OFFICER REPORT

Case No: 24/02366/FUL Full Planning Application

Proposal: New traditionally-designed self-build detached dwelling with attached carport and double garage

Location: Land Adjacent Willow Farm Vicarage Road

Applicant: Mr Ryan Mear

Grid Ref: 525319 254343

DESCRIPTION OF SITE AND APPLICATION

This application seeks approval for a new traditionally-designed self-build detached dwelling with attached carport and double garage at Land Adjacent to Willow Farm, Vicarage Road, Waresley. The proposed dwelling would be two-storeys in height with a pitched hipped roof and front two storey gable. The proposal has been amended to break up the massing of the dwelling and create a dwelling more sympathetic to its context.

The site is an existing filed which is considered to be outside the Built-up Area but well related to the small settlement. The site is surrounded by hedge/shrub/trees and has a field to two sides and dwelling to one side with dwellings opposite. There is a pond to the rear.

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 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

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

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

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document 2017
Developer Contributions SPD 2011
Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
Cambridgeshire Flood and Water SPD 2017
LDF Developer Contributions SPD (2011)
Annual Monitoring Review regarding housing land supply (2024)
Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

The National Design Guide (2021)
* C1 - Understand and relate well to the site, its local and wider context
* I1 - Respond to existing local character and identity
* I2 - Well-designed, high quality and attractive
* B2 - Appropriate building types and forms
*M3 - Well-considered parking, servicing and utilities infrastructure for all users
* N3 - Support rich and varied biodiversity
* H1 - Healthy, comfortable and safe internal and external environment
* H2 - Well-related to external amenity and public spaces
* H3 - Attention to detail: storage, waste, servicing and utilities

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

PLANNING HISTORY

No recent relevant history.

CONSULTATIONS

Archaeology: The application area was previously covered by the cropmark remains of Medieval Ridge and Furrow (Cambridgeshire Historic Environment Record 11392) related to the historic settlement with the remains of a moated site known from just to the west (CHER 00862). However due to the scale of development and potential for this site we have no recommendations or objections.

Highways: Vicarage Road is single track from approx. 40m from its junction with Waresley Road however, there are incidental passing places in the form of property accesses with adequate visibility between them. Our indicative highway records show that the highway boundary is at the edge of the carriageway and there is no highway verge on the property frontage. Therefore, the effect of the proposed development upon the Public Highway should be mitigated by conditions.

Environmental Health: The officer has reviewed the Tier 1 Contamination Assessment written by Xplor Environmental (report reference 24096-XPL-501-C01, dated December 2024) and agree with the findings. There is unlikely to be any significant contamination at this site. Therefore the officer has no objection to this proposal with regard to environmental health matters.

Uk Power Network: Informative information

Anglian Water: less than 10 dwellings, no comment to make.

Urban Design : Originally objected to the proposal but the applicants submitted amendments to address these concerns and the Urban design officer now raises no objection subject to conditions.

Tree Officer: No objections subject to conditions. The officer considers that the applicant has demonstrated that the proposal will most likely not have a significant detrimental impact on nearby trees that are to be retained.

Parish Council of Waresley-cum-Tetworth: object to the application:

o They do not consider it to be part of the village "Built-Up" area and therefore not a suitable site for a dwelling.
o Part of the site is agricultural land.
o All previous plans approved on this site were agricultural - this is not.
o The agricultural status of the neighbouring property was revoked after a planning error
o The house is very large and will distort the appearance of the site.
o It will take away the privacy of the neighbouring property.
o They noted that there is no ability for larger vehicles to turn at the end of the road and they would be required to reverse down the length of the road unless permission was given by the local farm.
o The Incidental passing Places" referred to are gated accesses to private property and should not be considered by Highways as a lay-by or passing place.
o As Highways have noted, there is no highway verge on the property frontage.
o There is no footpath or streetlights on the part of Vicarage Road leading to the site.
o The hedgerow & bank makes it difficult for pedestrians, horse riders & cyclists to make way for passing vehicles. A large house with a potential of 5 additional vehicles will exacerbate this problem. The road & footpath are used by a large number joggers, walkers, horse riders, dog walkers who visit the nearby wood & countryside.

Natural England: Whilst new residential development in this location triggers Natural England's 'Cambridgeshire SSSI Recreational Pressure' IRZ, the scale of development would be unlikely to have any adverse impact and the Applicant will not need to undertake any further assessment.
As indicated in our advice letter (12 July 2019), proposals <50 dwellings may be able to screen out for significant recreational pressure effect. Please note that the IRZ is currently under review and whilst our amended advice is likely to become more precautionary, to take into account the in-combination / cumulative effects of development, this is likely to indicate that developments <10 dwellings may be able to be screened out for significant recreational pressure effect.

REPRESENTATIONS

The application was advertised by site notice, neighbour letters, the local newspaper and on the council website.

5 letters of objection were received and summarised below:
* not main built up area and is agricultural land, other dwellings had agricultural ties
* large and disproportionate in scale and design and overbearing
* out of character
* high roofline create harm to neighbours
* construction traffic and noise concerns
* traffic from a new dwelling
* turning for large vehicles
* passing places that highways refer to are driveways and no lay-bys
* there is no highway verge on the property frontage and there is no footpath or streetlights on the part of Vicarage Road leading to the site
* concerns over habitable space in the roof
* overlooking concerns of dwellings and gardens
* noise disturbance from air source heat pump
* odours from nearby bin storage area
* loss of sunlight to amenity areas
* setting precedent for future housing (officer comment: precedents not a material consideration as each case is taken on its own merits)
* effect of noise, dust, traffic and farming activities on future occupiers

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 the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

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.

The Principle of the Development

The existing land that is the subject of this application is classified as Grade 2 (Very Good) agricultural land. Some 98% of the district comprises land within Grades 1 to 3, with 15% being Grade 1 and an estimated 77% of land falling within the definition of best and most versatile land (BMV). Therefore, it is felt that the proposal is acceptable given that the majority of the borough is

BMV. This site comprises a site on a field between existing residential properties and thus will infill an existing gap to some degree.

The proposal falls outside of the built-up area of the small settlement of Waresley.

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'.

Waresley 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.

This piece of land is very well related to the defined built-up area of the small settlement boundary of Waresley because the land is close to the settlement and has residential beyond the site and opposite thus would broadly comply with policy LP9 of the Local Plan (LP) in regard to being well-related.

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 if the potential any adverse impacts would significantly and demonstrably outweigh the benefits. Although the site is outside the built-up area, 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 is well connected to Waresley being on a direct road. It would only be 565m to the Garden Centre which has a food offering and café, taking approximately a 10 minute walk. The site would benefit from a limited bus service on a Thursday to St Neots. The site has some sustainable links with good connections 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 deemed to be well related in compliance with policy LP9 and the impact the proposal would not account to substantial or demonstrable harm to refuse the application as the benefits 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. Moderate weight is afforded to this.

Due to the above and the council being in ‘tilted balance’ 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.

Therefore, the principle of development of a dwelling on this site is viewed favourably in the tilted balance.

Trees, Ecology and Biodiversity

The NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 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, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

Policy LP31 of the Huntingdonshire Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

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 is based on their specifications in accordance with amendments required by the LPA (Local Planning Authority). 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.

The Preliminary Ecological Appraisal (PEA) has been considered by the HDC ecologist, who agrees with the outcomes and mitigation of the assessment on this site. It is felt that the mitigation is acceptable and wildlife will not be harmed and this can be secured by condition. These include protection of bee orchids, precautionary measures for bats, amphibians and hedgehogs. Enhancements include bat boxes and bird boxes, landscaping, wildflower meadow, and new hedgerow

Therefore, subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of ecology and biodiversity and therefore in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

The trees on site are not within a conservation area or protected by tree preservation orders. However, they are of sufficient value to be so, should they be at pressure from development. They provide amenity value locally and are important to the Arboricultural landscape. A tree constraints plan (TCP), Arboricultural Impact Assessment (AIA) and Draft tree protection plan (TPP) have been provided. The development will take place outside root protection areas (RPAs) and the building allows for the trees to grow. No trees are proposed to be removed to facilitate the development. The tree officer has no concerns with the proposal subject to conditions for the TPP and AIA to be followed as per the report in order to prevent damage to retained trees.

Accordingly, subject to the imposition of conditions, the proposal is considered acceptable in accordance with Policy LP31 of the Local Plan to 2036.

Design, Visual Amenity and Impact Upon the Character of the Area
Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

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.

The dwelling is sited notably back from the site frontage with a large frontage area of hardstanding for parking and turning - it is noted that there is a varied building line for the dwellings along the southern side of Vicarage Road with hardstanding for parking and turning set within soft landscaping.

The proposal has been substantially amended from the original design. The original design constituted a two-storey dwelling with a bulky massing and two front gables, one being a large projection. The garage was proposed to the other side.

The Urban Designer had concerns with the proposed dwelling.

The dwelling was of significant scale and mass, having a GIA of 424.5sqm. The dwelling is largely square in shape save for a forward projecting element to the front (and the garage wing to the side.

The DAS notes that the dwelling has an Edwardian appearance. Each elevation has a mix of window styles. The rear elevation contains 3 feature gables with parapets, a central first floor bay window, arched brick infill features over the 3 first floor windows, and a ground floor veranda. 2 exposed chimney stacks are proposed on the west elevation.

The dwelling was proposed to contain bricks laid in English Cross bond (row of stretcher, row of headers repeating), with slate roof and timber windows.

Whilst there are range of dwelling sizes within Waresley, these tend to be more modest in size and scale. The proposed dwelling is all of a large 2 storey scale without any variation in height or additive / subservient elements. It is likely that the full depth of the dwelling will be visible from the west and south along Vicarage Road and nearby public rights of way.

The Urban Design officer recommended refusal, the site is located in the countryside and would create ribbon development towards the built up area of Waresley undermining the rural countryside location. The scale and mass of the dwelling is not reflective traditional development within the locality.

The application was amended. The West side elevation is seen from the field and main view down the road. This is an important view and the original design had a very bulky form with two chimneys, a lot of windows and a very large front projection. The property was handed so that the carport now breaks up this massing and the front projection has been removed, creating a subservient and stepped design that appears much less dominating in the views.

The front dormer over the carport has also been removed as this unbalanced the windows and openings.

The removal of the front projection creates a much more sympathetic scale and bulk to the character of the area and the stepping of the property down towards the village means that the property is sympathetic to its neighbours scale.

To the rear the design is more elaborate with three gables and decorative detailing. However, it is felt that this will not harm any significant view points and there is more room for a variation of design to the rear as it will not harm the streetscene.

The proposed garage is quite tall at 5.5m in height. However, the Urban designer felt this was similar to many ancillary rural outbuildings and did not have concerns with the scale. It would be timber clad to appear rural in character.

Therefore, it is felt that the amendments have created a much more sympathetic design and scale of property to its context and can be supported in this amended form in accordance with Development Plan policies LP11 Design Context and LP12 Design Implementation subject to conditions for :
* hard and soft landscaping including boundary treatments
* tree protection
* external materials
* architectural details

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. A site visit was carried out by the case officer during the consultation period of the application.

Concerns in regard to the loss of privacy, light and increased overlooking have been received. However, the proposed dwelling is a significant distance from its neighbours to not cause a significant harm to amenity.

The proposed dwelling is 6m from the boundaries to either side.

The neighbour to the East is then a further 12m away from the boundary, creating a separation of 18m. The ground floor windows would be screened from boundary treatment and the upper floor windows are two windows to en-suites which have been conditioned to be obscured glazed to

protect the privacy of the occupiers and neighbours garden and dwelling. This distance also means that the main private circulation space to the rear of this neighbour is not harmfully overshadowed.

The neighbour to the west is 68m away and the neighbour across the road to the South is 41m away, thus will have no detrimental impact from the proposal at such large distances.

There are no dwellings to the rear (North).

The proposed garage is quite tall at 5.5m in heigh, but would be 15m from the nearest neighbouring dwelling thus not creating a harmful degree of overlooking. Furthermore this is not the main private circulation space and thus would not create a degree of harm to outdoor amenity of the neighbours sufficient to warrant a refusal. Although it would create some overshadowing again this is not felt to be to the main circulation space of the neighbouring property and thus does not result in a significant degree of harm.

Neighbours raised concerns over the bin storage being close to the boundary. When the carport was handed this moved the bins to the other side of the site away from the neighbours. This revised location is not felt to cause harm from odour. The amended plans have also moved the air source heat pump away from the neighbours to cause less disturbance from noise.

Neighbours raised concerns over noise from construction, however it is felt this is limited due to the short period this would occur and could be controlled by environmental health powers.

Therefore, 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 in this regard.

Highway Safety

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 road and includes provision for a carport and 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 has room to include a cycle store and would therefore comply with Policy LP16 of the adopted Local Plan, subject to condition.

The proposal also incorporates enough room for visitors and turning within the site to exit in a forward motion, protecting highway safety and neighbouring amenity. There is also room on the site for construction vehicles.

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.

Flooding and Drainage.

The site is located in Flood Zone 1 which is appropriate for all forms of development and is not at a high risk of surface water flooding in the SFRA (2024) apart from a small corner of the south part of the site. The National Planning Policy Framework requires Local Planning Authorities to steer development to areas at the lowest probability of flooding. The site is not in a flood risk area, and it is less than 1.0 hectares in size. Accordingly, a flood risk assessment is not required for the

application. Officers are also satisfied that full details of the surface and foul water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.

There is a risk of flooding from ground water and so measures have been carefully considered in regard to water conservation and will be conditioned to ensure they are implemented. This is a low risk as it is shown to be between 0.025m and 0.5m below the ground surface in the 100 year return period event. Thus it is felt with the mitigation that the proposal will not create a detrimental impact to this form of flooding.

The development would not have an adverse impact in terms of flood risk and therefore complies with Policies LP5 and LP15 of the Local Plan, the Cambridgeshire Flood and Water SPD and the National Planning Policy Framework.

Other Matters
*Developer Contributions

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 3rd March 2023. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

*Accessible and Adaptable Dwellings

Policy LP25 of the Huntingdonshire's Local Plan to 2036 seeks to ensure that all housing developments in the district offers a genuine choice of Accessible and adaptable dwellings that meet the requirements of residents:
f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' (or replacement standards).

To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted 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.

*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**

In conclusion, 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'. Whilst 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 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. It has been established that the proposed development would have access to services and facilities and is well connected. 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. 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 new dwelling into account.

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

*Acceptable in principle within the tilted balance. However, the permission will be conditioned to 2 years. This is because if the LPA was not in tilted balance the application site would be contrary to policy being outside of the settlement boundary.

And it:

* Is of an appropriate scale and design after amendments;
* 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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