Application Number: 25/00728/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

Mr John Wilbraham
Bloor Homes Ltd
Bewick House
6 Cygnet Drive
Swan Valley
Northampton
Northamptonshire
NN4 9BS

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission.

Proposal: Reserved matters relating to appearance, landscaping, layout and scale for part of Phase F comprising 85 dwellings, public open space, internal access roads and associated works, pursuant to Outline Planning Permission 18/01918/OUT and the requirements of conditions nos. 5, 7, 8, 9B, 13, 21, 29, 30 and 36 thereof.

Site address: Land North West Of Spittals Way And Ermine Street Great Stukeley

in accordance with your application received on 17th April 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site location Plan	P24-0760_DE_06_A_03		17.04.2025
Planning layout	P24-0760_DE_001_J_16		29.07.2026

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Chief Planning Officer

Date 15th October 2026

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Building heights	P24-0760_DE_001_I_17		29.07.2026
Materials Layout	P24-0760_DE_001_I_18		29.07.2026
Boundary Treatments	P24-0760_DE_001_K_19		29.07.2026
affordable housing	P24-0760_DE_001_I_20		29.07.2026
Bin Store	P24-0760_DE_001_I_21		29.07.2026
Parking Layout	P24-0760_DE_001_I_22		29.07.2026
Site Plan	P24-0760_DE_001_J_23		29.07.2026
Other	P24-0760_DE_001_I_24		29.07.2026
Site Plan	P24-0760_DE_001_F_25		29.07.2026
Street Elevations	P24-0760_DE_03_C_01		17.12.2025
Elevations	Rev K (July 2026)		29.07.2026
Footpaths	SM5117-EN-069 Rev C		17.04.2025
Refuse vehicle swept path analysis	EA229-DD-551 Rev F		23.04.2026
lighting details	PA706-DD-606 Rev C		23.04.2026
Site finishes Plan	PA706-DD-161 Rev C		23.04.2026
Adoption Plan	EA229-DD-501 Rev F		23.04.2026
Level Survey	EA229-DD-301 Rev E		23.04.2026
Road layout	EA229-DD-151 Rev E		23.04.2026

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Drainage details	EA229-DD-401 Rev E		23.04.2026
Lighting layout	EA229-DD-601 Rev E		23.04.2026
Landscaping	B.0375_64J-1		23.04.2026
Landscaping	B.0375_64J-2		23.04.2026
Landscaping	B.0375_64J-3		23.04.2026
Landscaping	B.0375_66C		23.04.2026
window elevations	P24-0760_DE_001_F_28		29.07.2026

Subject to the following condition/s.

1. Condition.

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

2. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;

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ii) Non-masonry walling systems, cladding panels or other external screens; including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);

iii) The appearance and materials for balcony screens (this detail may consist of large-scale drawings and/or samples);

viii) The product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

3. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) Window and door reveals, cills and headers, including tax windows / doors;

ii) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;

iii) Eaves and verge details;

iv) reveal depth of blind / tax windows;

v) dormer windows, porch canopies and rainwater goods

The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

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4. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

5. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of secure covered cycle storage for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, dimensions, appearance and materials of the proposed cycle sheds. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

6. Condition.

Notwithstanding the details shown on the plans hereby approved, no development, except for site clearance, shall commence, until details of the existing and proposed ground levels and contours have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) The relationship to a specified datum point of proposed finished floor levels, ground levels and gradients to existing vegetation and surrounding landform, in addition to levels of the plot boundaries, highways and adjacent properties (such details shall include the height and gradient of embankments and the treatment and height of retaining walls where applicable);

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(b) Levels of all accesses, to include pathways, driveways, steps and ramps. In addition, level access to all dwellings shall be provided to the principal elevation/entrance of the building from the adjacent highway/drive/associated parking area where applicable;

(c) Where level access cannot be provided to the principal elevation/entrance, details of any steps and associated handrails shall be submitted and agreed with the Local Planning Authority;

The development shall be carried out in accordance with the approved details and retained as such.

Reason: To ensure that the proposed finished floor levels and landform do not detract from the character and appearance of the area and residential amenity in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

7. Condition.

Notwithstanding the details shown on the plans hereby approved, no occupation shall take place prior to the submission of the lighting details for adoptable roads being submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the interests of highway safety and that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policies LP11 LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

8. Condition.

Notwithstanding the development hereby approved, no works above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(a) PV roof panels (if to be installed: a roof plan showing location, sections and elevational details, and construction details and materials)

(b) Air source heat pumps (if to be installed: the location, construction materials and details)

The works shall be carried out in accordance with the agreed details and retained as such.

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Reason: To avoid harm and to ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

9. Condition.

The development, hereby permitted, shall not be occupied until on-site parking, turning, servicing, loading and/or unloading space has been levelled, surfaced and drained and has been provided in accordance with the approved plan and thereafter retained for that specific use.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.

Any temporary facilities shall be provided clear of the public highway, for the purposes of parking, turning, loading and unloading of any vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

11. Condition.

The development hereby permitted, shall not be first occupied until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan no. PA229-DD-501 Rev F. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

12. Condition.

The development hereby permitted shall be carried out in accordance with the details submitted for the M4 (3) plots at F36, F68, F73, F74 and F83 (Ivy).

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The construction and fitting out of these plots demonstrate compliance with the Building Regulations 2010 (as amended) optional requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standard). Such provision shall be made prior to occupation and maintained for the lifetime of the development.

Reason: To ensure the dwellings are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

13. Condition.

Notwithstanding the details hereby approved, no works above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

o Plans to show which plots and habitable rooms will need additional ventilation - in line with the requirements highlighted within EHO email of 16.01.2026, unless otherwise agreed in writing with the LPA

o details of the proposed ventilation provision within the habitable rooms of identified plots

These must provide sufficient ventilation and must meet the internal sound level criteria of 30dB(A) when operating. Such provision shall be made prior to occupation of the identified units and shall be maintained for the lifetime of the development.

Reason: To avoid noise giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

14. Condition.

The dwellings as identified in condition 13, shall not be occupied until a Verification/Validation Report prepared by a suitably qualified consultant demonstrating full compliance with the mitigation and alternative ventilation provision approved under condition 13 has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the approved mitigation and alternative ventilation details to avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the

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development have been correctly installed, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

15. Condition.

Notwithstanding any detail approved, a 2.4m close boarded fencing will be utilised on the most exposed plots in order to minimise sound exposure within gardens in line with the 'Technical Note regarding elevated noise levels in gardens for Phase F Ermine Street, Huntingdon', dated 9th January 2026 and the plan within Figure 8 on page 17 of the Environmental Noise Survey, report number 22830A-2-R2 dated 4th September 2025.

Such provision shall be made prior to occupation and maintained for the lifetime of the development.

Reason: To avoid noise giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

16. Condition.

Prior to occupation of the first residential dwelling, details of a Welcome Pack to be provided to all new residents, shall be submitted to and approved in writing by the Local Planning Authority. The welcome pack shall detail the sound attenuation and mechanical ventilation measures incorporated within the dwellings as agreed under condition 13, including their function, care and maintenance.

The approved Welcome Pack shall be made available to all occupiers prior to the first occupation of each dwelling.

Reason: To avoid noise giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036

17. Condition.

Notwithstanding the plans hereby approved, no development above slab level shall commence until details showing the method of demarcation of car parking spaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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Reason: In the interests of visual amenity and highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

18. Note to applicant.

    Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

    When an application is received, planning conditions will be used where they can make a development acceptable.

    A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

    In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2026.

19. Note to applicant.

    This permission is related to an Agreement entered into by the applicant and the Huntingdonshire District Council, under Section 106 of the Town and Country Act 1990.

20. Note to applicant.

    A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .

21. Note to applicant.

    In accordance with the Environment Impact Assessment Regulations 2011 (as amended) all environmental information submitted with outline planning application 18/01918/OUT has been taken into consideration by the Local Planning Authority in reaching this decision on this subsequent



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application. For the reasons given in the accompanying Officer Report, this proposal would not have any additional or materially different likely significant environment effects to those assessed in the Environment Statement accompanying the outline planning permission.

22. Note to applicant.

Attention is drawn to the fact that this permission does not entitle the applicant to obstruct in any way the footpath, which crosses the land to which this permission relates. If it is intended to divert or stop up the footpath, the appropriate legal steps must be taken before development commences.



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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. They do not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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