HUNTINGDONSHIRE DISTRICT COUNCIL

25/00350/REM

OFFICER REPORT

Case No: **25/00350/REM** **Approval of Reserved Matters**

Proposal: **Reserved Matters Application relating to the approval of appearance, layout, landscape, access and scale in respect of the construction of green, grey and blue infrastructure including all ancillary and associated engineering and earthworks including substations and foul pump station pursuant to outline planning permission ref. 19/01341/OUT**

Location: **Alconbury Weald Ermine Street Little Stukeley**

Applicant: **Mr Tom Jones**

Grid Ref: **519923 276954**

DESCRIPTION OF SITE AND APPLICATION

1. This application relates to an area of Grange Farm, which has outline consent under application ref. 19/01341/OUT allocated within the Development Plan under policy SEL1.1. Development at Alconbury Weald is subject to site wide parameter plans and a Design Code approved alongside a definition of Key Phase North under the outline application, which directs the detailed design of each application.

2. This application proposes the green, grey and blue infrastructure to support the first phase within Grange Farm. It seeks permission for the northern part of the central spine road within Key Phase North, the primary green spaces across that phase and associated water infrastructure that would serve the phase.

NATIONAL GUIDANCE AND POLICY

3. The National Planning Policy Framework 2024 (NPPF) 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).'

4. The NPPF 2024 sets out the Government's planning policies for (amongst other things):
   - delivering a sufficient supply of homes;
   - achieving well-designed places;
   - conserving and enhancing the natural environment;
   - conserving and enhancing the historic environment.

5. Planning Practice Guidance, including the National Design Guide, is also relevant and a material consideration.

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

RELEVANT PLANNING POLICY

7. Huntingdonshire's Local Plan to 2036 (Adopted May 2019)

- LP1 Amount of Development
- LP2 Strategy for Development
- LP3 Green Infrastructure
- LP5 Flood Risk
- LP6 Waste Water Management
- LP7 Spatial Planning Areas
- LP11 Design Context
- LP12 Design Implementation
- LP14 Amenity
- LP15 Surface Water
- LP16 Sustainable Travel
- LP17 Parking Provision and Vehicle Movement
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodlands and Hedgerows
- LP34 Heritage Assets and their Settings
- SEL1.1 Former Alconbury Airfield and Grange Farm

8. Stukeleys Neighbourhood Plan (Made July 2023)
    - Policy 1 – Definition of 'Built-Up Area' (Settlement Boundary)
    - Policy 3 – Strategic Development Delivery
    - Policy 4 – Community Engagement

9. Supplementary Planning Documents
    - Huntingdonshire Design Guide SPD – Adopted 2017
    - Cambridgeshire Flood and Water SPD – Adopted 2017
    - Developer Contributions SPD – Adopted 2011 (costs updated annually)
    - Huntingdonshire Landscape and Townscape Assessment SPD – Adopted 2022

RELEVANT PLANNING HISTORY

10. 1201158OUT - Up to 290,000 sqm of employment floor space, including data storage and a materials recovery demonstration centre and up to 5,000 dwellings, including sheltered/extra care accommodation; a mixed use hub and mixed use neighbourhood facilities, including retail, commercial, leisure, health, place of worship and community uses; non-residential institutions including primary schools, nurseries, a secondary school and land reserved for post 16 education provision; open spaces, woodlands and sports provision; retention of listed buildings; new vehicular access points from Ermine Street and the A141, with other new non-vehicular access points; associated infrastructure; reserve site for a railway station and ancillary uses; and associated demolition and groundworks. Approved. 01/10/2014.

11. 19/01341/OUT – Outline planning permission (all matters reserved) for a mixed-use phased development to include - residential development of up to 1,500 dwellings (C2 and C3), local centre including retail and community facilities (A1-A5 and D1), open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure. Approved. 27.09.2024.

CONSULTATIONS

12. Parish Council – No comments.

13. Anglian Water – Comments regarding other statutory duties and requesting consultation on any relevant details submitted under conditions to the outline planning permission.

14. Environmental Health – No objections but note that some standards referenced have been superseded.

15. HDC Landscape – Recommend reinstatement of secondary street swales in accordance with the approved Design Code.

16. HDC Arboricultural Officer – Support application but would welcome large canopy trees to be included within the planting scheme.

17. HDC Urban Design – The amended plans are acceptable, and while it is noted that there are some departures from the design code these have been justified. Conditions are required in respect to raised tables, bus stops, substations, pumping station boundaries, equestrian mounting blocks, signage and wayfinding, community growing beds and lighting.

18. CC Rights of Way – Note the requirements for the bridleway to be provided and to include both mown grass and self-binding gravel not shown on the plan. There is some ambiguity in the details but note separate discussions around the provision of the bridleway.

19. CC LHA – Note that revised plans have been discussed with the applicant directly and are expected.

20. CC Archaeology – No comments.

21. CC LLFA – No objections. The revised details demonstrate surface water will be adequately managed, and flows can be accommodated within the outfalls. Note separate consent process where there is any change in watercourse and flows.

22. Historic England – No comments.

23. Active Travel – No comments, referred to standing advice.

REPRESENTATIONS

24. 1no. objection received. Officers note this objection relates to the principle of redeveloping RAF Alconbury, which was given consent in 2012, with subsequent consent for Grange Farm in 2024, and any objection to the principle is therefore not material to this reserved matters application for Phase A infrastructure.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

25. The application is a ‘subsequent application’ as defined within those regulations and the EIA submitted under the outline application also applies to this application. The Local Planning Authority considers the environmental information submitted with the outline planning application – the Environmental Statement - to be adequate to assess the environmental effects of this development as it anticipated the level of development and mix of uses broadly of a scale and nature that is proposed by this submission.

PLANNING ASSESSMENT

26. Condition 12 of outline application 19/01341/OUT requires reserved matters applications are accompanied by a number of additional details to be approved. The following table sets out condition 12, and the relevant document submitted.

Condition	Relevant Document
12(a) – Tree survey	Tree Survey

12(b) – Plan of any demolition	N/A
12(c) – Existing and proposed ground levels and finished floor levels	N/A
12(d) – Plans of proposed buildings	N/A
12(e) – Access routes and parking details	General Arrangement Plans
12(f) – Landscaping details	Landscape Plans
12(g) – Youth & play facility details	To be conditioned
12(h) – Details of affordable housing	N/A
12(i) – Foul drainage details	Water Compliance Statement
12(j) – Surface water drainage details	Water Compliance Statement
12(k) – Pollution management plan	Code of Construction Practice – Part C
12(l) – Biodiversity net gain statement	Ecological Management Plan
12(m) – Sustainability conformity statement	N/A
12(n) – Landscape management proposals	Landscape Management & Maintenance Plan
12(o) – Construction waste management details	Code of Construction Practice
12(p) – Noise attenuation proposals	N/A
12(q) – Vibration attenuation details	Code of Construction Practice
12(r) – External lighting details	External Lighting Details
12(s) – Public realm delivery programme	Design & Planning Compliance Statement
12(t) – Construction management plan	Code of Construction Practice
12(u) – Travel plan	Code of Construction Practice
12(v) – Hours of operation	Code of Construction Practice
12(w) – Fire hydrant provision	N/A
12(x) – Dwelling mix	N/A

27. The above matters are discussed in the relevant sections below. As an application for the approval of reserved matters the principle of development has been established and the main considerations in the determination of this application are therefore;
    - Design and Landscape
    - Transport and Highway Matters
    - Ecology and Biodiversity
    - Drainage
    - Residential Amenity

Design and Landscape

28. The submitted details have been reviewed by the Urban Design and Landscape Officers who have raised no objections in principle to the latest details, notwithstanding comments

on the swale along the secondary street. They have recommended a number of conditions in respect of details that are not possible to provide at this stage.

29. The submitted application has largely been designed in accordance with the approved KPA design code, with the notable exception of a swale feature along one side the central spine road. Discussions have identified that this feature would result in the road and swale becoming unadoptable as it is not possible to achieve on both sides of the road. Having regard to the nature of this central road, the level of use it would accommodate and the wide nature of traffic that it will serve, officers consider, in this instance, this is sufficient justification to depart from the design code.

30. It is noted that the position of paths and other physical built form has been adjusted to protect the Spinneys woodlands, trees covered by a preservation order, and while a small section of path runs in close proximity to some of these areas it is considered unlikely that these would be at a significant depth to result in an adverse harm to roots of the trees to the detriment of their ability to be retained as important landscape features.

31. The proposed application otherwise reflects the requirements of the design code and the parameter plan. It is noted that the planting specification is not known at this stage, due to potential changing availability of plant species that could be sourced once planting commences. As such it is considered reasonable that this matter could be dealt with by condition.

32. Conditions will be required to provide details of street furniture and lighting to ensure these are appropriate and respond to the needs of the development and the changeable nature of subsequent key phases. These are considered appropriate in order to create a cohesive design response across the development, while supporting the continuation of the development insofar as reasonable at this stage.

33. Subject to conditions, the development is therefore considered to accord with policies LP11 and LP12.

Transport and Highway Matters

34. The proposed details have been reviewed by the Local Highway Authority who have raise no objections in principle, though note some amendments are required to accord with adoptable standards. Officers note the separate S278 process that would be required to demonstrate the roads are to adoptable standards, and which would enable any minor variations to be agreed. It is considered that the road layout is, in principle, acceptable, and while there may be some minor variation in precise locations of the raised tables, it is considered these could be dealt with through a condition.

35. Officers note the comments of the County Council Rights of Way team, and are aware of the wider process to realign, upgrade and create public rights of way within the site. In principle, the details submitted demonstrate a suitable arrangement in respect to the rights of way. While it is noted that CCC has raised some ambiguity in the level of detail on surfacing and levels, as there are separate legislative process that will consider these matters, officers consider those are the appropriate mechanism to secure acceptable arrangements.

36. On the whole, and subject to conditions, it is considered the proposal accords with polices LP16 and LP17.

Ecology and Biodiversity

37. The application has been accompanied by an ecological management plan that provides the general management arrangements in accordance with the site wide strategy, and details of biodiversity net gain as required by condition 12 on the outline permission. While this notes the general accordance with the site wide parameter plans and overall approach, it has not confirmed the actual level of net gain to demonstrate its contribution towards the total requirements. That said, as this is the first infrastructure application, it is not currently possible to determine the precise planted species, and it is considered that, against the baseline, there is every reasonable possibility this will result in a substantial net gain, officer consider this matter could be dealt with by condition to confirm the overall amount of units that will be provided alongside the planting plans. This remains a matter secured by condition under the outline consent, and so is considered to be sufficient to accord with policy LP30.

Drainage

38. The proposed drainage strategy has been reviewed by the LLFA who have raised no objections. The proposed drainage infrastructure has demonstrated that the appropriate level of drainage can be accommodated within these spaces, restricted to greenfield rates at those discharge points agreed as part of the site wide strategy.

39. As such, the technical arrangements in terms of drainage are considered appropriate and sufficient to accommodate the level of water flow from the surrounding development parcels that it will serve, in accordance with policies LP5, LP6 and LP15.

Residential Amenity

40. This infrastructure is necessary to serve any future residential plots within this area of the site, and as such any proposed residential reserved matters would respond to the impacts of this infrastructure. Notwithstanding, there is considered to be no reasonable basis to conclude that this proposed infrastructure would preclude a satisfactory environment for adjoining residential development.

41. The proposed infrastructure is sufficiently distant from surrounding residential properties that it would not materially impact their amenity.

42. The proposal would therefore accordance with policy LP14 in respect to residential amenity.

CONCLUSION AND RECOMMENDATION

43. The accompanying supplementary documents are compliant with all applicable conditions of the outline planning permission and are considered satisfactory.

44. This proposal creates a development which responds to the opportunities and constraints of the site and relevant planning policies. The development is not considered to have an overly detrimental impact upon the amenity of neighbouring dwellings and is acceptable in terms of highway safety and will provide a good quality environment for this development. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

45. Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that reserved matters consent is approved subject to the following conditions/refused for the following reasons;

1. Accordance with approved plans.
2. Planting details to be submitted.

3. Confirmation of net gain to be submitted.
4. Details of street furniture to be submitted.
5. Lighting details to be provided.
6. Detailed highway designs and management details to be provided
7. Details of substations to be submitted
8. Details of community growing beds to be provided.
9. Details of bus stops to be provided.

CONTACT OFFICER:
Enquiries about this report to **Aaron Sands**