk Assessment (2024). A small area central to the site comprising of hardstand is at risk from surface water flooding according to the Councils Strategic Flood Risk Assessment (2024).

This application proposes the conversion of four agricultural buildings into residential dwellings: Goose Barn into a single-storey, three-bedroom home; the Old Dairy into a two-bedroom, single-storey dwelling following substantial repair; Long Barn into a single-storey, three-bedroom dwelling; and Granary Barn into a two-storey, four-bedroom home following the removal of its rear lean-to extension.

During the lifetime of the application revised floor, block and elevation plans have been received to address the Urban Design Officers Comments. Given the alterations relate to plan discrepancies and minor alterations to the appearance of the proposed dwellings, on the balance of fairness further public consultation was considered not to be necessary on this occasion.

It is noted there is a concurrent application (application ref 24/02292/FUL) seeking to convert an existing agricultural building, including removal of lean-to structure and extension, to provide residential annexe, directly south of the application site, this application was determined 21/08/2025.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

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

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

Planning Practice Guidance and the National Design Guide are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 - adopted May 2019

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

Supplementary Planning Documents (SPD) and Guidance:

*Huntingdonshire Design Guide SPD (2017)
*Huntingdonshire Townscape and Landscape Assessment SPD (2022)
*Developer Contributions SPD (2011)
*Huntingdonshire Strategic Flood Risk Assessment (2024)
*Huntingdonshire Tree Guidance Note 3
*Annual Monitoring Report, regarding housing land supply.

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

Neighbourhood Plan

Great and Little Gidding Parish Council, with Hamerton and Steeple Gidding Parish Council and Winwick Parish Council applied for designation of a neighbourhood area comprising all parish areas. Consultation on the area designation ran from 1 February to 15 March 2023. The designation was approved as a neighbourhood area on 30 March 2023.

There is no 'made' neighbourhood plan in Winwick.

PLANNING HISTORY

24/02292/FUL - Conversion of existing buildings (including removal of lean-to structure and extension) to provide a residential annexe- Permitted 21.98.2025

9400383FUL-Erection of agricultural building Manor Farm, Winwick.-Permitted 23.05.1995

CONSULTATIONS

Parish Council- No comment at the time of determination.

Conservation Officer-No objection. As no heritage asset is affected, we do not wish to make any comment on the proposals.

Urban Design Officer- No objection. The amendments are supported in design terms. Recommends the imposition of various conditions. Full UD Officer comments are summarised in a following section of this report.

Ecology Officer-No objection. Having reviewed the document submitted for the above application, the proposed development will not cause significant Adverse impact to the ecology or biodiversity of the site or surrounding land, so no objections are raised. Should planning permission be granted, the conditions should be attached in regard to the recommendations and safeguarding measures set out in the ecological appraisal and in respect of a lighting design.

UK Power Networks- Note there are overhead cables on the site running within close proximity to the proposed development. Recommend informatives should the development be permitted.

Landscape Officer- No objection. Recommends the imposition of a hard and soft landscaping condition should the development be permitted.

Anglian Water - This application falls outside of the remit for comments by Anglian Water.

Cambridgeshire Constabulary- No comment.

Historic England- No comment.

Lead Local Flood Authority- No objection. It is understood that this is a minor application on which the team is not usually consulted. However, when consultation does occur on a minor, it is typically due to previous issues in the area. Given that this is a Full application, it is expected that all relevant details are included within the Surface Water Strategy and Flood Risk Assessment. Nonetheless, the officer is happy to accept these details via condition if necessary.

Arboricultural Officer- No objection. Whilst the Officer raised concerns about the proximity of the Cherry tree to the new development, following the receipt of a Tree Report and Arboricultural Impact Assessment which confirm that trees off site will not be affected, the Officer supports the application. The submitted report also includes an acceptable Method Statement for the project according to the Arboricultural Officer.

Environmental Health- No objection subject to conditions. The officer has reviewed the "Phase 1 Geo-Environmental Desk Study" prepared by EPS (report reference UK24.7003, dated 3 July 2024) and agrees that a Phase 2 land contamination investigation is necessary. Should the Local Planning Authority be minded to approve the application, it is recommended that a land contamination risk assessment (and, if required, a remediation strategy) be submitted for approval prior to the commencement of development. Where remediation works are undertaken, a remediation and verification report should be submitted to and agreed by the LPA prior to occupation of the site.

CCC Highways- No objection. Following a review of the submitted documents, the Highway Authority notes that drawing ref. KA50615 BRY XX A 05 Rev F demonstrates visibility splays within the red

line boundary and an access width of 6m. Based on the information provided, the proposal is considered acceptable from a highways perspective. Should the Local Planning Authority be minded to approve the application, it is recommended that the specified conditions be appended to any consent granted.

REPRESENTATIONS

No third-party representations have been received in support or objection to the proposal at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Principle of development
- Impact on Designated Heritage Assets
- Design and Visual Amenity
- Residential Amenity
- Highway Safety, Access and Parking Provision
- Biodiversity and Ecology
- Impact on Trees
- Flood Risk and Drainage
- Other Matters

*Principle of development

The application site is within the built-up area of the village of Winwick, which is defined by the Local Plan as a 'Small Settlement' and as such, Policy LP9 is considered relevant.

Consideration shall also be paid to whether the application site is located within a built-up area of Winwick. The adopted Local Plan defines a built-up area as a distinct group of buildings that includes 30 or more homes. Residential, community, retail and employment buildings which are predominantly surrounded by other buildings and built development on at least two sides is considered to be within the built-up area, as per paragraph 4.85 of the Huntingdonshire Local Plan to 2036. On the above description and the site context detailed at the start of this report, the Local Planning Authority are satisfied that the site forms part of a built-up area of Winwick.

Local Plan Policy LP9 supports development proposals located within a built-up area of a Small Settlement where the amount and location of development proposed is sustainable in relation to the:
a. level of service and infrastructure provision within the settlement;
b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
c. effect on the character of the immediate locality and the settlement as a whole.

In relation to criteria (a) and (b), the settlement of Winwick offers a limited range of day-to-day facilities, including a village hall and a church. Approximately 280 metres southeast of the application site is a bus stop served by a single daily service to the Market Town of Huntingdon, which provides access to a broader range of services and amenities.

While the site is not directly connected to the bus stop via a dedicated footpath, it is located along Thurning Road, an unlit rural road without pedestrian infrastructure. However, a 300-metre stretch of Thurning Road adjacent to the site is subject to a 30mph speed limit and primarily serves farmsteads and residential properties. The presence of built form, including dwellings and the narrow two-way carriageway, is likely to encourage lower vehicle speeds. This context helps to mitigate potential safety concerns associated with the absence of formal pedestrian routes.

Winwick is located approximately 6 miles west of the village of Alconbury, which offers a range of local amenities including a public house, convenience store, GP surgery, and primary school. While officers acknowledge that walking or cycling between the two settlements is discouraged due to the

absence of dedicated pedestrian and cycle infrastructure, they are satisfied that Winwick, as a small settlement, is capable of accommodating this proposed modest level of residential growth.

In regard to criterion (c), the effect of the development proposal on the character of the immediate locality is discussed below and is considered to be acceptable.

Another consideration in the determination of this application is whether the buildings subject to this application are capable of conversion. The application is accompanied by a Visual Structural Inspection and Subsequent Assessment for Planning Purposes Report. This details the structural conditions of each of the barns on sites and any recommendations for repair. The report states the barns are generally structurally sound and capable of accommodating residential use, though various remedial works are recommended. These include repointing brickwork, repairing cracks using Helibar stitching, replacing degraded timber elements, addressing roof structural issues, and upgrading flooring to meet building regulations. The report concludes that the barns have withstood decades of use and weathering and are suitable for conversion without major structural alterations.

Given the above, the proposed conversion of the former agricultural barns within the built-up area of Winwick into four residential dwellings accords with Policy LP9 of the Local Plan. The principle of development is therefore considered to be acceptable subject to the following material planning considerations.

*Impact on Designated Heritage Assets
As detailed in the preceding sections of this report, whilst the site is not within a Conservation Area it is in proximity to Listed Buildings namely All Saints a Grade II* Church. The listed building is located 130m southwest of the application site.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In this instance, the Grade II* Listed Building is located over 130 metres from the application site. Given that the proposal involves the conversion of existing buildings within an established farmstead and the sites separation distance from the listed building, it is considered that the development would not result in harm to the setting or significance of nearby designated heritage assets. Furthermore, the Conservation Officer consulted on the application raised no objection to the proposals and considered there to be no heritage asset affected by them. Accordingly, the proposal is deemed to accord with Policy LP34 of the Huntingdonshire Local Plan in respect of heritage considerations.

It is also noted that a Scheduled Monument, comprising the moated site and shrunken medieval village at Winwick (NHLE 1006805), is located approximately 40 metres to the east of the application site. However, due to the presence of substantial screening from intervening buildings and mature vegetation, including those at Pasture Farm, no harm has been identified to the monument's setting. This conclusion is supported by the findings of the accompanying Archaeological Assessment.

*Design and Visual Amenity
Local Plan Policies LP 11 and LP 12 states proposals will be supported where it is demonstrated that it responds positively to its context (LP 11), is well designed and demonstrates that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape (LP 12).

As detailed above, the application site comprises a 0.28-hectare irregular parcel of land located to the rear of Manor Farm House, northwest of Winwick village. It includes a former agricultural yard with access from Thurning Road and features a mix of traditional brick-built barns and modern agricultural structures. The farmyard comprises of a tight courtyard with buildings generally located

on the boundaries of the site facing inwards. The farm buildings are traditional in form with a range of sizes and styles depending upon their agricultural function.

In regard to the wider context, the site is bordered by residential development to the south, west, and east and to the south is the Village Hall and All Saints Church. An agricultural field lies to the northeast beyond the farmyard. Whilst not listed nor within a Conservation Area, the farm buildings make an important contribution to the rural character of Winwick as a farming village.

The site is located within the Northern Wolds Landscape Character Area within the Huntingdonshire Landscape and Townscape SPD 2022.Whereby development proposals sensitively preserve the area's historic and natural character by protecting key views, heritage assets, and archaeological features, enhancing nature conservation along streams and valleys, maintaining traditional field patterns and ancient trees, and safeguarding the parkland setting of Kimbolton village and School.

During the course of the application the Urban Design Officer was consulted on the application. The Officers comments are summarised in the followings section of this report.

Layout
The proposal includes the conversion of four barns across the Manor Farm site. The Old Dairy, located in the southeastern corner, would have two parking spaces, and a small courtyard for private amenity space. The Goose Barn and Long Barn form an L-shaped layout with shared access and parking; private amenity space is proposed to the side and rear of the building. Given The Goose Barn's amenity space is adjacent to the private access road and Long Barn rear amenity space backs onto the open countryside, it is recommended boundary details are required and secured by condition, in the interests of visual amenity. A communal bin store is shown outside The Goose Barn's plot boundary.

Given that the submitted and proposed layout largely reflects the existing arrangement of buildings within the farmyard courtyard, aside from the removal of some lean-to structures, and makes adequate provision for parking, vehicle turning, secure cycle storage and private amenity space to meet the basic functional needs of each dwelling, Officers are satisfied that the layout is in keeping with both the immediate and wider character of the area.

Floor and Elevation Plans
During the course of the application revised floor, block and elevation plans have been received to address the Urban Design Officers comments.

The conversion of the Old Dairy would require significant repair and rebuilding of the former barn and the removal of lean-to addition to the side of the building which are considered acceptable by Officers. Officers consider the alterations to the Old Dairy to be sympathetic to the immediate and wider character of the area.

Similar to the above, Goose Barn a 6 bay open fronted cart shed building with brick store either end, would require significant repair and rebuilding. The amended designs include the retention of the open fronted character of the building using new walls and glazing, set behind the frontage timber posts, so that the original bay division is fully visible. This is considered acceptable and in keeping with the immediate locality.

In regard to Long Barn, the existing building is a single storey barn with decorative brickwork to the verge on the western gable and hayloft opening. To convert the building into domestic space minor repair works are required. The proposed external alterations include the introduction of rooflights and additional fenestration on the northern elevation and the use of existing openings repurposed as fenestration on the southern elevation. The existing arrow slit and decorative brick verge on the west elevation is to be retained. These minor alterations to the building are considered in keeping with the character of the Long Barn and are acceptable.

The Granary Barn as existing is a two-storey brick threshing type barn with front and rear lean-to addition. The proposed conversion would require the removal of the rear lean-to addition, notable repair/rebuilding works, modest openings on north and south elevation and hayloft opening and personnel door on the western gable. These alterations to the building are considered sympathetic by Officers.

In regard to external materials, the Urban Design Officer recommends all brick repairs and rebuilding works should be carried out using the same brick bond as the existing barn to which they relate, with reclaimed bricks that match in appearance. Existing roof pantiles should be carefully salvaged and reused, with any shortfall made up using additional matching Cambridgeshire pantiles. It is recommended that a traditional roofing material be used, with clay pantiles selected to complement the character and appearance of the adjacent barns.

The Urban Design Officer, having been consulted on the application, supports the proposed amendments to the scheme, subject to conditions requiring the submission of details relating to external materials, architectural features, hard and soft landscaping, rooflights, joinery, and the design of cycle and bin stores.

Overall, subject to these conditions, the development is considered acceptable in terms of design and visual amenity. The proposal broadly reflects the existing arrangement and architectural character of the barns on site and retains the site's overall contribution to the rural character of Winwick as a farming village. Accordingly, the proposal is considered to accord with Policies LP11 and LP12 of the Local Plan to 2036, as well as the Huntingdonshire Landscape and Townscape SPD (2022)

*Residential Amenity
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.

Residential amenity for adjacent dwellings
The closest neighbouring residential property to the proposal is 'Manor Farm' which is within the applicant's control. Aside from this, No. 3 Thurning Rd is located to the west and Pastures Farm to the east.

Habitable windows on the western elevation of the Old Dairy would face towards habitable windows on the eastern elevation of Manor Farm. With regard to potential overlooking, Officers are satisfied that the 16.9-metre separation distance between the two elevations is sufficient to prevent any significant loss of privacy for the occupants of Manor Farm. Furthermore, as the converted barns would retain a layout similar to the existing farm courtyard and no increase in building height is proposed, Officers are also satisfied that the development would not result in unacceptable levels of overshadowing or overbearing impact on neighbouring residents at Manor Farm house.

In relation to the residential amenity of No. 3 Thurning Road, the nearest converted barn would be the Granary. The existing western elevation of the Granary does not contain any fenestration, and the proposal does not include the addition of any windows on this elevation facing No. 3 Thurning Road. As the Granary Barn would retain a layout consistent with the existing farm courtyard and no increase in building height is proposed, Officers are satisfied that the development would not result in unacceptable levels of overshadowing or overbearing impact on the neighbouring property.

As this application relates to the conversion of existing barns within proximity to Pastures Farm which does not involve the installation of windows on the eastern elevation of the Old Dairy, and the Granary, the development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and would not have a significant detrimental impact upon residential amenity for the occupants of Pastures Farm.

It is also noted that the Urban Design Officer was consulted on the application and raised no concerns regarding potential residential amenity impacts associated with the proposal.

Residential amenity for future occupants

All proposed habitable rooms would be served by windows or rooflights, providing acceptable levels of daylight. The submitted floorplans demonstrate compliance with the Nationally Prescribed Space Standards: The Old Dairy (GIA 87sqm) meets the requirement for a two-bedroom, four-person single-storey dwelling; Long Barn (121sqm) and Goose Barn (112sqm) provide sufficient space for a three-bedroom, six-person dwellings; and Granary Barn (194sqm) exceeds the standard for a four-bedroom, eight-person two-storey dwelling.

The converted barns would be in a similar arrangement to the existing courtyard of the farmstead albeit some of the lean-to structures would be removed. Existing openings on the barns would be repurposed as fenestration overlooking the courtyard.

As previously outlined, Long Barn and Goose Barn are attached and form an 'L'-shaped building. With regard to overlooking and overshadowing, fenestration on the southern elevation of Long Barn would be limited to the reuse of existing openings, resulting in only two windows serving the open-plan kitchen/dining area. This room is dual aspect, and as such, the 'L'-shaped configuration of the buildings would not result in unacceptable levels of overshadowing to these windows.

It is acknowledged that the western elevation of Goose Barn would feature floor-to-ceiling glazing serving three habitable bedrooms. While these rooms are not dual aspect, the inclusion of full-height glazing is considered acceptable in terms of providing adequate levels of natural daylight.

It is further noted that a window located to the right of Long Barn's front door would be in relatively close proximity to the floor-to-ceiling glazing of Goose Barn. However, the elongated layout of Long barn, which separates public and private spaces at either end, helps to mitigate potential privacy concerns. To further address this issue and protect residential amenity, it is recommended that the window to the right of Long Barn's front door be obscurely glazed and can be imposed by condition.

In regard to private residential amenity space, it is acknowledged the extent of residential amenity space provided for the occupants of the Old Dairy would be limited to a small courtyard. Whilst the council does not have minimum standards for rear amenity space, page 237 of the HDC design guide raises questions to consider when designing single dwellings including 'has an adequate amount of amenity space been provided for each residential unit and is it of a shape, size and location to allow effective and practical use by residents'. The submitted site plan (KA50615_05 rev F) demonstrates that there remains sufficient space for cycle storage to accommodate the needs of future occupants of the proposed two-bedroom dwelling. In addition to the cycle storage, the side garden would also provide some space, albeit limited, for wall mounted clothes dryers and outdoor seating (e,g bistro set). Furthermore, the proposed conversion would be a two-bedroom dwelling meaning the number of occupants using the outdoor space would be limited. In addition, it is important to note that this application relates to the conversion of existing buildings, rather than the construction of new dwelling. In this context, and given the constraints of converting an existing structure, the extent of private amenity space proposed for the Old Dairy is considered acceptable.

Converted barns Long Barn, Goose Barn and the Granary Barn would all have external private amenity space to be secured with boundary treatments which can be imposed by condition. Officers are therefore satisficed sufficient outdoor amenity space would be provided for and would accord with LP12 and LP17 of the Huntingdonshire Local Plan.

It is also noted that the Urban Design Officer was consulted on the application and raised no concerns regarding potential residential amenity impacts associated with the proposal.

Taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's

Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

*Highway Safety, Access and Parking Provision
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The application site as existing benefits from an access off Thurning Road, which as existing services the farmstead to the rear of Manor Farm farmhouse. This is located to the east of Manor Farm farmhouse. Manor Farm farmhouse is serviced by a separate access off Thurning Road to the west of the dwelling. The access would be 6m wide and sufficiently sized to accommodate two-way vehicle movements. The accompanying drawing ref KA50615 BRY XX A 05 rev F shows suitable visibility splays can be achieved and are within the red line boundary.

During the application process, the Urban Design Officer raised concerns about shared access between agricultural and residential vehicles. In response, the applicant clarified that they own two parcels of land—one accessed from Thurning Road and the other via the converted farmyard and the B660. As the applicant no longer actively farms the land and it was confirmed that the retained access through the farmyard would not be used by large agricultural vehicles.

In addition to the above, Cambridgeshire County Council as the Local Highways Authority were consulted on the application. The LHA confirms that drawing KA50615 BRY XX A 05 Rev F shows adequate visibility and a 6m access width. The proposal is acceptable from a highways perspective, and recommended conditions should be attached if approved.

Three vehicle parking spaces would service the Granary Long Barn and Goose Barn, and two vehicle parking spaces would be provided for the Old Dairy. It is felt there would be sufficient vehicle parking to service the proposed dwellings.

In regard to bin and bike stores, these are proposed within the curtilage of The Goose Barn, The Long Barn, and The Granary. To ensure they are appropriately designed and sympathetic to the setting, details of their design, materials, and location should be secured by condition. Provision for garden equipment should also be included. Cycle parking should meet policy LP17, with one space per bedroom.

In light of the above, the development is considered to be acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of the Local Plan to 2036 in this regard.

*Biodiversity and Ecology
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 dovetails this 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.

The application was accompanied with a Preliminary Ecological Appraisal (PEA) by Allied Ecology and dated October 2024. The submitted desktop study confirmed that no statutory or non-statutory ecological designations are present within or adjacent to the site, and no adverse impacts are anticipated. The Appraisal states that on-site habitats were found to be of negligible ecological value, and no active bat roosts were recorded in buildings B2 or the western section of B3, although future colonisation remains possible. Evidence of roosting and potential nesting by Barn Owls was identified in buildings B2 and B3, and as such, precautionary safeguarding measures have been recommended on that basis.

The Ecology Officer was consulted as part of the application. The Officer raised no objection to the proposal and confirmed the development would not significantly impact the site's ecology or

biodiversity. If approved, the Officer recommended conditions should be attached to secure the ecological appraisal's recommendations and appropriate lighting design.

Subject to these measures, the development is not expected to cause significant harm to habitats or protected species, and there are opportunities to enhance biodiversity through the implementation of the PEA recommendations and an appropriate lighting design.

As of 2 April 2024, a 10% Biodiversity Net Gain (BNG) requirement applies to small sites. The application includes a statutory biodiversity metric and BNG assessment, showing a 72.88% increase in habitat units, from 0.11 pre-development to 0.19 post-development, through the creation of vegetated gardens and rural trees. The Ecology Officer has reviewed the submission and recommends a standard pre-commencement BNG condition if planning permission is granted.

In light of the above, Officers consider the development proposal to accord with Local Plan Policy LP30, subject to the imposition of conditions.

*Impact on Trees
There are some trees within and surrounding the vicinity of the wider farmstead and some of these are identified in the submitted tree survey. Outside of the site and on the western boundary and to the northwest of the development site are some larger trees not within the applicant's ownership.

The Arboricultural Officer was consulted as part of the application and notes although the proposal will require the removal of a number of trees, most of them are of low quality, life expectation or amenity value. We have now received a Tree Report and Arboricultural Impact Assessment which confirm that trees off site will not be affected. The Officer also supports the Method Statement detailed within the report. Whilst the Officer does have concerns about the proximity of the Cherry tree to the new development, but in light of the tree survey the Officer is now happy to support the application.

Therefore, the proposal is considered to be acceptable in terms of impact on trees and in accordance with Policy LP31 of the Local Plan, in that regard and subject to the imposition of a compliance condition for development to be carried out in accordance with the submitted Method Statement.

*Flood Risk and Drainage
National guidance and Policy LP5 of the Local Plan seek to steer new development to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-179 of the NPPF (2024)).

The site is located within Flood Zone 1 and at the lowest risk from fluvial flooding according to the latest Environment Agency mapping and the Councils Strategic Flood Risk Assessment (2024). The site is not susceptible to groundwater flooding, however a small area central to the site comprising of hardstand is at risk from surface water flooding according to the Councils Strategic Flood Risk Assessment (2024).

Given the minor scale of the development and its location within Flood Zone 1, and as the proposal involves conversion of existing buildings designed around a small area of surface water flood risk, no further flood risk justification is required. This aligns with paragraph 173 of the NPPF regarding the application of the sequential test.

During the course of the application the Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) were consulted. The LLFA initially objected to the proposal but later confirmed it falls outside their scope for comment. They agreed that surface water drainage and flood risk matters could be addressed via condition. Planning Officers consider the submission of a Flood Risk Assessment unnecessary under national policy and as detailed above, but recommend a condition

securing a Surface Water Strategy to demonstrate how runoff from any new hard surfaces would be managed.

Overall, the development is acceptable in terms of its approach to flood risk and surface water and therefore accords with Policies LP5 and LP15 of the Local Plan to 2036, subject to relevant conditions.

Other matters
*Accessible and Adaptable Dwellings
Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. An email received from the agent on 24 January 2024 confirms the proposal is M4(2) compliant.

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

*Developer Contributions
Bins
Part H of the Developer Contributions SPD (2011) requires a refuse bin payment for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority on the 20th August 2025. The proposed development therefore accords with Policy LP4 of the Huntingdonshire Local Plan and the Developers Contributions SPD (2011).

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

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

The principle of development is considered acceptable against the aims and objectives of Policies LP9 of the Huntingdonshire Local Plan to 2036.

The scale and design of the converted buildings would not cause visual harm in the immediate and wider context of the site.

The proposal would be acceptable in regard to impacts on designated heritage assets, flood risk, drainage, residential amenity, trees and biodiversity.

The proposal would contribute four additional dwellings to the district housing supply.

In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities.

Whilst it is acknowledged that future occupants may rely on private vehicles for access to a wider range of services, Winwick is located between the sustainable settlements of Alconbury and Thrapston, with limited bus access to Huntingdon. Despite its rural setting, on balance, Officers

consider the village capable of accommodating this small-scale residential development involving the conversion of existing buildings.

Having regard for all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be approved, subject to relevant planning conditions as detailed above.

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

CONTACT OFFICER:
Enquiries about this report to **Charlotte Dew**