OFFICER REPORT

Case No: 25/00876/FUL Full Planning Application

Proposal: Demolition of existing buildings & erection of 7No. Residential dwellings including landscaping, associated pedestrian and vehicular access

Location: Land North Of 12A The Green Yaxley

Applicant: Mr Urfan Azam

Grid Ref: 518409 292217

DESCRIPTION OF SITE AND APPLICATION

The site currently consists of a derelict agricultural barn along the back edge of the verge of Middletons Road, an industrial shed and some additional metal storage buildings along the edge of Beatons Close. Access to the site is an informal track from Middletons Road that leads through the development to a garage located to the rear of No. 12A The Green.

The site is located in a predominantly residential area of Yaxley and the western half of the site, including the frontage to The Green, lies within the Yaxley Conservation Area. The site is also in close proximity to the Grade II Listed Building of 35 and 35A Middletons Road, Yaxley.

This application seeks approval for the demolition of existing buildings and the erection of 7 residential dwellings and associated works at land north of 12A The Green, Yaxley. It is noted that amended plans were received during the course of the application to reduce the number of dwellings proposed from 8 to 7 to address concerns raised.

The proposal would include the provision of the following dwellings:

- Plot 1 - single storey detached bungalow
- Plot 2 and 3 - single storey semi-detached two-bedroom bungalow
- Plot 4 - two storey detached four-bedroom dwelling
- Plot 5 - two storey detached three-bedroom dwelling
- Plots 6 and 7 - two storey three-bedroom semi-detached dwellings

The parking for plots 1, 2, 3 and 4 are accessed from Middletons Road with Plots 5, 6 and 7 accessed from Beatons Close.

This application is an amended scheme to the previously refused application 23/02095/FUL, which was refused for six reasons; design, impact on neighbouring properties amenities, poor standard of amenities for future owners/occupants, highway safety, lack of Flood Risk Assessment and a lack of Unilateral Undertaking in relation to wheeled bins.

This application has been accompanied by the following:

- Design and Access Statement;
- Planning Statement;
- Heritage Statement;
- Level 2 Flood Risk Assessment;
- Preliminary Bat Roost Assessment Survey Report;

- Biodiversity Net Gain Report

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

NATIONAL GUIDANCE

The National Planning Policy Framework (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 - adopted May 2019

LP1: Amount of Development
LP2: Strategy for Development
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Waste Water Management
LP8: Key Service Centres
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP25: Housing Mix
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP34: Heritage Assets and their Settings

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

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Strategic Flood Risk Assessment (2024)
Huntingdonshire Design Guide Supplementary Planning Document 2017
Developer Contributions SPD 2011
Huntingdonshire Landscape and Townscape SPD (2022)
Cambridgeshire Flood and Water SPD 2017

Annual Monitoring Review regarding housing land supply (2024)

The National Design Guide (2021)

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

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

PLANNING HISTORY

23/02095/FUL - Demolition of existing buildings. Erection of 8 terraced dwellings, including landscaping, pedestrian and vehicular access - Refused.

CONSULTATIONS

Yaxley Parish Council (23.07.25) - Unable to support the application for the following reasons:-

- Incompatibility with the character of the area
- Overdevelopment of the site
- Insufficient parking provision
- Highways Concerns

14.11.25 - Supports the Application. The Parish Council finds the revised designs including a reduction in the number of residential dwellings from 8 to 7 acceptable and are encouraged that the developer has taken on our previous comments. We do ask if it is possible to include more hedgerow on Beatons Close.

Historic England - No comment.

Anglian Water - currently object to the proposed development as it is proposed to discharge surface water to an Anglian Water designated foul sewer network. There are designated public surface water sewers within the vicinity of the development.

Cambridgeshire County Council Highway Authority - No objection following the submission of amended plans to overcome initial concerns regarding footways and drainage. Indicative highway records show that visibility spays of 2.4m x 43m are achievable within the public highway. Therefore, the effect of the proposed development upon the Public Highway should be mitigated if the recommended conditions are imposed on any planning permission granted.

Cambridgeshire County Council Archaeology - No objections to the proposal, subject to the imposition of a condition requiring a programme of archaeological investigation.

Huntingdonshire District Council Urban Design Forum - Generally supports the application, however, suggests a number of minor amendments regarding materials, roof design/chimneys and the introduction of windows on certain plots. Also requests the imposition of conditions.

Officer note - the amendments sought have been submitted and are considered to be in accordance with the Urban Design Officers comments.

Huntingdonshire District Council Conservation Officer - Generally supports the application. The proposed scheme has largely resolved the various issues raised in my previous comments but from a heritage point of view still requires minor amendments.

Officer note - the amendments sought have been submitted and are considered to be in accordance with the Conservation Officers comments.

Huntingdonshire District Council Arboricultural Officer - Supports the application. There are no high value trees on site and any impact will be minimal. Planting should sim to soften the buildings and provide shade and other benefits.

Huntingdonshire District Council Environmental Health - No objections, subject to the imposition of conditions on any planning permission granted to ensure there is no residual contamination from the previous use that may impact on the future occupiers of the development or cause pollution to the groundwater.

Huntingdonshire District Council Building Control - comments regarding remedial work required due to the barn alongside the footpath on Middletons Road collapsing and being unsafe.

REPRESENTATIONS

19 letters of objection were received during the course of the application. The concerns raised have been summarised below:

- Out of character and overdevelopment;
- Design, visual appearance and materials out of keeping;
- Impacts on heritage assets;
- Impacts on neighbouring properties amenities (loss of daylight/sunlight, loss of privacy);
- Highway safety (traffic, parking and access for emergency and service vehicles);
- Flooding impacts;
- Impacts on biodiversity and existing habitats;
- Impact on refuse collection; and
- Impact of building work (noise, pollution and inconvenience).

SUMMARY OF ISSUES

When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 48 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

In Huntingdonshire the Development Plan consists of:

o Huntingdonshire's Local Plan to 2036 (2019)
o Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
o St Neots Neighbourhood Plan 2014-2029 (2016)
o Godmanchester Neighbourhood Plan (2017)
o Houghton and Wyton Neighbourhood Plan (2018)

o Huntingdon Neighbourhood Plan (2019)
o Bury Village Neighbourhood Plan (2021)
o Buckden Neighbourhood Plan (2021)
o Grafham and Ellington Neighbourhood Plan 2020-2036 (2022)
o Great Gransden Neighbourhood Plan 2021 to 2036 (2023)
o The Stukeleys Neighbourhood Plan 2022 to 2036 (2023)
o Sawtry Village Neighbourhood Plan 2022 to 2036 (2023)
o Great Staughton Neighbourhood Plan 2021 to 2036 (2025)

The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

The main issues to consider are:

o The Principle of Development
o Design, Visual Amenity and Impact on Heritage Assets
o Residential Amenity
o Highway Safety
o Flood Risk and Surface Water
o Biodiversity
o Trees
o Developer Contributions
o Accessible and Adaptable Homes
o Water Efficiency

*The Principle of the Development

Huntingdonshire's strategy for development is set out in Policy LP2 of the Local Plan and looks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities.

The site is located within the built-up area of Yaxley, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Key Service Centre (Policy LP8).

Policy LP8 states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre.

As the proposed development would be located on a site within a built-up area of a Key Service Centre, the proposal would be in accordance with Policy LP8 and therefore the principle of development is considered to be acceptable in this instance, subject to all other planning matters being addressed.

*Design, Visual Amenity and Impact on Heritage Assets

The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan and Section 16 of the National Planning Policy Framework.

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the demolition of existing buildings and the erection of seven residential dwellings and associated works on land north of 12A The Green, Yaxley. The western half of the site including the frontage to The Green lies within the Yaxley Conservation Area, and the highway verge between The Green and the site boundary adds to the character of the Conservation Area, as does the highway verge to the north of the site along Middletons Road. The site is also located within close proximity to the Grade II Listed buildings at 35 and 35a Middletons Road, 88 Main Street and the Royal Oak Public House at 106 Main Street.

The site currently comprises a derelict agricultural barn, an industrial shed and some additional storage. The site occupies a sensitive elevated position within the conservation area and is clearly visible in views from Middletons Lane, The Green and High Street. The wide grass verge bordering the west of the site is an important feature of the conservation area. It is noted that there is a wide variety, style and age of dwellings with this part of Yaxley. The dwellings to the south of the site are single storey, 12a The Green is detached and 6, 8 and 10 The Green is a terrace. To the north of the site on Middletons Road is a Grade II listed pair of two storey semi-detached properties and 37 to 39a are bungalows. The properties on Beatons Close to the east are two storey. There is also a varied palette of materials including varying brick types, render with red/brown rooftiles.

With regard to the demolition of existing agricultural buildings, the submitted Heritage Statement shows that the majority of buildings on site date to the latter half of the 20th century. The buildings contribution to the character and appearance of the Conservation Area is limited to their agricultural appearance and the Council's Conservation Officer has no objections to their demolition, noting redevelopment of the site offers opportunities to enhance the character and appearance of the heritage asset. It is also noted that the barn alongside the footpath on Middletons Road collapsed in late 2025 resulting in the building being considered unsafe.

Plots 1, 2 and 3 are single storey in height with 2.4m eaves and 5.1m ridge heights fronting The Green and Middletons Road to the west and north. Plot 1 is detached and Plots 2 and 3 are semi-detached. These units are arranged to resemble the appearance of a traditional barns with buff facing brickwork. Plots 4, 5, 6 and 7 are two-storey dwellings fronting Middletons Road in the northeast corner of the site and Beatons Close to the east. Plots 4 and 5 are detached dwellings and feature 5.1m eaves and 7.9m (Plot 5) and 8.2m (Plot 4) ridge heights and elevations show these units would be constructed from stone to resemble a traditional cottage. Plots 6 and 7 are semi-detached and front Beatons Close to the east measure 5m eaves and 7.9m ridge heights.

Following the receipt of amended plans during the course of the application to reduce the number of properties as part of the development from 8 to 7 (original plot 2 removed), the Local Planning Authority are satisfied with the quantum of development and the proposal would not represent overdevelopment of the site in this instance. The layout of the proposed development would be acceptable, respecting both the existing agricultural use of the site with a courtyard and the building lines of the corresponding street scenes.

All of the proposed dwellings would be constructed of a gable-end design with Plots 1, 2, 3, 5, 6 and 7 constructed with Gault stock buff facing bricks and brown Wienerberger double pantile roof tiles and Plot 4 constructed with Bekstone oolite cream facing stones and slate grey Wienerberger Rivius antique roof tiles. The traditional finishing materials for Plot 4 are considered to be acceptable and would reinforce the hierarchy and prominence of this dwelling on the corner of

Beatons Close and Middletons Road. Furthermore, the finishing materials for the remaining dwellings would also be acceptable following the receipt of amended plans.

With regard to the boundary treatments of the site, it is proposed to utilise a mixture of 1.8m high close-boarded timber fencing and 1.5m high brick wall with 0.3m metal railings on top to demarcate private amenity spaces and 1.8m high brick walls fronting the corresponding highways. The proposed boundary treatments are considered to be acceptable, reflecting the existing site and the surrounding area while providing natural surveillance within the site. Specific details of landscaping and boundary treatments can be secured via suitably worded conditions.

The Councils Conservation Officer has been consulted on the application and considers that this revised scheme makes a clearer distinction between domestic and agricultural characters compared to the previously refused application (23/02095/FUL). Unit 1 better reflects the form and proportions of a traditional historic building. Units 2 and 3 are now gabled rather than hipped to better reflect the existing building and the prevailing character of the Conservation Area. Units 2 / 3 and Unit 1 are also now joined by a brick boundary wall which better reflects the sense of enclosure of the former farmyard.

The scale and massing of Unit 4 is now acceptable, and its design cues present the building as a traditional double fronted farmhouse with a balanced domestic façade. The current proposal therefore better reflects the architectural and historic character of the conservation area.

Recommendations from both the Conservation Officer and Urban Design officer regarding the roof of Unit 4 and the suggested materials have now been incorporated into the proposal and are considered to be acceptable.

Given the proposed development would redevelop a prominent, derelict site within the Yaxley Conservation Area of an overall acceptable design, contributing seven dwellings to the Council's 5-year housing land supply, the Local Planning Authority are satisfied that the public benefits of the proposal outweigh any harm to the character and appearance of the Yaxley Conservation Area in this instance.

As such, the proposal is considered to be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The closest neighbouring residential properties that are likely to be impacted upon as a result of the proposal are Nos. 12A The Green and No. 14 Beatons Close, Yaxley.

With regard to No. 12A The Green, the proposed dwellings are not considered to result in any significantly detrimental overbearing or overshadowing impacts as the closest plot to the neighbouring property (Plot 1) would be single storey in height only, approximately 6.7m to No. 12A and would be located forward of the neighbouring properties principle elevation. There are no windows proposed on the side elevation and therefore it is not considered to result in any adverse overlooking impacts.

The proposed development is not considered to result in any significantly detrimental overbearing or overshadowing impacts on No. 14 Beatons Close as the closest dwelling (Plot 7) would be approximately 7.2m from the existing dwelling and the main two-storey element would marginally

extend beyond the rear most elevation of No. 14 Beatons Close. Furthermore, given the orientation of Plot 7 and no first-floor south-side elevation windows serving habitable rooms (the en-suite window can be conditioned to be obscure glazed), the proposal is not considered to result in any overlooking impacts on No. 14 Beatons Close.

Plot 7 would be located approximately 19.9m north-east of No. 12A with first-floor, south-west, rear elevation windows serving habitable rooms. The separation distance is considered to be acceptable in this instance and the proposal is not considered to result in any significantly detrimental overlooking impacts on Nos. 12A The Green.

It is also worth noting that following the receipt of amended plans, the Local Planning Authority are satisfied that the proposed dwellings meet national standards and would provide adequate private amenity spaces for future owners/occupants.

As such, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Highway Safety

Policies LP16 and LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The proposed development would be accessed via three vehicular access points (one access from Middletons Road serving Plots 1, 2, 3 and 4 and the existing property of 12A The Green and two access points from Beatons Close with one serving Plots 5 and 6 and one serving Plot 7).

The proposed access from Middletons Road would measure a width of 5m with 2m by 2m pedestrian visibility splays and vehicular visibility splays of 2.4m by 43m achievable. The Local Highway Authority consider the access to be acceptable and the number of vehicle movements not to exceed what could be achieved with the existing application site use (agricultural/commercial). Furthermore, the proposed access points off Beatons Close are considered to be acceptable.

The proposal would also include the provision of a 2m wide pedestrian footpath along Beatons Close. The footpath is considered to be acceptable and the applicant has confirmed that it would be constructed in accordance with Cambridgeshire Housing Estate Road Construction Specification and a condition would be imposed on any planning permission granted. It is also worth noting that a full S278 agreement would be required.

The proposed development would provide three two-bedroom dwellings, three three-bedroom dwellings and one four-bedroom dwelling. The proposed off-street car parking provision would include one parking space for the two-bedroom dwellings (Plots 1, 2 and 3) two spaces for the three and four-bedroom dwellings (Plots 4, 5, 6 and 7) and one visitor space. The Local Planning Authority are satisfied with the level of off-street car parking provision in this instance and a condition would be imposed on any planning permission granted to ensure that the designated spaces are provided and retained for parking only. Furthermore, the Local Planning Authority are satisfied that there is adequate turning space for vehicles within the application site to enter the highway of Middletons Road in a forward gear.

With regard to cycle parking, all units are required to have secured, covered cycle parling with one space for one bike per bedroom in accordance with Local Plan Policy LP17. Private cycle storage is proposed for each property and a condition would be imposed on any planning permission granted to secure specific details and ensure their provision and retention.

Overall, subject to appropriate conditions, the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework (2024) in this regard.

*Flood Risk

While the site is located within Flood Zone 1 as defined by the Environment Agency, the Strategic Flood Risk Assessment for Huntingdonshire (2017) shows that part of the site is at a low to medium risk of surface water flooding. Policy LP5 of the adopted Local Plan states that on a site that is at risk of flooding from any form, a site-specific flood risk assessment should be provided. As such, a Level 2 Flood Risk Assessment has been supplied as part of this application.

This application seeks approval for the erection of seven dwellings, which is classified as 'more vulnerable' development, which is considered a compatible form of development within Flood Zone 1 in accordance with the Planning Practice Guidance. The Flood Risk Assessment advises that a SuDS drainage design should be incorporated, where applicable and a flood evacuation plan should be created and maintained. Appropriate conditions can be imposed to this effect.

The Environment Agency surface water flood mapping shows the site to be at risk of flooding during the 0.1%AEP flood event due to pooling and the site is not subject to an overland flow pathway. The submitted application form states that surface water would be disposed of via SUDS and mains sewer and foul sewage would be disposed of via the mains sewer.

Anglian Water have confirmed that the site is located within the catchment of Peterborough (Flag Fen) Water Recycling Centre which can currently accommodate the additional flows generated by the proposed development. The sewerage system at present also has available capacity for these flows. However, Anglian Water objects to the application if it is proposing to discharge surface water into the designated foul sewer network. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. As such, a condition would be imposed on any planning permission granted to secure suitable surface water drainage details before development commences.

Overall, subject to appropriate conditions, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework (2024) in this regard.

*Biodiversity

Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

This application has been accompanied by a Preliminary Bat Roost Assessment Survey Report and a Biodiversity Net Gain Report. It is accepted that the Preliminary Bat Roost Assessment Survey Report was just under two years old when the application was validated, in line with guidelines from CIEEM, and therefore it would not be reasonable to request an updated survey given the time taken to determine the application.

The submitted Preliminary Bat Roost Assessment Survey Report concludes there is evidence of the existing buildings on site being used by bats and birds. The report recommends that Building 1 had evidence of bat occupation and medium suitability for bat roosting and therefore two further nocturnal surveys will be carried out between May-September. However, since this time Building 1

has collapsed as evident from photos submitted, officers visiting the site and a report submitted by Building Control. Accordingly it is considered that further surveys of building 1 are not necessary in this instance.

The report also provides mitigation measures including the provision of bat boxes and procedures during construction. The Local Planning Authority are satisfied with the details within the submitted report and conditions would be imposed on any planning permission granted to ensure development is carried out in strict accordance.

As of the 12th Feb 2024 mandatory biodiversity net gain is applicable, per Schedule 7A of the Town and Country Planning Act 1990. The submitted Biodiversity Net Gain Report concludes that the proposal would result in a total net loss of -0.11 habitat units (-47.30%) and -0.02 hedgerow units (-100%), which equates to a deficit of 0.14 habitat units and 0.02 hedgerow units below the biodiversity net gain target of 10%. Given the on-site delivery of 0.14 habitat units and 0.02 hedgerow units would not be feasible, a condition would be imposed on any planning permission granted to secure off-site habitat compensation.

Overall, the proposed development is considered to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework (2024) in this regard.

*Trees

Policy LP31 of the adopted Local Plan states that a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow. Paragraph 136 of the National Planning Policy Framework states that trees make an important contribution to the character and quality of urban environments and decisions should ensure that existing trees are retained wherever possible.

The application has been accompanied by a Tree Survey with part of the site located within the Yaxley Conservation Area. The proposal involves the removal of an Ash Tree to facilitate the development. This is a poor-quality specimen, being an old coppice with multiple stems and tight unions at the base and the Arboricultural Officer does not consider it a constraint to development.

Given that there are no Tree Protection Orders and the trees proposed to be removed are of limited amenity value, the Local Planning Authority have no objections to their removal. Details of new planting to ensure appropriate size and species selection should be secured via condition.

Accordingly, the proposal is considered to be in accordance with Policy LP31 of the adopted Huntingdonshire Local Plan to 2036 and Sections 12 and 15 of the National Planning Policy Framework in this regard.

*Development Obligations

Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority dated 13th April 2026. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

*Accessible and Adaptable Dwellings

Policy LP25 of the Huntingdonshire's Local Plan to 2036 seeks to ensure that all housing developments in the district offers a genuine choice of Accessible and adaptable dwellings that meet the requirements of residents:

f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' (or replacement standards).

To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

*Water Efficiency

Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

*Other

*Archaeology

Records indicate that this site lies in an area of archaeological potential within the historic settlement of Yaxley. Previous archaeological investigations conducted close to the site identified evidence of activity throughout the medieval period, including ditches, pits and a possible hearth, with activity continuing into the post-medieval period. These investigations collectively indicate that the development site lies in an area which has formed part of the settlement over a very extended period. Earlier remains in the vicinity are also evidenced in the form of Iron Age pits identified alongside later medieval quarrying activity.

The CCC Archaeological Officer states that due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Therefore no objection to the proposal subject to the imposition of a condition requiring a programme of archaeological investigation before development commences.

*Community Infrastructure Levy (CIL)

The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

*Conclusion

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

* Acceptable in principle
* Would not be harmful to the character or appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not be detrimental to highway safety in the locality;
* Is acceptable with regards to the impact on biodiversity;
* There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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

CONTACT OFFICER:
Enquiries about this report to **Jennifer Wallis**