OFFICER REPORT

Case No: 25/00394/FUL Full Planning Application

Proposal: Erection of self-build dwelling and associated development.

Location: 21 Church Road Great Stukeley Huntingdon

Applicant: Oleksandra Greenland and Matthew Valentine

Grid Ref: 521662 274515

DESCRIPTION OF SITE AND APPLICATION

The site is an existing orchard which was previously considered to be outside the residential curtilage of nearby dwellings and outside the Built-up Area. The site is surrounded by hedge/shrub/trees and has a field to the rear of the residential curtilage which is further surrounded by vegetation. There is a pond to the rear of the field.

The application is a resubmission the 24/01009/FUL plans.

Since the last application (24/01009/FUL) the site context and policy context has changed. An application for a certificate of lawfulness was given consent on the 06/02/2025 for the 'the use of land for purposes incidental to the use of the dwellinghouse' (24/02299/CLED). This showed that the land on which this proposal is to be built upon is in fact garden rather than countryside. It relates more to the residential dwelling than the countryside. The lands status has changed as stated above, but also the policy context has changed and the LPA is in tilted balance as it cannot be shown that there is a 5-year housing land supply. Therefore, the new application would be considered in an entirely different context.

To the North is a listed church and the rest of Great Stukeley.

Agricultural fields are beyond this to the South and West.

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

NATIONAL GUIDANCE

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

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 2021 are also relevant and are material considerations.

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

PLANNING POLICIES

Great Stukeley does have an adopted Neighbourhood plan.
Policy 1: Boundary definition of the Built-up area

Huntingdonshire Local Plan to 2036 (Adopted 15/05/2019)
LP1 Amount of Development
LP2 Strategy for Development
LP3 Green Infrastructure
LP4 Contributing to Infrastructure Delivery
LP5 Flood Risk
LP6 Waste Water Management
LP7 Spatial Planning Areas
LP9 Small Settlements
LP10 The Countryside
LP11 Design Context
LP12 Design Implementation
LP14 Amenity
LP15 Surface Water
LP16 Sustainable Travel
LP17 Parking Provision and Vehicle Movement
LP25 Housing Mix
LP28 Rural Exceptions Housing
LP30 Biodiversity and Geodiversity
LP31 Trees, Woodlands and Hedgerows
LP34 Heritage Assets and their Settings
LP36 Air Quality
LP37 Ground Contamination and Groundwater Pollution

Supplementary Planning Documents/ Guidance:

* Huntingdonshire Design Guide SPD (2017)
* Developer Contributions SPD (2011)
* Huntingdonshire Landscape and Townscape Assessment (2022)
* Huntingdonshire Strategic Flood Risk Assessment (2017)
* Cambridgeshire Flood and Water SPD 2024
* Huntingdonshire Tree Guidance Note 3
* Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
* Annual Monitoring Review regarding housing land supply 2024

The National Design Guide (2021)

* C1 - Understand and relate well to the site, its local and wider context
* C2 - Value heritage, local history and culture
* I1 - Respond to existing local character and identity
* I2 - Well-designed, high quality and attractive
* B2 - Appropriate building types and forms
* M3 - Well-considered parking, servicing and utilities infrastructure for all users
* N3 - Support rich and varied biodiversity
* H1 - Healthy, comfortable and safe internal and external environment

* H2 - Well-related to external amenity and public spaces
* H3 - Attention to detail: storage, waste, servicing and utilities

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

PLANNING HISTORY

97/01706/FUL for Erection of double garage
GRANTED dated 09.01.1998

0503506PDE for Extension to dwelling,
PERMISSION REQUIRED dated 23.12.2005

0600185FUL for Side extension to dwelling and erection of dormer window to form additional living accommodation,
GRANTED dated 09.03.2006

17/02355/HHFUL for Erection of an oak framed garden room.,
GRANTED dated 22.01.2018

23/70113/PREAPP: Erection of new self-build dwelling: Advice sent 5.8.24

24/01009/FUL: Erection of self-build dwelling and associated development Refused: 16.08.2024

24/01611/CLED: Certificate of lawful use for the use of land for purposes incidental to the use of the dwellinghouse: Refused 22.11.2024

24/02299/CLED: Certificate of lawful use for the use of land for purposes incidental to the use of the dwellinghouse : Granted 06.02.2025

APPEAL: 25/00006/REFUSL: Erection of self-build dwelling and associated development 24/01009/FUL The Local Planning Authority has conceded the 3 reasons for refusal due to site and policy changes.

Neighbouring site:
24/01010/FUL: Demolition of existing dwelling and outbuildings and erection of replacement self-build dwelling and associated development: Refused 16.08.2024

24/01734/FUL: Demolition of existing dwelling and outbuildings and erection of replacement self-build dwelling and associated development: Granted 30.01.2025

CONSULTATIONS

* Environmental Health: No issues to raise

* Parish Council (PC):
The PC object to this planning application on the basis the land is not within Stukeley's Neighbourhood Plan for development and it is outside the village curtilage. There are other locations that is within the Neighbourhood Plan that has been allocated for development.

*Ecology HDC: No response received.

*Arboricultural Off. Consultations: No response received.

*Landscape Consultation: No response received.

* Historic England: No comment on this application.

Previous application comment: Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 203 and 205

* Anglian Water :Concerns over capacity.

Previous application comment: This falls outside of the remit for comments by Anglian Water

* County Archaeologist: No objection subject to condition.

* Urban Design: No design objections subject to materials condition.

REPRESENTATIONS

The application was advertised by:
Site notice
Neighbour letters
Hunts Post
Council Website

One representations received in objection.

- outside the settlement boundary
- overshadowed by trees
- impact on trees and screening is less due to deciduous trees
- impact on open views
- high water table and no hydrological risk assessment and surface water concerns
- ecology concerns

Assessment

When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

The presumption in favour of sustainable development is clearly outlined within the National Planning Policy Framework (NPPF 2024), with the goal of creating positive improvements in the

quality of the built, natural, and historic environment, which includes widening the choice of high-quality homes and creating beautiful places.

Principle

The application site plan shows the proposed redline in relation to the Neighbourhood Plan (NP) (purple staggered line). The proposal falls outside of the built-up area of the NP.

Under the previous refused application a housing trajectory was prepared as part of the Huntingdonshire Annual Monitoring Report (AMR) Part 1 (Housing Supply) in October 2023, presenting the situation as at 31st March 2023 to reflect the formal monitoring period for the AMR (see Appendix 2 of the AMR). The minimum housing target for 2011 to 2023 has been exceeded by 173. Incorporating a 5% buffer to the 5 year requirement for 4,020 dwellings without deducting the oversupply gives an overall requirement of 4,221 dwellings and equates to 5.79 years (see Table 7.2 of the AMR). If the oversupply is deducted from the target for 2011 to 2023, this gives an overall housing land supply of 4,392 dwellings compared to a target of 4,039, which equates to 6.06 years when a 5% buffer is incorporated (see Table 7.3 of the AMR). At this time the Council can therefore demonstrate a 5 year supply of housing land.

However, this has changed in context since that application.

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 5,501 homes. The current 5YHLS is 4,430 homes equivalent to 4.03 years' supply.

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.

LP2 defines 'all other settlements with a single built up area of 30 dwellings or more are defined as Small Settlements as set out in 'Definition of Small Settlements' .'
Great Stukeley has more than 30 dwellings and so would fall within this definition.

Under the definition of Built up area in para 4.85 this land falls outside of the built up area .

Policy LP9 is within the Development Strategy chapter of Huntingdonshire's Local Plan to 2036, and is therefore considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications for residential development.LP9 states 'Development Proposals on Land well-related to the Built-up Area': A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

The site context has also changed in that the site is now afforded the benefit of a consented certificate application determining this land as garden rather than open countryside. This has changed since the last application and is now considered a residential site.

This piece of land is very well related to the defined built-up area of the small settlement boundary of Great Stukeley as defined in the Neighbourhood Plan (NP) because the land is closest to the

settlement and residential in nature thus would broadly comply with policy LP9 of the Local Plan (LP) and Policy 1 of the NP in regard to being well-related. This is viewed differently to the previous application as it is now seen as well related due to this residential nature.

As stated above, a tilted balance approach should be applied in the assessment of the proposed development, and a balancing exercise should be carried out to determine the potential any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Although the site is outside the built up area, the policy context has changed since the last decision on this site. The provision of a dwelling house would add to the 5yhls which does weigh in the favour of the application when it is in a sustainable location in the tilted balance.

The site has a footpath linking it to the village, it is residential garden and would benefit from the 2 different bus services with an average of 12 buses for each route per day Monday -Saturday to St Neots and back, with good links to Little Stukeley, Huntingdon, Alconbury, Alconbury Weald, Sawtry (larger settlements). Although there are a lack of services in Great Stukeley, the settlement of Little Stukeley is nearby and offers good services. The site has some sustainable links and in tilted balance the benefit of one dwelling with good links is afforded great weight. Being only for 1 dwelling this would not have an unreasonable demand on the village and could easily be accommodated. It has been established that the proposed development would have access to services and facilities, and that it would not result in an over-reliance on the private motor vehicle. As such, the proposed development would comply with the National Planning Policy Framework Paragraph 109.

Although there would be some impact on the countryside, the site is now deemed to be residential in nature and this could result in the erection of permitted development that could have some impact on the countryside. The impact the proposal would have, would not amount to substantial or demonstrable harm sufficient to refuse the application as the benefits of one dwelling would outweigh this in the tilted balance. Furthermore the site could accommodate substantial landscaping which could be conditioned, to create a soft edge to the countryside.

In social terms, the proposal will result in the delivery of a home towards the housing supply. Substantial weight is afforded to this.

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. Moderate weight is afforded to this.

In terms of the environmental dimension of sustainable development the proposal offers potential for the incorporation of energy efficiency and landscaping can be conditioned. The application site constitutes a well linked location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within wider area; and is accessible by sustainable transport modes. Moderate weight is afforded to this.

It is considered that the development of a dwelling on the site is acceptable in this location and the proposed land use and amount of development are acceptable in principle. The proposals would constitute a development in accordance NPPF (2024) and in terms of the planning balance, the positive aspects of the proposal outlined above, including the provision of housing, demonstrably outweigh the material planning considerations weighing against the development proposal.

This has been acknowledged in the current appeal that is ongoing. The Local Planning Authorities (LPA) statement acknowledges that the previous reason for refusal on these grounds has fallen away.

Trees, Ecology and Biodiversity

No objections have been raised from the tree officer and on the previous application this was subject to condition. The trees are felt to not cause significant overshadowing of the property and mature trees of note, will not be significantly harmed by the development.

Some ponds were not assessed in the previous application and the eDNA results for Great Crested Newts (GCN) was not provided, however since this time the applicants have confirmed that they have undertaken a precautionary approach and considered that they could potentially contain Great Crested Newts (GCN) and thus the measures recommended in the ecological impact assessment (EcIA) included this consideration. This was unclear at previous application stage, but due to the additional information it is now felt that it could be mitigated by condition.

The applicant has confirmed that that the applicants have been involved in the design of the proposed dwelling from the very beginning of the process. The dwelling that has been designed by Cocoon Architects is based on their specifications for both the internal layout and the external appearance. The proposed dwelling will be constructed by contractors employed by the applicants. Once completed the dwelling will be lived in by the applicants for a period of at least three years. Accordingly, the proposal accords with the legal definition of a self-build dwelling under Section 1(A1) of the Self-build and Custom Housebuilding Act 2015. As the application consists exclusively of a single self-build dwelling on a site which has an area no larger than 0.5 hectares it is exempt from providing biodiversity net gain under The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Therefore, it is felt that the proposal accords with Policies LP30 and LP31 of the LP.

Heritage Impacts

Archaeology have responded and raise no concerns that could not be overcome by condition.

Landscape previously raised concerns in regard to the views to the Listed Church in regard to the heritage loss. However, Historic England responded on the last application and had raised no objections. The proposal has not changed in design or siting since this time and therefore this must be a material consideration. As Historic England are statutory consultees who seek to protect heritage assets, Historic England comments would have more weight than the landscape officers concerns.

Historic England have stated that:

The National Planning Policy Framework identifies that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 195). St Bartholomew's church is one of only 5.5% of listed buildings nationwide that are listed at grade II* and is of particular importance. The significance of listed buildings can be harmed by development in their setting. As the proposals affect the setting of a highly graded listed building the statutory requirement to have special regard to the desirability of preserving the setting of a listed building (s66), 1990 Act) must be taken into account by the local planning authority when making its decision. Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.' Our advice reflects guidance in the good practice advice notes produced by Historic England on behalf of the Historic Environment Forum in GPA 2: Managing Significance in Decision-Taking in the Historic Environment and GPA 3; The Setting of Heritage Assets. The NPPF at paragraph 203 encourages local authorities to sustain and enhance the significance of heritage assets consistent with their conservation and asks that they take into account "the desirability of new development making a positive contribution to local character and distinctiveness." Finally, Paragraph 208 of the NPPF notes that where a development proposal will lead to less than substantial harm to the

significance of a heritage asset, this harm should be weighed against the public benefits of the scheme.

I visited the site in March 2024 when the applicants' agents accompanied me on a tour of the site and provided a comprehensive description of the proposed redevelopment proposals. It was possible to fully appreciate the setting of the proposed house within its 0.35ha site; abutting the gardens of the adjacent site which extend to 2.8ha and slope steeply immediately to the south and west of St Bartholomew's Church. Having considered the comprehensive documentation submitted with the application, including the Heritage Impact Statement and drawings produced by Cocoon Architects, together with the Built Heritage Statement (New Dwelling) produced by Pegasus Group, we have no objections in principle to the erection of a two-storey, four bedroomed house in this location. We are satisfied that the proposed materials would be contextually appropriate and that the proposed two-storey dwelling would be adequately screened from the adjacent church due to the vegetation along the site boundary with the churchyard. Overall, due to the topography of the site and the considerable level of vegetation within it and along the boundary with the church, we consider the proposed new dwelling would not cause harm to the significance of the grade II* listed church as a result of the impact that the proposed dwelling would have on its immediate and wider setting.
No objections.

The conservation officer has made comment on this application and did not on the 2024 application. They do not feel it makes a positive contribution to the Grade II* Listed Church of St Bartholomew, 23 Church Road, and Great Stukeley War Memorial in St Bartholomew's Churchyard.

They feel the proposed new dwelling is of relatively large scale compared to the Listed Buildings so is considered to introduce a harmful conflicting and distracting element into the settings of the Listed Buildings. In addition, the proposed design comprises elements and features which do not appear to be sympathetic to the historic or architectural interest or significance of the Listed Buildings, nor to the local character or distinctiveness.

Conservation feel that consideration of the potential impact of a proposal is not restricted to the visual impact on views of the Listed Buildings. The churchyard has a specific use, containing burials and gravestones and the War Memorial for the War Dead of the village which gives it a special nature and particular character and it has a direct religious relationship with the Church. The churchyard is also a green space which contributes to the green and natural character of the settings of the Listed Buildings.

The conservation officer feels that visitors to the churchyard experience its tranquil and historic character in connection with the Church as a historic building and the thatched cottage of 23 Church Road and the Great Stukeley War Memorial and it contributes to the historic, evidential and community values which help to form the significance of these Listed Buildings. The Church of St Bartholomew is a Grade II* Listed Building, and Grade II* Listed Buildings are defined as "particularly important buildings of more than special interest" *3.

However, given the Historic England advice on the previous application and that the proposal has not changed, it is not felt that the harm the conservation officer notes could not be overcome by 'the topography of the site and the considerable level of vegetation within it and along the boundary with the church' as noted by Historic England. Further planting and landscaping could be conditioned to overcome any harm and as statutory consultee Historic England do not object it is considered the proposed new dwelling would not cause harm to the significance of Heritage Assets.

It is therefore felt that the proposal is not contrary to Local Plan policy LP34 which seeks to protect heritage assets, the application meets the requirements of the NPPF, in particular paragraph numbers 203 and 205. There is a statutory duty of section 66(1) of the Planning (Listed Buildings

and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. It is not felt that harm is created to warrant the applications refusal on these grounds.

Design

The building's size and scale is not excessive. The Urban design officer has noted that the design would be in keeping and not harmful to the character of the village if it was within the built-up area.

Materials could be agreed via condition.

The HDC Design Guide SPD (page 33) encourages and welcomes contemporary interpretations of local building forms with particular reference to locally distinctive built form, scale, proportions, details and materials. Whilst the dwelling has a notable footprint, the building comprises additive forms with a central 2 storey flat roof linking the eastern wing with the western wings, the dwelling also incorporates feature chimneys. The ridge is 7.9m with eaves at 5.7m in height. On the eastern elevation is a low pitched covered carport with gym beyond which sits below the first floor windows. To the west there are 2 2 storey gables with flat roof balcony over the single storey element beyond. Each of the linked elements of the building are traditional in width c.6m.

The elevations incorporate large areas of glazing on the eastern, southern and western elevations in a slightly contemporary form, and the dwelling incorporate architectural detailing including Flemish bond brickwork, solider courses, aluminium parapet capping and windows, doors and downpipes, as well as recessed timber panelling. The dwelling is to be constructed from red brick and clay tile.

The proposal is a significant distance away from neighbouring properties to not cause harmful overlooking or overshadowing (harm to amenity). However, it is recognised that there may be some harm to the tranquillity of the church yard. However, many church yards are surrounded by residential dwellings and screening could be conditioned. In any event this is outweighed by the provision of one dwelling house as the Council is in ‘tilted balance’ at this time.

Therefore it is not felt that the design and massing of the proposal is contrary to the Development Plan policies LP11 Design Context, LP12 Design Implementation and LP14 Amenity.

Highways

Policy LP17 of the Local Plan 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. Harm to highway safety should not arise from development.

The proposed dwelling would be accessed by an existing access and includes provision for two internal parking spaces and parking available on the proposed driveway within the properties boundary. The proposed quantum of off-street car parking is considered to be acceptable. Furthermore, the proposal includes a cycle store and would therefore comply with Policy LP16 of the adopted Local Plan.

A condition is recommended for details of the cycle and bin store as no elevations have been provided or dimensions or details of the cycle storage, to accord with best practice guidance.

Overall, subject to imposition of appropriate conditions on any planning permission granted, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords

with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

Other matters

Flooding and Drainage.

Policy LP6 of the local plan states A proposal for any scale of development will be supported if: d. Anglian Water Services do not raise concerns relating to the ability of waste water infrastructure to accommodate waste water flows from the proposal;

Anglian Water has made a representation objecting to the proposal. Their response is not stating that it is not possible to increase the capacity of the Water Recycling Centre but that funding has not currently been allocated to increase the capacity. This is therefore an issue for their business plan (and the allocation of funding to increase capacity to address new development), not a land use issue.

It is also noted that there are large scale strategic allocated residential developments within this catchment area and this proposal is for one dwelling thus would have limited weight.

This has been relayed to the Planning Inspectorate from the LPA as this is a funding matter and not a material consideration to be afforded significant weight.

The site lies within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data. However, it should be noted that The Council produced an updated Strategic Flood Risk Assessment (SFRA) in 2024, which also defines the site as being within Flood Zone 1. The site is also not at a high risk of surface water or ground water flooding.

Flood Zone 1 is defined as having the lowest risk of flooding in the Government's National Planning Practice Guidance (PPG). The National Planning Policy Framework 2024 (NPPF) seeks to direct inappropriate development away from areas at the highest risk of flooding (whether existing or future). Therefore this site is appropriate and drainage of the site can be considered further, including the ditch raised by residents, at details stage.

Overall, the development is considered acceptable with regard to flood risk and broadly accords withs Policies LP5 and LP15 of the Local Plan to 2036 subject to condition.

Accessible and Adaptable Dwellings
Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable. A condition is imposed on the permission in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

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.

Bins
Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 5th November 2024. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 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

Although previous applications have been refused on the site the policy context of the 5yhls has changed since these decisions. Thus an alternative conclusion has been reached.

In conclusion, as a result of this change, 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.

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

It is felt there is no significant harm to heritage assets. A tilted balance approach should be applied in the assessment of the proposed development, and a balancing exercise should be carried out to determine the potential any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The site is felt to be well related to the built up area and residential garden area . It has been established that the proposed development would have access to services and facilities by sustainable transport methods. It is considered that the application site could satisfactorily accommodate a dwelling and the layout, design and scale are acceptable subject to condition.

The site is Flood Zone 1, and the site is therefore acceptable in principle in terms of flood risk and drainage.

The proposal will result in the delivery of a new home towards the housing supply. Substantial weight is afforded to this.

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. Moderate weight is afforded to this.

In terms of the environmental dimension of sustainable development, landscaping could be planned in and the proposal offers potential for the incorporation of energy efficiency measures. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities, services and facilities within wider area; and is accessible by sustainable transport modes. Moderate weight is afforded to this.

It is concluded that there is no identified harm that would significantly and demonstrably outweigh the benefits when considering all the positives and negatives of the proposal into account.

The proposed development is considered to be compliant with the relevant national and local policy as it is:

*Acceptable in principle due to changes to the site and policy context.
* Of an appropriate scale and design;
* Would not cause significant harm to heritage assets that could not be overcome;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not be significantly detrimental to highway safety in the locality;
* Would not result in an increased risk of flooding in the locality;
* Is acceptable with regards to the impact on biodiversity;
* Is acceptable with regard to its impact on trees.
* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
Enquiries about this report to **Hannah Hodges**