OFFICER REPORT

Case No: 25/00904/FUL Full Planning Application

Proposal: **Proposal for the construction of a modular-built scout hut and community facility, including associated landscaping, providing a flexible space for youth and community activities.**

Location: **Land At Northern Corner Of Coneygear Park Coneygear Road**

Applicant: **Miss Angela Linton**

Grid Ref: **524891 273396**

DESCRIPTION OF SITE AND APPLICATION

The proposed application site is located on Coneygear road on the north east side of Coneygear Park. The site is part of Coneygear Park and is largely grassed with areas of trees. An open public footpath runs along the eastern boundary. To the north of the site is Coneygear Road with a pavement, bus stop and timber knee rail boundary treatment. The Coneygear Centre is to the south west side of the park. The Jamia Masjid Mosque and Islamic Education Centre is immediately adjacent to the eastern boundary of the application site.

Covenant
The land at Coneygear Park was previously within the ownership of Huntingdonshire District Council but was transferred to Huntingdon Town Council in 2015. As part of the transfer, a covenant was placed on the Land at Coneygear Park requiring consent to be obtained from Huntingdonshire District Council for the use of the land for any purpose other than “for a neighbourhood equipped area for play or other public open space or local area for play or other public open space”. For the land to be used for any other purpose, a Deed of Modification or Release would be required.

The planning process is separate from the legal process and as such whilst planning permission may be granted for a development, the modification or release of a covenant and may or may not subsequently be granted. This is not a matter which can be given weight in the determination of this planning application.

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

The application is for a stand alone community building and associated car parking and landscaping, set within Coneygear Park. It is noted that following concerns raised by Officers, revised plans were received. It is noted that these have removed the parking provisions associated with the building, reducing the level of hardstanding for the site. A full reconsultation with consultees and neighbours has been carried out.

NATIONAL GUIDANCE

The National Planning Policy Framework (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 places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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
* 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
* M3 Well considered parking, servicing and utilities infrastructure for all users
* N3 Support rich and varied biodiversity

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

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
LP1: Amount of Development
LP2: Strategy for Development
LP5: Flood Risk
LP7: Spatial Planning Areas
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP17: Parking Provision and Vehicle Movement
LP22: Local Services and Community Facilities
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP32: Protection of Open Spaces
LP34: Heritage Assets and their Setting

Supplementary Planning Documents
- Huntingdonshire Design Guide (SPD) 2017
- Developer Contributions SPD 2011
- Developer Contributions: Updated Costs 2023/24
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Cambridgeshire Flood and Water SPD 2017
- Annual Monitoring Review regarding housing land supply (2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Huntingdon Neighbourhood Plan 2018-2026
*TL2 – Leisure and Community Facilities
*NE2 – Open Space and Green Infrastructure

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

PLANNING HISTORY

18/00420/FUL - Stand alone community building and associated car parking and landscaping, set within Coneygear Park – Permission granted 10.08.2018

CONSULTATIONS

Huntingdon Town Council – no comment to make.

HDC Environmental Health – no objections. It is noted that the windows on the residential side are small and to ancillary rooms. The building is for clubs e.g. scouts, not as a venue using amplified music.
The lighting on the residential side is minimal and sited low down. The kitchen is small and is unlikely to produce significant odour. Consider a condition to prevent amplified music and closure times.

HDC Arboricultural Officer – The revised design significantly alters the impact on trees nearby. Four trees will need to be removed. Preference would be to locate the building several meters further away from the road, which would alleviate the need to remove any trees and retain the established ones in place. Fencing will be needed to prevent storage of materials and plant into the Root Protection Areas.

HDC Ecology Officer – no comments received at time of determination

HDC Active Lifestyles – There is currently one formal outdoor pitch at Coneygear Park, a 9v9 football pitch. The proposed location of the new building does not impact this pitch, which is positive for ongoing sports provision. Noted that the parking provision is removed and concern is raised regarding how accessibility needs will be met for all users, particularly those with disabilities. The main hall is of an adequate size to support a range of leisure, health, and sports activities. The inclusion of partitions is welcomed, as this will allow flexible use of the space. The provision of a dedicated store for equipment is also positive. Consider the internal connection between the kitchen and main hall to support events and activities. Provide a designated first aid provision within the facility.

HDC Urban Design - recommends alternative locations for the building (in discussion with HDC Planning, Urban Design, Trees and potentially with HDC Operations colleagues) are explored which better integrate the proposal into the park setting, improve connectivity with existing infrastructure, and minimise harm to landscape character and trees.

CCC Highways Department – It is noted that there is no longer any on-site parking associated with the site and therefore previous concerns regarding the splays are no longer relevant. The LPA must consider whether the proposal complies with their parking standards. From a highway point of view, the road is straight with good forward visibility to any oncoming vehicles past any parked cars. It is considered that there is no significant adverse effect upon the Public Highway that should result from the proposal.

Anglian Water – object to the proposal due to the intended connection to the public foul drainage network. The site is located within the catchment of the Huntingdon Water Recycling Centre (WRC) which currently lacks capacity to accommodate the additional flows that would be generated by the proposed development.

Officer Response – comments are noted and addressed in the main body of the report below.

REPRESENTATIONS

11 representations were received from local residents to the first consultation process
Following the reconsultation process, 6 updated representations have been received from local residents. The comments below are a summary of responses from both consultation processes:

- Removal of communal green space
- Removal of mature trees
- Use Coneygear Centre rather than develop a new building
- Sapley Park would be a better location
- Development is encroachment
- Net Gain of BNG has not been achieved
- Detrimental impact on biodiversity
- Scale and positioning of the building would create a stark and visually prominent built form within a naturalised area of the park
- It would adversely affect the views and street scene from Coneygear Road, making the area appear built up rather than an open green space, impacting the character of the area.
- Sets a precedent
- Goes against public consultation for the Neighbourhood Plan
- Green Space Index indicates that there is less than the minimum standard of green space in Huntingdon North. Remaining green spaces need to be protected.
- Friday prayer meetings and other prayer meetings at the mosque cause problems with cars blocking the road – another building will add more congestion to the area
- Noise of people entering and leaving in the evenings – Skeels Court opposite are flats for the elderly
- New building is too big and will cause damage to roots of established trees
- New building will stop members of the public using the area
- Stark design of the building, not in keeping with surrounding properties
- Flooding could increase
- Anglian Water objection
- How will emergency services access the site
- On-street parking will increase
- Park has a covenant protecting it – it is in the Neighbourhood Plan as a designated area of important green infrastructure
- Inadequate parking provision
- Removal of parking spaces will add to road concerns, particularly as 34% of visitors likely to arrive by car
- Lead to increase in anti-social behaviour
- Safety of footpath at night
- Proximity to the bus stop
- Against the Huntingdon Town Council Neighbourhood Plan
- Impact on highway safety due to increase in vehicular traffic

Officer response – comments are noted and addressed in the main body of the report below.

SUMMARY OF ISSUES

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".

In Huntingdonshire the Development Plan consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan 2014-2029 (2016)
- Godmanchester Neighbourhood Plan (2017)
- Houghton and Wyton Neighbourhood Plan (2018)
- Huntingdon Neighbourhood Plan (2019)
- Buckden Neighbourhood Plan (2021)
- Bury Neighbourhood Plan (2021)
- Grafham and Ellington Neighbourhood Plan (2022)
- Great Gransden Neighbourhood Plan (2023)
- Sawtry Neighbourhood Plan (2023)
- The Stukeleys Neighbourhood Plan (2023)
- Great Staughton Neighbourhood Plan (2025)

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

- Principles of Development
- Design and Visual Amenity
- Residential Amenity
- Biodiversity
- Trees, Woodland, Hedges and Hedgerows
- Highway Safety
- Flood Risk & Surface Water

*Principles of Development

The proposal is for the construction of a modular-built scout hut and community facility, including associated landscaping, providing a flexible space for youth and community activities.

Policy LP2 (Strategy for Development) of Huntingdonshire's Local Plan to 2036 (2019) states:
The development strategy for Huntingdonshire is to:

- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
- Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Support a thriving rural economy;
- Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside;
- Conserve and enhance the historic environment; and

- Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.

Four spatial planning areas are designated reflecting their status as the district's traditional market towns and most sustainable centres. These are centred around:

- Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald
- St Neots including Little Paxton and the strategic expansion location of St Neots East
- St Ives
- Ramsey including Bury.

Approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the spatial planning areas.

Local Plan Policy LP7: Spatial Planning Areas sets out the approach for a range of uses in the Spatial Planning Areas of Huntingdon, St Neots, St Ives and Ramsey. Main Town Centre Uses states:

A proposal for a main town centre use, as defined in the 'Glossary', will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. An appropriate location will be determined through the application of the sequential approach as set out in the National Planning Policy Framework.

Other uses:
A proposal for a non-residential institutional use (class D1) or an assembly and leisure facility (class D2) other than those defined as a main town centre use will be supported where it is appropriately located within the built-up area of an identified Spatial Planning Area settlement.

It is noted that classes D1 and D2 have been replaced with Use Classes F.1 and F.2, which include the use of a hall or meeting place for the principal use of the local community.

Local Plan Policy LP22: Local Services and Community Facilities supports local facilities and services to provide for the needs of the local community. It states:

A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built up area, will be supported where it:

a. is of a scale to serve local needs;
b. comprises up to a maximum of 600m2 net internal floorspace for a main town centre use; and
c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions.

The site is located within the Huntingdon Spatial Planning Area and it is considered that the provision of a meeting place of a youth centre is a local service community related scheme, supported under policies LP2, LP7 and LP22 of the Huntingdonshire Local Plan to 2036. The proposed modular building will provide meeting rooms, a main hall, kitchen and toilet facilities. It is noted that the applicant has confirmed that there is a lack of dedicated space for youth activities in the local area, with the existing rented space being adapted to focus on pre-school ages and as such is no longer able to meet the needs of the client group. Cambridgeshire County Council Youth Team has also confirmed the need for permanent, fit-for-purpose premises and has supported Fusion's application to the Youth Investment Fund.

Policy LP32 (Protection of Open Spaces) states:
A proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area and:
a. the loss is minimised where possible and compensatory measures are put in place that provide a net
benefit to the community that is served by the space, which will be judged in terms of availability, accessibility, quality and quantity; or
b. where the loss involves outdoor sport or recreational space:
i. the proposal is for, or includes, development of the space for an alternative outdoor sport or recreational use of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development; or
ii. the loss is justified by an assessment that demonstrates that the space is clearly surplus to the requirements of the current local population and the population of planned development that would be served by the space.

In order to ensure that compensatory measures provide net benefits to the community the proposal will be expected to include enhancement of any remaining open space in cases of partial loss, the enhancement of other existing spaces or new provision that would serve the same community as that being lost. New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need, as agreed with the Council.
A proposal for development on a designated Local Green Space will only be supported in very special circumstances, in line with the NPPF.

NPPF (2024) Section 8 promotes the healthy and safe communities and (para 98) states that planning policies and decision should:
a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

Policy TL2 ‘Leisure and Community Facilities’ of the Huntingdon Neighbourhood Plan states that: ‘Proposals for development that provides leisure and community facilities for young people will be supported where it can be demonstrated that no adverse impact to the amenity or character and appearance of the surrounding area will arise; and no adverse impact on the highway network will occur’

Policy NE2 ‘Open Space and Green Infrastructure’ of the Huntingdon Neighbourhood Plan designates Coneygear Park as an Area of Important Green Infrastructure. This policy states that:

Proposals for built development within these sites will be permitted where it relates to supporting their ongoing community use as green infrastructure including the provision of additional facilities for leisure and recreation.

It goes on to say:
A proposal involving the loss of open space that provides an amenity or recreation function will only be supported where:
• Alternative open space of equal or higher quality is provided in close proximity; or
• The alternative use would address locally identified issues and the loss of open space would be compensated for by qualitative improvements to open space in close proximity.

The application site has been offered to Fusion by the Town Council and makes up about 4% of the open space of Coneygear Park. It has been put forward as an appropriate site for the proposed youth centre for a number of reasons, including, close location to relevant outdoor amenities location within the Oxmoor estate where two of the 20% most deprived wards in the UK are located and therefore it is within an eligible area for the Youth Investment Fund. The proposal, by providing a community use for young people is in accordance with Policy TL2 of the Huntingdon Neighbourhood Plan. None of the other sites that were offered were viable options, in relation to the post code, funding options or safety of the site. The applicant has argued that the proposal accords with Policy NE2 of the Huntingdon Neighbourhood Plan as the activities within the proposed building are recreational and leisure facilities for young people this is the same use as the existing open space, which the Local Planning Authority is broadly in agreement with. The use close to two of the 20% most deprived wards in the UK means that the proposal does address locally identified issues, a further requirement of Policy N2. It is also considered that the building adds to and improves the recreation and leisure opportunities on offer at the site, as also required by Policy N2.

It is, therefore, considered that, in this instance, the benefit to the wider community with the provision of a small scale important youth service outweighs the small area of the park that will be lost. It is noted that the revised scheme has reduced the level of hardstanding and number of trees impacted within the application site.

It is considered that the proposal of the youth centre will meet an important need within a deprived area of the district council. Whilst the loss of the green space is regrettable, it is noted that this will represent approximately 4% of the total area of the park and will also encourage further community use of the existing green space. For the reasons detailed above it is considered that the provision of a community facility within a deprived area carries greater weight in the planning balance than the loss of 4% of the green space.

The proposal is, therefore, considered to be acceptable in principle subject to compliance with the other relevant policies and considerations.

*Design and Visual Amenity

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 proposed building is of modular construction, with a flat roof. The building will be clad in timber cladding with black aluminium windows and doors. A 45 centimetre high black timber knee rail will mark the site boundaries, matching the existing boundary treatment. Full details of external materials will be secured by condition. The revised plan has allowed the retention of additional trees to the northern boundary, which will help to screen the building and reduce its prominence within the site and from the public highway. The level of hardstanding has also been reduced mitigating the impact of the proposal on the existing trees and vegetation within the site.

It is noted that the proposed development will take up approximately 4% of the whole site and that there is an existing community building to the south-west of the site. As such it is considered that the bulk and massing of the proposed building is acceptable within the application site. It is acknowledged that it will introduce a new built form into Coneygear Park, however it is accepted that there is sufficient need within the community for the youth centre to outweigh the harm caused by the development. A condition requiring details of hard and soft landscaping will be added to any decision. This will help to mitigate the visual impact of the proposal and further enhance Coneygear Park in accordance with Policy LP11 and LP12 of the Local Plan and Policy NE2 of Huntingdon Neighbourhood Plan.

Therefore, on balance, it is considered that the proposal, accords with policies LP11, and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

* 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.

The proposed building is to be positioned adjacent to the public footpath and eastern side boundary of the park. The existing footpath will provide access to the building. The building is of one storey with the main entrance facing Coneygear Road. Four small ground floor windows to the rear of the building will face towards the public footpath. It is noted that a mature hedge acts as a treatment boundary between the residential properties to the east and the public footpath. In addition, the separation distance between the properties and the proposed development is over 11 metres, mitigating any overlooking impact.

HDC Environmental Health has been consulted on the proposal and has no objections. It is noted that the windows on the residential side are small and to ancillary rooms. The building is for clubs e.g. scouts, not as a venue using amplified music. The lighting on the residential side is minimal and sited low down. The kitchen is small and is unlikely to produce significant odour. A condition has been recommended to prevent amplified music and confirm closure times.

Therefore, it is considered that the proposed development will not cause any significant detrimental impact to the residential amenity of neighbouring properties such to warrant a refusal of the application.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon the amenity of neighbouring properties. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Biodiversity

Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 of the Local Plan to 2036 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development.

There is now a statutory requirement for sites to deliver 10% Biodiversity Net Gain (BNG). The effect of paragraph 13 of Schedule 7A to the Environment Act 2021 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under the terms of the legislation, confirmation of the Biodiversity Gain Plan will be required following the granting of planning permission, which shall be secured by a Biodiversity Net Gain condition.

The Biodiversity Net Gain Metric has been completed and is accompanied by a report. Section 8 of the Biodiversity Net Gain Report confirms that the proposal fails to meet the minimum 10% statutory biodiversity net gain requirement and therefore this shall be secured either on-site or through an off-site provider, which will be secured by condition. The Ecology Officer has been consulted on the proposal and has confirmed that the submitted off-site value is suitable.

A Preliminary Ecological Appraisal has been submitted with the proposal, which confirms that there was no evidence of protected or notable species within the site. Recommendations and enhancement measures contained within the appraisal will be secured by condition.

Therefore, subject to conditions, the proposals are considered to accord with Policy LP30 of Huntingdonshire's Local Plan to 2036.

*Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states 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.

It is noted that four trees will need to be removed. The Arboricultural Officer has been consulted on the proposal and has noted that the proposal is an improvement on the original plan. Whilst it is acknowledged that it is regrettable that a number of trees will be removed from the application site, it is accepted that the remaining trees will continue to provide an important visual amenity and will soften the proposed development. An updated Arboricultural Impact Assessment and Tree Protection Plan will be secured by condition to ensure that appropriate Tree Protection Measures are in place.

Therefore, notwithstanding the required condition, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

*Parking Provision and Vehicle Movement

Policy LP17 states that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

‘Section 9. Promoting sustainable transport’ of the NPPF states that when assessing sites for specific applications it should be ensured that sustainable transport modes are prioritised and that any significant impacts from the development can be cost-effectively mitigated to an acceptable degree. Paragraph 116 states that develop should only be refused on highway grounds if the impact on the highway network would be severe.

It is noted that there is no longer any on-site parking associated with the site and therefore previous Highways concerns regarding the splays are no longer relevant. The Local Highway Authority does not object to the proposal.

The LPA must consider whether the proposal complies with their parking standards. From a highway point of view, the road is straight with good forward visibility to any oncoming vehicles past any parked cars. Neighbour comments are noted, and it is acknowledged that the lack of off-street parking could result in further congestion on the main road, however the Transport Statement submitted with the application confirmed that a survey undertaken of current service users, showed that 44% of users walk to the site, 34% were dropped off and 8% cycled. This pattern of modes of travel is expected to continue at the new Coneygear site. Cycle stands are to be provided at the site, and a condition requiring additional detail will be imposed. In addition, there is parking available at the Coneygear Centre carpark at the south-western corner of the park. There will be two full-time employees on site, typically working Monday to Friday 9:30 to 17:30, along with up to 14 part-time employees working Monday to Thursday 17:45 to 20:30. As the new site is located more centrally within a residential area, compared to its current location on the western edge of the residential area, car use may decrease following relocation as there will be more people living within walking distance. Additionally, a majority of trips are predicted to occur

outside typical network peak hours, with parents/guardians dropping off the children and then returning at the end of the session.

This level of additional trip generation is expected to have a minor impact on the local highway network and its capacity. The parking demand predicted for the proposed centre, of up to 22 additional vehicles for approximately five to ten minutes at the start and end of the busiest sessions throughout the week, and between ten and seventeen vehicles at other sessions, is not expected to cause significant or severe ongoing issues of parking in the vicinity. The proposed session timings are not adjoining, so the traffic leaving and joining the youth centre is unlikely to overlap. In addition, on-street parking is permitted along Coneygear Road in the vicinity of the site, with few residential properties alongside the road that would compete for on-street spaces. Therefore, it is considered that existing parking availability in the vicinity of the site is appropriate to accommodate the short-term associated demand and not cause adverse impact on the local highway network.

Therefore, given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact upon parking provision and vehicle movement. The proposal, therefore, accords with LP17 of Huntingdonshire's Local Plan to 2036 (2019) and Section 9 of the NPPF (2024) in this regard.

*Flood Risk

Given that the site is at the lowest risk of flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2017 and Environment Agency Flood Map for Planning (Flood Zone 1) and the proposal is for minor development, the sequential and exceptions tests for flooding nor the submission of a flood risk assessment are considered necessary in this instance in accordance with the NPPF and NPPG.

Anglian Water has provided comments and does not support the proposal. Their objection is in relation to the lack of capacity at Huntingdon Water Recycling Centre and the possible environmental risk is noted, however due to the scale of the proposed development it is considered that a refusal of planning permission on these grounds could not be justified at appeal.

Given the low flood risk and minor scale of development, officers are 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.

Therefore, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

*Conclusion
The proposed development is considered to be compliant with the relevant national and local policy as it:
* Is of an appropriate scale and design;
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact upon biodiversity and geodiversity;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows;
* Would not have a harmful impact upon parking provision and vehicle movement;
* Would not adversely affect flood risk in the locality.

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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**