DESCRIPTION OF SITE AND APPLICATION

The site relates to a parcel of Wintringham Park which has outline consent under 17/02308/OUT for:
- Up to 2,800 dwellings including affordable housing (C3);
- Up to 63,500m2 of employment floorspace (B1-B8);
- District and local centre facilities featuring retail, commercial, leisure, health and community uses;
- New primary school provision;
- Open spaces, play areas, recreation facilities, landscaping and sports provision;
- New vehicular access points from Cambridge Road, the A428, and Potton Road; and
- Associated facilities and infrastructure comprising utilities including electricity, water, sewerage, and telecommunications, highway improvements and diversion of existing utilities where necessary.

Matters relating to appearance; landscaping; layout; and scale were reserved.

As part of the outline consent detailed approval was given (in the form of a hybrid permission) for:
- The construction of new roads,
- Hard & soft landscaping including the creation of SUDS, and
- Associated infrastructure and engineering works including the creation of haul routes.

Application 17/02308/OUT was approved on 6 November 2018 and was subject to the completion of a Section 106 Agreement and various planning conditions.

Development at Wintringham Park is subject to a site wide Parameter Plan, as well as an approved Design Code (including a Regulatory Plan) for Key Phases 1 and 2 and a Development Specification for Key Phases 1 and 2 of the development. The Parameter Plan establishes site wide principles for the locations of particular land uses, storey heights, access points and the locations of facilities, in addition to showing existing features within the site. The Development Specification sets out the parameters of the development and details Spatial Principles for Reserved Matters applications to follow. The Key Phase 2 Design Code and Regulatory Plan build upon the Parameter Plan and Development Specification and provide greater detail in relation to the layout, densities, building scale and form, access, parking, design and landscaping to be achieved within each specific character area within Key Phase 2. The Parameter Plan (as amended under 24/01315/NMA), Development Specification, the Key Phase 1 Design Code and Regulatory Plan were approved as part of the Hybrid Planning Permission (17/02308/OUT) and the Key Phase 2 Design Code and Regulatory Plan were approved under application reference 24/80112/COND.

Reserved Matters approval is now sought in relation to the construction of a Village Street Primary Route to provide access to development parcels 1 and 2 within Key Phase 2, hard and soft landscaping, the creation of footways and cycleways, the installation of an electrical substation within Parcel 2 and the installation of an electrical substation (adjacent a previously approved pumping station) to the southwest of Parcel 5, alongside ancillary works, associated infrastructure and engineering works.

During the lifetime of the application revised plans and supporting documents have been submitted pursuant to comments received from consultees, which have been fully consulted upon.

In terms of the Environmental Impact Assessment Regulations, Paragraph: 060 (Reference ID: 4-060-20170728) of Planning Practice Guidance sets out that: "The new EIA Regulations apply to all new EIA development coming forward, unless a scoping opinion request, or on Environmental Statement, has been submitted before 16th May 2017". In this instance, the Environmental Statement was submitted prior to 16th May 2017 and therefore the 2011 EIA regulations apply to this project, in accordance with the transitional arrangements.

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 erection of roads of the scale and nature that is proposed by this submission.

NATIONAL GUIDANCE
The National Planning Policy Framework (NPPF December 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):
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment
For full details visit the government website National Guidance

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

PLANNING POLICIES
Huntingdonshire Local Plan to 2036 (Adopted 15/05/2019)
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
LP13 Placemaking
LP14 Amenity
LP15 Surface Water
LP16 Sustainable Travel
LP17 Parking Provision and Vehicle Movement
LP30 Biodiversity and Geodiversity
LP31 Trees, Woodland, Hedges and Hedgerows
LP34 Heritage Assets and their Settings
LP37 Ground Contamination and Groundwater Pollution
SEL 2 St Neots East

St Neots Neighbourhood Plan (2016)
St Neots Neighbourhood Plan was made on 24 February 2016 and forms part of the Development Plan. The following policies are relevant to the proposal:
- A2: Development on the edge of St. Neots
- A3: Designed to a high quality
- A4: Landscape Backdrops
- PT1: Sustainable modes of Transport

Supplementary Planning Guidance/Documents:
*The St. Neots Urban Design Framework (UDF) (2011)
* Huntingdonshire Design Guide SPD (2017), including:
-1 Introduction:
-1.6 Design principles
-2.1 Context and local distinctiveness
-2.5 Landscape character areas

-3.5 Parking/ servicing
-3.6 Landscape and Public Realm
-4.1 Implementation
* Huntingdonshire Landscape and Townscape Assessment (2022)
* Huntingdonshire Strategic Flood Risk Assessment (2024)
* Cambridgeshire Flood and Water SPD 2017
* Huntingdonshire Tree Guidance Note 3

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

PLANNING HISTORY
The key planning application relevant to this application is:
- 17/02308/OUT - Hybrid planning application comprising:
1) Application for outline planning permission for development of a mixed use urban extension to include: residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access: and
2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes - Permission Granted 06.11.2018.

Applications of relevance:

21/00806/REM - Application for Reserved Matters Approval for green, grey and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Route and north-south and east-west secondary roads (including a connection to the A428), the creation of north-south and east-west linear parks, installation of a LAP, LEAP and NEAP, small scale sports provision, the creation of an attenuation pond, the diversion of the tributary to Wintringham Brook, the development of two vehicular bridges across Wintringham Brook, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and substations, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary – Consent 20.09.2021.

23/00652/REM - Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary – Consent 14.04.2025.

24/80112/COND - Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information – Details acceptable 16.04.2025.

24/01315/NMA- Non-material amendment of 17/02308/OUT comprising update to the approved Parameter Plan in relation to development extents in Key Phase 2 – Consent 02.04.2025

CONSULTATIONS
St Neots Town Council - Recommends APPROVAL.

Cambridgeshire County Council Archaeology - NO OBJECTIONS, noting that archaeological fieldwork has been completed within the proposal area and post excavation analysis is in progress.

Cambridgeshire County Council as Lead Local Flood Authority (LLFA) - NO OBJECTIONS in principle and suggests a number of informatives.

Cambridgeshire County Council as Local Highway Authority (LHA) - NO OBJECTIONS subject to conditions.

CCC Minerals and Waste – NO COMMENTS.

Environment Agency - NO COMMENTS to add to those received as part of the outline consent.

Cambridgeshire County Council Definitive Map Officer – NO OBJECTIONS subject to condition and and Informatives.

HDC Environmental Health – NO OBJECTIONS, noting that the submitted CEMP is acceptable.

Police Designing Out Crime Officer – NO COMMENTS or OBJECTIONS, noting that the lighting plan should provide clarification on the standards, that footpaths/cyclepaths should be straight with clear visibility, the substation/ pumping station should be enclosed by 2m fencing and that security should be in place prior and during the construction phase.

HDC Landscape - NO OBJECTIONS following receipt of amended proposals.

HDC Urban Design – NO OBJECTIONS following receipt of amended proposals, subject to conditions.

HDC Trees – NO OBJECTIONS subject to the Tree Protection Plan and Method Statement being followed.

HDC Ecology - NO OBJECTIONS.

National Grid / HSE – NO OBJECTIONS on safety grounds.

Anglian Water - NO OBJECTIONS.

REPRESENTATIONS
No comments received at time of determination, noting that 57 neighbours were consulted and three site notices were posted up in the vicinity.

SUMMARY OF ISSUES
The main issues to consider in assessing this application is the acceptability of the reserved matter details for appearance, landscaping, layout and scale having regard to the Development Plan policies and the approved Parameter Plan, Design Code (including a Regulatory Plan) for Key Phase 2 and the Development Specification.

PRINCIPLE OF DEVELOPMENT:
The principle of development has already been established through the granting of the Hybrid Planning Permission 17/02308/OUT. The site is also allocated for mixed use development in the Huntingdonshire's Local Plan to 2036 (part of allocation SEL 2). The application site is part of the wider Wintringham strategic development area that was subject to an environmental assessment under the EIA regulations.

An initial RMA application (known as KP2 Early Infrastructure) provided for the initial Key Phase 2 (KP2) connections from Key Phase 1 (KP1) which included the north and south primary routes to the east and west Primary Streets (Nuffield Road and Pelham Road) within KP1, together with associated drainage infrastructure including surface water attenuation basins and a foul water pumping station. This was approved under application reference 23/00652/REM on 14th April 2025.

The submitted supporting Compliance Statement explains that the submission seeks Reserved Matters approval for Key Phase 2 (KP2) Village Street and Utilities Infrastructure, noting that the RMA site is in its entirety located within the KP2 Framework approved on the 16th April 2025 (24/80112/COND). The application is therefore advanced under Condition 12 as a Reserved Matters Application within a Key Phase, and in line with the requirements of Condition 12, the submission meets the requirements of Conditions 14 to 24 (where relevant) and demonstrates conformity with Tier 1 and Tier 2 information as approved. The Compliance Statement suggests there are no 'Code Breakers'.

This RMA proposes details of the KP2 Village Street and Utilities Infrastructure that includes hard and soft landscaping and the creation and upgrade of footways and cycleways; foul and surface water infrastructure; the installation of electrical substations; and other associated infrastructure and engineering works. The principle of the development is considered to be acceptable and is in accordance with the extant outline planning permission.

LAYOUT, APPEARANCE, SCALE AND LANDSCAPING & DESIGN CODE REQUIREMENTS:

The Key Phase 2 Design Code and supporting Regulatory Plan illustrates a primary road (village street) and pumping station (already approved) within the area the subject of this Reserved Matters Application (RMA).

The supporting Compliance Statement explains that the approved Parameter Plan (April 2025) identifies the general north – south alignment of Primary Routes through the site (red dashed line), open space corridors running around the perimeter of the of the key phase, two existing water courses (Wintringham Brook to the north and Hen Brook to the south), a Key Area of Landscape / Open (green cross), a local centre (red asterisk) and a primary school (blue dashed circle). This RMA provides for the continuation of the previously approved Primary Route in accordance with the Parameter Plan, together with associated landscaping and utilities infrastructure. The current reserved matters application is consistent with the approved Parameter Plan.

The Reserved Matters Application (RMA) aligns with the Development Specification Spatial Principles (approved at outline stage) 1, 2, 3, 12 and 17, allowing for primary routes running south from Cambridge Road to Potton Road; ensuring public transport is achieved throughout the site; non-vehicular connections and the concept of walkable neighbourhoods being facilitated by footpath/cycleway connections which should be at least 3m wide and can be shared by pedestrians and cyclists, with footpath/cycleway connections linking in with the existing footpath network connecting the development with the countryside and St Neots including the town centre; sustainable urban drainage provision that includes Wintringham Brook and a range of water management features incorporated into the landscape framework across the site taking account of maintaining flows to existing outflow points around the site; and detailed mitigation schemes in respect of each development parcel and infrastructure element. This current application aligns with these Spatial Principles.

The submitted Compliance Statement includes Biodiversity, Land Management and Green Infrastructure, Transport, Public Rights of Way, Remediation and Archaeology Compliance Statements.

Section 5 of the Compliance Statement confirms that specific compliance statements are provided in accordance with condition 12 which includes a CEMP and Site Waste Management Plan and Water Compliance Statement as separate documents.

Section 6 of the Compliance Statement relates to Design Code compliance and notes specific compliance with the Design Code section ‘Movement and Access’ in terms of providing for the continuation of the Primary Streets, and the cycle and pedestrian network. The proposed drainage within the RMA will connect into the downstream drainage networks that were approved as part of the Early Infrastructure RMA. Chapter 5 of the approved KP2 Design Code establishes the movement and access principles including Active Travel and Access for All. This RMA submission establishes the Village Street carriageway and foot/cycleways, in line with the coded requirements for this section of street.

The application is therefore considered to be in accordance with the KP2 Regulatory Plan and Design Code and Development Specification.

Layout - *This is defined within the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development."*

As referenced above, the layout includes a new Primary Street (Village Street) alongside utilities corridors, and soft landscaping and the creation and upgrade of footways and cycleways; foul and surface water infrastructure (including a network of sewers); the installation of two electrical substations; and other associated infrastructure and engineering works (including utilities corridors for a number of services).

The Village Street will provide vehicular, pedestrian and cycle connections to a number of future residential parcels (parcels 1 and 2 within KP2) and will link up to the Primary Street, approved under 23/00652/REM.

The proposed carriageway and footway/cycleway dimensions (6.1m carriageway, 3.0m footway/cycleway, and 3.0m verges either side) align with the Movement and Access principles set out in Chapter 5 of the Design Code. The RMA includes five access points to Parcels 1 and 2 (including the Sports Hub access via Parcel 1), which generally conform to the KP2 Regulatory Plan.

The 'Green Island' crossing design (4.5m carriageways flanking a central 4.5m island) accords with the illustrative material in the Design Code Section 5.7.6, though it is noted that there is some inconsistency between the cross-section and the illustrative plan in the Design Code.

An eastbound bus stop is included in this RMA; the westbound stop was previously approved under 23/00652/REM. The location of the proposed eastbound bus stop accords with the approved Regulatory Plan.

A substation is proposed within parcel 2, which has the potential to be well integrated within the built form and aligned with surrounding dwellings, boundary walls, garages and other structures, reducing its prominence. A condition is proposed to confirm the final details and design of the treatment of the substation and its access.

In respect of the co-location of a substation and foul water public station to the southwest of parcel 5 within the Butterfly Meadows green space, this is in accordance with Figure 5.34: Site-Wide Utility Infrastructure Plan contained within the Design Code. A condition is proposed to confirm the final design and treatment of the substation, treatment and height of boundary and treatment of the hardstanding/ access.

The proposed new footways and cycleways will provide a connection across the site along the Village Street, to ensure that walking and cycling are considered as a real choice.

It is considered that the proposed Village Street, eastbound bus stop and substations are well positioned and reflect the KP2 Regulatory Plan and KP2 Design Code, being also in accordance with Policy LP12 of Huntingdonshire's Local Plan to 2036.

Appearance - *This is defined within the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture."*

The proposed Village Street will be finished in blacktop asphalt to tie in with previously approved streets and the details approved under application reference 23/00652/REM (the submitted plans note that the construction of these will be in accordance with CCC's Housing Estate Road Construction Specification January 2023 (HERCS), which stipulates the roadway surface material shall be: 50mm Cambridgeshire Asphalt Surface Course Plus).

The proposed footways and cycleways across the site are to be finished in blacktop asphalt, which also tie in with previously approved streets and the details approved under application reference 23/00652/REM.

There are some areas of blister tactile paving and corduroy tactile paving which are shown on the plans to be buff, but no detailed materials have been specified on the plans. A condition should therefore be attached to ensure that the final material palette is agreed with both the LPA and LHA through the planning process and Section 38 adoption.

In respect of the substation at parcel 2, no access or hardstanding materials details have been provided (noting that the permanent access will be designed as part of the parcel layout in due course); grass-crete (or similar) is recommended to reduce the prominence of the hard standing, these details can be secured by condition.

The design of the flat roofed substation at parcel 2 that is roughly square in shape with a height to its ridge of approximately 3.3m is considered to be acceptable, but the treatment and materials of the substation itself should be confirmed by way of condition. It is noted that substations previously built within KP1 included Trinity Cream stock bricks and jet black RAL 9005 louvers, doors, rainwater goods and fascias.

In relation to the substation at parcel 5, this is to be located approximately 12m away from the previously consented pumping station. They are separated by hardstanding / turning area and as no hardstanding materials details have been provided these shall be secured by condition (again, gras-crete is recommended).

The design of the substation at parcel 5 is the same as that proposed at parcel 2; as above, the treatment and materials of this substation should be confirmed by way of condition.

No details have been provided in relation to the appearance and height of the boundary treatment surrounding the substation stations associated with either parcel, these will therefore also be secured by condition.

Lighting column locations (but no detailed specification) have been included on the general arrangement plan along the Village Street. A condition should therefore be attached which secures full lighting details (that includes final lighting details, LUX levels and column heights), noting that the street lighting will be approved through highways technical approval in due course.

The submitted details illustrate a bus stop and shelter on the northern (eastbound) verge of the village street. As no details of the bus stop infrastructure have been submitted (shelters, cycle parking etc) these details will be secured via condition.

Subject to the imposition of conditions the development will ensure a street and space that enables future housing parcels to achieve a coherent and integrated built form and will create an accessible and permeable development that integrates land use and transport.

Scale - *This is defined within the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the height, width and length of each building proposed within the development in relation to its surroundings."*

Whilst not a building, the proposed Village Street accords with the carriageway and foot/cycle path dimensions (carriageway width of 6.1m with 3m footpaths/cycleways on both sides) set out in chapter 5 (section 5.7) of the KP2 Design Code and is considered acceptable.

The proposed electricity substations, which comprise discrete flat roofed buildings with an overall height of 3.3m are considered to be acceptable. Conditions can confirm the details of the materials, detailing and hard landscaping associated with these.

The scale of the proposals are therefore considered to be acceptable, in accordance with Policy LP12 of Huntingdonshire's Local Plan to 2036.

Landscaping - *This is defined within the Town and Country Planning (Development Management Procedure) (England) Order 2015 as "the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;"*

The application is supported by soft landscape details, which will deliver a tree lined avenue character along the Village Street. Detailed soft landscaping plans illustrate 41 large formal trees along the grass verge with large canopies of varied form and seasonal interest, which aligns with the KP2 Design Code. There will also be grass verge within which these trees will be planted.

The submitted tree pit details are considered to be acceptable. These illustrate adequate soil volumes for the trees proposed in a 3m wide verge along the village street.

The submission is supported by a soft landscape specification which is considered to be acceptable and will be conditioned to be implemented as such.

As noted earlier, the palette of hard landscaping details will be secured by condition, as the submitted plans do not confirm these.

Subject to conditions, the proposals are all considered acceptable and will serve to enhance the amenities of the site, in accordance with Policy LP12 of Huntingdonshire's Local Plan to 2036.

Summary-

Having regard to the reserved matter details for which approval is sought, it is considered that the proposed development would create a high-quality Village Street with footways and cycleways, two new substations together with all ancillary works which will make a positive contribution to the character and appearance of the Wintringham development for all users.

It is therefore considered that the appearance, landscaping, layout and scale of the proposal would accord with the approved Parameter Plan, Key Phase 2 Design Code, Regulatory Plan and Development Specification.

The scheme would also accord with the NPPF (2024) policies LP2, LP3, LP5, LP7, LP11, LP12, LP31 and allocation SEL 2 of Huntingdonshire's Local Plan to 2036 and policies A2, A3 and PT1 of the St Neots Neighbourhood Plan.

RESIDENTIAL AMENITY:

The proposals comprise a number of elements including roads, footpaths and substations. Excluding the substations, these are all detailed on the Regulatory Plan and within the KP2 Design Code.

A Construction Environment Management Plan (CEMP) supports the application and both CCC Highways and HDC Environmental Health have confirmed the document is acceptable.

It is therefore considered that the construction and use of the proposed road and footpaths and substations together with associated works would not be unacceptably harmful to the amenities of neighbouring occupiers of land and buildings.

Adherence to the CEMP will be secured by condition in the interests of residential amenity and highway safety.

The proposal is therefore considered to accord with the NPPF (2024) in regard to residential amenity and policy LP14 and allocation SEL 2 of Huntingdonshire's Local Plan to 2036.

HIGHWAYS & FOOTPATH CONSIDERATIONS:
Access arrangements for the site in terms of the main vehicular access points were agreed as part of the outline consent.

The transport infrastructure proposed as part of this submission includes the construction a Village Street as an extension to the Primary Street and the creation of footways and cycleways, which will link to the highways infrastructure approved under application reference 23/00652/REM.

A 3m width shared-use footway / cycle track is to be provided along both sides of all sections of the proposed highway; these are to be adopted by the Highway Authority in due course.

The proposed highways are designed to accommodate expanded bus services for KP2, consistent with the Bus Strategy proposed in the Wintringham Transport Assessment which supported the original Hybrid Planning Application. An eastbound bus stop is proposed to be located in the northern verge of the Village Street; details relating to this (including the infrastructure) will be secured by condition.

Tracking has been provided for refuse and bus movements and these are supported by the CCC highways, noting that whilst there is some overhang of the road edge, there would be limited risk of conflict.

CCC Highways have confirmed that the areas proposed are generally capable of adoption (noting this will be dealt with under the S38 process).

Comments are noted that the location of trees may need to be reviewed as part of the S38 application and some amendments may be needed in due course; and that whilst the tree pit details appear

acceptable they will also form part of the S38 adoption process. The proposed trees and soft landscaping along the Village Street will be the subject of a compliance condition; if any changes are required then this will need to dealt with accordingly via a formal amendment.

In respect of foul and surface water drainage, access to the attenuation basin has been noted by CCC Highways and it is noted that improvements will likely be needed to the proposed adopted footpath/bridleway to make it suitable for vehicles.

In relation to the CEMP, CCC Highways have noted that this relies on the existing access and works compound as part of the KP1 development. It is noted that the LPA must be satisfied that there will be sufficient capacity within the existing compound to accommodate the traffic and storage of materials associated with the construction of this development and the KP1 compound will be available for use until completion of the KP2 works. To confirm, the LPA is satisfied that the existing access and works compound has sufficient capacity and will be available for use (noting that the location of this is within a future residential parcel within KP1 for which no REM has yet been submitted).

On highways drains, CCC have noted that gully connections appear in places to be long; these should be revisited as part of the S38 review (noting that the applicant has confirmed that these are no longer than 11m apart and are therefore acceptable).

With regard to the standard details submitted, CCC Highways have noted that whilst these are acceptable in establishing the intention of constructing the roads, such drawings need to be considered in detail as part of the S38 technical review (noting that a number of the details are likely to require amendment) and the drawings should not therefore be considered definitive in any permission granted.

A number of conditions are suggested by CCC Highways that include details for the management and maintenance of the proposed streets, roads and footways to be made to binder course and visibility splays requirements. Some minor amendments are needed to the wording of these conditions to reflect the nature of this RMA, but these are all considered to be acceptable in principle (subject to minor amendments to the triggers). Informatives have also been proposed which are considered to be relevant and acceptable.

It is considered that the highways works would accord with the approved Parameter Plan, KP2 Design Code, Regulatory Plan and Development Specification (SP1, SP2 and SP3) with regards to connectivity and transport. Having regard to access it is considered that the proposal is acceptable and accords with the NPPF (2024), policies LP2, LP3, LP11, LP12, LP16, LP17 and allocation SEL 2 of Huntingdonshire's Local Plan to 2036 and policies P2 and PT1 of the St Neots Neighbourhood Plan.

FLOOD RISK AND DRAINAGE:

The application proposals are supported by a water compliance statement which confirms that the Village Street will connect into sections of road, at either end, for which the Early Infrastructure RMA has previously been approved (application reference 23/00652/REM); this showed the proposed surface water drainage network and catchments. The drainage networks included a detention basin which discharged to Wintringham Brook and drained a small section of the western access and included provision for future extension of the access road and connections from adjacent development plots and sports facilities.

In respect of this current RMA, the proposed drainage will connect into downstream drainage networks that were part of the Early Infrastructure RMA.

Surface water drainage - The Lead Local Flood Authority confirms there are no objection in principle to the proposed development, noting that the submitted documents demonstrate that surface water

from the proposed development can be managed through the use of an attenuation basin, restricting surface water discharge to QBAR. They have noted that the LLFA is supportive of the use of attenuation basins as in addition to controlling the rate of surface water leaving the site they also provide biodiversity, amenity and water quality treatment which is of particular importance when discharging into a watercourse, and have confirmed that water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual. The LLFA have proposed a number of informatives.

The Environment Agency has reviewed the submitted details and confirmed there are no objections to the application (noting they have provided information on water resources).

Foul water drainage - The development proposed will not generate any foul water flows or place any demand for additional capacity in the public sewer. Anglian Water have raised no objections to the proposals, but have requested an informative.

Overall it is therefore considered that the proposal would accord with the approved Parameter Plan, KP2 Design Code, Regulatory Plan and the Development Specification (SP12 – water management) in this regard. The proposed development is therefore considered acceptable with regards to drainage arrangements and accords with the NPPF (2024) in this regard and policies LP5 and LP6 of Huntingdonshire's Local Plan to 2036.

ECOLOGY:

An ecological walkover was undertaken in March 2023 to verify the findings of previous survey work undertaken at Wintringham as detailed within the submitted Ecological Constraints report, and details of recommended mitigation are provided within the accompanying Ecological Implementation and Mitigation Plan.

The submitted Compliance Statement explains that the planting specifications meet the broad categories and composition components set out within the Biodiversity Strategy in relation to providing wildlife friendly planting. Tree planting will provide nesting habitats for a range of passerine bird species, nectar for a range of insects, fruits for foraging birds and foraging opportunities for bats. The management of existing and new habitats will be undertaken in accordance with Section 4 of the Biodiversity Strategy, which in turn has informed management prescriptions contained within the Green Infrastructure Strategy.

Street tree planting and verges along the village street are proposed, which will deliver a tree lined avenue character.

The HDC Ecology officer has reviewed the submitted reports and following clarification from the agent on a number of matters, has confirmed that there are no objections to the proposals.

Statutory Biodiversity Net Gain (BNG) does not apply to this application as outline planning permission was granted consent in 2018; this was before mandatory BNG for major developments began on 12 February 2024.

It is considered that the proposed planting and other ecological works would accord with the approved Parameter Plan, KP2 Design Code, Regulatory Plan and Development Specification (SP8 and SP9) with regards to ecology and ensuring biodiversity net gain. The proposed development is therefore considered acceptable with regards to ecological impacts and accords with the NPPF (2024) in this regard, policy LP30 of Huntingdonshire's Local Plan to 2036 and policy P4 of the St Neots Neighbourhood Plan.

OTHER MATTERS AND CONSIDERATION OF CONDITIONS APPENDED TO PERMISSION 17/02308/OUT:

Condition 12: Reserved Matters - Within A Key Phase
Reserved Matters Applications shall include the following details as appropriate as well as addressing all of the relevant matters defined as Reserved Matters requirements within Conditions 14 to 24:

- 12(a) A Design Compliance Statement showing how the development accords with the approved Key Phase Design Code
A Design Compliance Statement is incorporated within the submitted Reserved Matters Compliance Statement (Chapter 6) and assesses the proposal against the provisions of the approved Key Phase 2 Design Code; in particular Chapter 5 of the approved Design Code which details a spatial framework for Movement and Access within Key Phase 2.

-12(b) A Transport Compliance Statement showing how the development accords with the approved Transport Assessment
A Transport Compliance Statement is incorporated within the submitted Reserved Matters Compliance Statement (Chapter 9). This statement confirms that highways, pedestrian and cyclist amenities and public transport amenities within the RMA for transport infrastructure to serve the Wintringham Development complies with the 2017 Transport Assessment prepared by Stantec.

-12(c) A Statement of Compliance with the approved Land Management Strategy detailed within the approved Green Infrastructure Strategy dated January 2018
A Land Management Strategy Compliance Statement is incorporated within the submitted Reserved Matters Compliance Statement (Chapter 8). The statement confirms that landscape proposals for the application site have been guided by the Green Infrastructure Strategy – Amended (ref BMD.17.018.RP.GIS.001) (GI Strategy) submitted as part of the Hybrid Planning Application. It is noted that the proposals have been informed by section 07 of the Green Infrastructure Delivery, which presents the land management strategy for the wider site.

Areas of flowering lawn and meadow grassland have been included which provide ecological benefits in line with 5.3.2 of the GI Strategy.

Establishment maintenance will be undertaken in accordance with section 7.5.7 of the Green Infrastructure Strategy and will run for a minimum period of 5 years from certification of practical completion. Further details are provided in the Soft Landscape Specification (ref BMD.22.0048.SP.003).

The HDC Landscaping officer and Ecology Officers have both reviewed the submitted details and confirmed that there are no objections to the proposals.

-12(d) Details of external lighting having regard to the approved Biodiversity Strategy and reflecting the general principles identified in Chapter 5.6 dated January 2018 of the Environmental Statement
Lighting column locations (but no detailed specification) have been included on the general arrangement plan along the village street. A condition should therefore be attached which secures full lighting details (that includes final lighting details, LUX levels and column heights), noting that the street lighting will be approved through highways technical approval in due course.

- 12(e) Parking details including provision for Electric Vehicle Charging points for residential and commercial floorspace
Not relevant to this proposal and therefore does not form part of the application submission.

-12(f) A Construction Environment Management Plan (CEMP) for that area in accordance with the approved Site Wide Construction Strategy
A 'Construction Environmental Management Plan' has been submitted as part of the application. The Environmental Health officer and CCC Highways officer have both confirmed that the CEMP is acceptable. Adherence to the submitted CEMP shall therefore be secured by condition.

-12(g) A Site Waste Management Plan in accordance with the approved Site Wide Construction Strategy
A 'Site Waste Management Plan' has been submitted as part of the application. The Cambridgeshire County Council Minerals and Waste officer has reviewed the submission and has confirmed there are no comments at this time. Adherence to the submitted SWMP shall therefore be secured by condition.

-12(h) A Water Compliance Statement demonstrating compliance with the approved Surface & Foul Water Site Wide Strategy and the details submitted with the relevant Key Phase Design Code
A Water Compliance Statement (covering surface water and foul water) has been submitted in support of the application. The submitted water compliance statement confirms that the application proposals are in accordance with the approved Water Management Strategy submitted as part of the outline planning application.

No objections have been raised by the LLFA, Anglian Water or the Environment Agency with regards to flood risk or drainage matters.

-12(i) A Compliance Statement showing how the development accords with the approved site-wide Rights of Way Strategy (with the exception of those parcels detailed hatched blue on the plan attached to Appendix 2 of this permission), including design principles in respect of widths, construction and surface treatments and confirmation of how rights of way which are temporarily affected during construction shall be reinstated or modified, along with a timetable for implementation
The Compliance Statement (chapter 10) explains that in line with the Public Rights of Way Strategy, it has been agreed in principle that rights of way Footpath 194/53 and Footpath 194/54 that currently cross the RMA site will be permanently extinguished. It has been confirmed that the formal diversion / extinguishment route will be agreed with Cambridgeshire County Council and Local Highway Authority in advance of works commencing on the definitive footpath alignments by way of separate consent order, for which an application was submitted in February 2025, and that any temporary footpath diversion to be put in place will be clearly signposted and separated from the construction works through screening, fencing and/or crossing points, as required and that site operatives will be informed of any diversion route and the location of any crossing points prior to commencing works.

The County Council Rights of Way team have been consulted and have raised no objections to the proposals subject to a condition and informatives.

-12(j) Future management and maintenance of roads, footways and cycleways
The Village Street is proposed to be adopted by the County Council in due course, but as no management and maintenance details have been submitted as part of this RMA a condition will be attached that secures these.

-12(k) Affordable Housing Compliance Statement
Not relevant to this proposal and therefore does not form part of the application submission.

-12(l) Travel Plan for non-residential uses
Not relevant to this proposal and therefore does not form part of the application submission.

-12(m) A scheme detailing play equipment (where relevant) including its type and location of the equipment and a timetable for delivery
Not relevant to this proposal and therefore does not form part of the application submission.

-12(n) A Compliance Statement showing how the development accords with the approved site-wide Biodiversity Strategy
A Biodiversity Compliance Statement is incorporated within the submitted Reserved Matters Compliance Statement (Chapter 7).

It is noted that landscape proposals for this RMA area have been prepared in the context of the Biodiversity Strategy - Amended (ref BMD.17.018.RP.902) and the Biodiversity Offsetting Matrix – Additional (ref BMD.17.018.TN.BO1), both of which were approved as part of the Hybrid Planning Application.

An ecological walkover was undertaken in March 2023 to verify the findings of previous survey work undertaken at Wintringham as detailed within the Ecological Constraints technical note (BMD.22.0048.RPE/TN.805.-.EcoConstraints) and details of recommended mitigation are provided within the accompanying Ecological Implementation and Mitigation Plan (BMD.22.0048.RPE.MP.804.EIMP).

The submitted reports confirm that a walk-over survey was undertaken on the 16th May 2025 to assess the area affected by the proposed development and with particular reference to the following: Habitat change since previous assessments and any subsequent implications for potential protected and notable species and habitat suitability across the site for amphibians, bats, mammals (inc. badgers, water vole and otter), nesting birds and reptiles, together with the potential for the site to support other protected and notable species.

The report notes that the proposed Village Street and utilities infrastructure will partially run through the ‘Railway Field’, which at the time of the previous survey, this field was recorded to comprise a long grassland sward, which was tussocky in nature and dominated by coarse grass species, with a heavy encroachment of scrub. However, upon inspection during the survey the field was recorded to be less botanically diverse than in previous survey work, with species including bristly oxtongue, common knapweed, creeping thistle, dock sp., hogweed, mugwort, teasel, white dead-nettle and yarrow. In mown areas, grass species, including perennial rye-grass and cock’s-foot were found to be dominant, and areas of scrub were found to have encroached even further into the field, with impenetrable areas of elder, ash and hawthorn more prominent in the south of the field.

It is noted that the proposed alignment of the Village Street and utilities infrastructure will pass through a portion of the grassland field and associated scrub. This field comprises semi-improved other neutral grassland with a mosaic of scrub characterised by a species such as cock’s-foot, Yorkshire fog, bramble, thistle species, and bristly oxtongue. In the southern section of the field, the installation of utilities will be undertaken via underground directional drilling (boring), with surface disturbance restricted to designated working areas where the infrastructure breaches the surface; this method will substantially reduce the potential for habitat loss or degradation, as areas of retained habitat adjacent to the working corridor will be protected from direct impacts.

The report confirms that the site is unlikely to support significant populations of amphibians, that there were no signs of bat identified during the surveys and only occasional tree features were considered to be offer limited roosting potential, that precautionary measures for badgers are set out within the submitted EIMP and that given the site is subject to high levels of disturbance nesting habitats present are fragmented and more favourable habitat is provided in surrounding habitat (such that nesting birds will more likely be found off site within the wider KP2 site). In respect of reptiles the submitted report confirms that whilst the site does have some potential to support reptile species along the peripheries such as in the field margin and the brooks but generally, large areas of the site are recently disturbed, open and likely to be sub-optimal for reptiles, such that the site is not

considered to support significant numbers of reptiles at present. In relation to water vole and otters, no signs of either were recorded during the walkover survey and generally the wet ditches on the site and Wintringham Brook itself were considered to offer limited habitat otter and water vole.

The submitted Ecological constraints technical note concludes that no further surveys are required ahead of REM approval.

The EIMP proposes ecological supervision during works in sensitive areas with regard to low risk of hedgehog, reptile, amphibian, and badger presence and to ensure measures for roosting bats and nesting birds are implemented appropriately; and all works within sensitive areas to be guided by Ecological Working Method Statement provided by Ecological Clerk of Work.

The HDC Ecology officer has reviewed the submitted details and raised no objections to the proposals. A compliance condition is therefore proposed in respect of the EIMP.

The management of existing and new habitats will be undertaken in accordance with Key Phase 2 Ecological Management Plan (approved under 24/80112/COND).

-12(o) A scheme detailing the type and locations of bus stops and bus shelters (where relevant) and a timetable for delivery
The submitted details illustrate a bus stop and shelter on the northern (eastbound) verge of the village street. As no details of the bus stop infrastructure have been submitted (shelters, cycle parking etc) these details will be secured via condition, alongside a timetable for implementation.

Condition 13: Reserved Matters - Outside A Key Phase
No works are proposed outside Key Phase 2; therefore the requirements of Condition 13 are not applicable.

Condition 14: Residential Travel Plan
The proposed development does not relate to residential development, therefore the requirements of Condition 14 are not applicable.

Condition 15: Contamination (Assessment)
Contamination issues were addressed through the hybrid planning permission and condition 15 of 17/02308/OUT enables development to proceed within Key Phase 1. Within Key Phase 2 condition 15 details were approved on 6th December 2023 under submission reference 23/80362/COND. These approved details confirm that the KP2 land is free from any unacceptable contamination and Condition 15 has been discharged in relation to all development within KP2.

Condition 16: Contamination (Remediation)
As noted, details pursuant to Condition 15 were approved on 6th December 2023 under condition submission 23/80362/COND. The approved details confirm that the KP2 land is free from any unacceptable contamination and Condition 15 has been discharged in relation to all development in KP2.

Condition 17: Contamination (Verification)
As noted, details pursuant to Condition 15 were approved on 6th December 2023 under condition submission 23/80362/COND. The approved details confirm that the KP2 land is free from any unacceptable contamination and Condition 15 has been discharged in relation to all development in KP2.

Condition 18: Contamination (Unexpected)
This condition does not require the submission of information as part of the application but shall come into effect should unexpected contamination be discovered.

Condition 19: Trees
This sets out that where there are existing trees or hedges, reserved matters applications shall be accompanied by:
*an arboricultural method statement;
*an arboricultural impact assessment; and
*a tree/hedgerow/woodland protection plan.

The application is supported by an arboricultural impact assessment and method statement (which includes tree protection plans). The submitted report notes that the proposed development would require the removal of one low-quality tree (T12) and the partial removal of two low quality scrub groups (G3 and G21). Further part-removal of G2 and G3 will also be necessary, however, this removal has been addressed as part of a previous RMA. The report confirms that the proposals will not result in any RPA incursions.

The HDC Tree Officer has reviewed the proposals and has confirmed there are no objections, noting that the type of fencing and its location as detailed within the submitted report will prevent damage to RPA's. The supporting report and plans detail acceptable tree protection measures and compliance with this information will therefore be secured by condition.

Condition 20: Archaeology
As part of the hybrid planning permission a site-wide Written Scheme of Investigation (WSI) was agreed with CCC Archaeology and this informed the approach taken to archaeological investigations which were undertaken on the site in October 2017.

In respect of site 3 (that largely covers Key Phase 2), condition 20 details were approved on 16 October 2023 under condition submission 23/80314/COND.

CCC Archaeology have confirmed that fieldwork has been completed has been completed covering the RMA area and post excavation analysis is in progress. CCC Archaeology have raised no objections in respect of this RMA.

Condition 21: Noise
This reserved matters application is not for residential or community development, therefore a noise assessment is not necessary.

Condition 22: Broadband
Given the nature of this application of a strategy for the provision or facilitation of broadband is not required.

Condition 23: Allotment Provision
This reserved matter application does not seek to incorporate allotment provision and is not a requirement of the approved Design Code, Regulatory Plan or Parameter Plan.

Condition 24: Fire Hydrants
Given the nature of this application details of fire hydrants are not required.

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

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 residential-led development. 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 the reserved matter details be approved, 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 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Laura Fisher**.