OFFICER REPORT

Case No: 25/00727/REM **Approval of Reserved Matters**

Proposal: **Reserved matters relating to appearance, landscaping, layout and scale for Phase D comprising 182 dwellings, public open space, SUDS features, 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.**

Location: **Land North West Of Spittals Way And Ermine Street Great Stukeley**

Applicant: **Mr John Wilbraham**

Grid Ref: **522340 273426**

SITE AND SURROUNDINGS

The site comprises approximately 50 hectares of agricultural land predominantly falling within Grade 3, with an area of the northern corner within Grade 2. Footpath 133/42, a public right of way (PROW) runs within the site from the eastern corner to the northwest, with a further PROW (Footpath 133/44) running east-west across the northern corner. Footpath 133/46 runs east-west along the southern corner, crossing the former A14.

The site represents the southern part of the wider HU1 – Ermine Street, allocation, for approximately 1440 dwellings, a primary school and community facilities to meet the needs of the development, business floor space within use classes A1 and A3 to A5 and strategic green infrastructure. The allocation also makes provision for safeguarding of land to support a potential realignment route for the A141. The northern parcel of the allocation adjoins the southern part of the SEL1.1 – Former Alconbury Airfield and Grange Farm allocated site.

This application is for the approval of Reserved Matters of Phase D as set out in the approved phasing plan of the outline approval Ref: 18/01918/OUT - dated 20th Sept 2024. This submission also addresses the condition requirements of the outline planning approval which requires reserved matters applications to include details relating to conditions nos. 5 (Compliance with Design Code), 7 (Housing Mix), 8 (Provision of M4(2) and M4(3) dwellings), 9B (Public Footpath Strategy), 13 (Noise Mitigation Strategy), 21 (Parking, Turning and Visibility Splays), 29 (Contribution to Biodiversity), 30 (Private Lighting) and 36 (Wheelie bin collection points).

NATIONAL GUIDANCE

The National Planning Policy Framework (17 August 2026) (NPPF 2026) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development.

The NPPF 2026 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.

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

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

The NPPF 2026 sets out National Decision-Making Policies (NDMPs) which are a material consideration of critical importance.

The following NDMPs are considered to be of particular relevance to the current proposals:
o S3: Presumption in favour of sustainable development
o S5: Principle of development outside settlements
o CC2: Mitigation of climate change
o CC3: Adaptation to climate change
o DP3: Key principles for well-designed places
o DP4: The design process
o HO7: Meeting the need for homes
o TR3: Locating development in sustainable locations
o TR6: Assessing transport impacts
o P3: Living conditions and pollution
o F4: Assessing flood risk for decision-making
o F6: Development in areas at risk of flooding from rivers or the sea
o F7: Ensuring development is safe from flooding
o F8: Sustainable drainage systems and watercourses
o N2: Improving the natural environment
o N3: Trees in new development

LOCAL PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

 LP1 Amount of Development
 LP2 Strategy for Development
 LP3 Green Infrastructure
 LP4 Contributing to Infrastructure Delivery
 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
 LP21 Town Centre Vitality and Viability
 LP22 Local Services and Community Facilities
 LP24 Affordable Housing Provision
 LP25 Housing Mix
 LP29 Health Impact Assessment
 LP30 Biodiversity and Geodiversity
 LP31 Trees, Woodland, Hedges and Hedgerows
 LP36 Air Quality
 LP37 Ground Contamination and Groundwater Pollution
 HU1 Ermine Street, Huntingdon

Huntingdon Neighbourhood Plan (Adopted 2019)

 Policy TC2 – Public Realm
 Policy TC5 – Local Neighbourhood Shopping
 Policy TL2 – Leisure and Community Facilities
 Policy TL3 – Provision of Sports Facilities
 Policy NE2 – Open Space and Green Infrastructure
 Policy NE3 – Setting of Huntingdon
 Policy BE1 – Design and Landscaping
 Policy BE2 – Local Distinctiveness and Aesthetics
 Policy BE3 – Heritage Assets
 Policy TT1 – Sustainable Transport

Supplementary Planning Documents (SPD)

 Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
 Huntingdonshire Design Guide – Adopted 2017
 Cambridgeshire Flood and Water SPD – Adopted 2017
 RECAP Waste Management Design Guide (CCC SPD) – Adopted 2026
 Developer Contributions – Adopted 2011 (costs updated annually)
 Annual Monitoring Report 2025 Part 1 (Housing Supply)

For full details visit the Council's website Local policies.

PLANNING HISTORY

17/70254/SCOP – Scoping Opinion for:
Up to 1,100 dwellings, including an unreserved phase of up to 400 dwellings; A Primary school; Community Floorspace (D1); Food and drink retail (Class A3-A4) A potential hotel (C1 use); Open space and play areas; Landscaping • Pedestrian and cycle links; Associated drainage and engineering works; Works to create internal roads and highway connections including primary And secondary vehicle access from Ermine Street and the A141; The realignment of the A141 junction at the Spittals roundabout - Response Issued 18.01.2018 and is in the public domain.

18/01918/OUT - OUTLINE planning approval for:
Mixed use development comprising: Up to 1,000 dwellings, Primary School including early years provision, Up to 205sqm community floorspace, Up to 1,000sqm retail floorspace (Class A1), Food and drink uses (Classes A3-A4), Open space and play areas, Landscaping, Pedestrian and cycle links, Associated drainage and engineering works and, highway connections including primary and secondary vehicle access from Ermine Street and the A141 (Outline Planning Application for phased development with all matters reserved except means of access onto the local highway network). - Approval Dated 20th September 2024.

24/01750/REM - Approval of Reserved Matters
Reserved matters (access, appearance, landscaping, layout and scale) for highway, open space and drainage infrastructure works, pursuant to outline planning permission 18/01918/OUT and the requirements pursuant to conditions nos. 5, 9 (Part B only), 21, 29 and 37 thereof - Phase A only. Approval dated 9th April 2025.

25/00704/REM - Approval of Reserved Matters
Reserved matters relating to appearance, landscaping, layout and scale for Phase B comprising 146 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.
Approved – 25th Nov 2025

25/00713/REM – Approval of Reserved Matters
Reserved matters relating to appearance, landscaping, layout and scale for Phase C comprising 81 dwellings, 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.
Approved 19th Nov 2025

25/00728/REM - Approval of Reserved Matters
Reserved matters relating to appearance, landscaping, layout and scale for Phase F comprising 85 dwellings, public open space, SUDS features, 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.
Approved 15th October 2026

Other applications for condition discharge have been received and approved in relation to the outline consent.

CONSULTATIONS

Huntingdon Town Council – Recommend approval – Members welcomed the changes made to address HTC's previous comments and had no objections to the reserved matters. It was noted that some private roads on the development were to be manged by the management company. Members raised some concerns as they were aware of issues with unadopted roads in other local sites, and noted that their preference would be for all roads to be adopted by Cambridgeshire County Council.

Cambridgeshire County Council as Lead Local Flood Authority (LLFA) – Following a re-consultation, we have no objection in principle to the reserved matters. The assessed documents demonstrate that surface water runoff from the proposed development can be manged on the wider approved drainage system. Basins have been designed to take run-off from these parcels and managed water on a more strategic level. It has been demonstrated that the system is suitable and design to cater for storms up to and including the 1% AEP plus a 40% allowance for climate change. Continue to support the details.

Cambridgeshire County Council as Local Highway Authority (LHA) – Following the latest updated drawings and plans raise no objection to the proposals and recommend planning conditions.

Cambridgeshire County Council as Public Rights of Way - Officers made comments that 'whilst we are content with the Rights of Way scheme implemented, we require this scheme to be implemented before the current alignments of Footpaths 42 and 44 are obstructed by development. We welcome communication with Bloor Homes regarding implementing the scheme as soon as possible.' and offered a number of informatives to be attached to any approval given.

HDC Environmental Health – Following the receipt of revised plans and technical information, Officers now agree that the information submitted is acceptable and suggest a number of planning conditions.

HDC Landscape and Biodiversity – Following the submission of revised plans, the scheme now reflects the points raised.

HDC Urban Design – following receipt of additional details and amended plans agree that the scheme is acceptable subject to planning conditions.

HDC Affordable Housing - following receipt of additional details and amended plans, the scheme has now resolved all the points raised. House Type plan now received to show the bathrooms in M4(3) units as a wet room and shower. Planning condition suggested to secure the M4(3) units.

Active Lifestyles Team – No response

HDC Ecology – No response

HDC Economic Development – No response

HDC Operations – No response

REPRESENTATIONS

Three adjacent occupiers were consulted by letter, a press notice published and two site notices were posted on the site.

No representations were received at the time of report writing.

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 Plans, Design Code and Design Specification and also incorporating the required detail submissions as requested on the Decision Notice of Outline approval for planning conditions expressly no's. 5, 7, 8, 9B, 13, 21, 29, 30 and 36 thereof, for PHASE D only.

PRINCIPLE OF DEVELOPMENT:

The principle of development has already been established through the granting of the Planning Permission 18/01918/OUT. The site is also allocated for mixed use development in the Huntingdonshire's Local Plan to 2036 (part of allocation HU 1).

The report addresses the material considerations relevant to a reserved matters application of this nature, which in this case are:

• The Impact upon the Character and Appearance of the area (Appearance, Landscaping, Layout and Scale - Design and Layout)
• Housing Mix and Accessible and Adaptable Homes
• Residential Amenity
• Flood Risk and Drainage
• Highway Safety, Access, and Parking Provision
• Biodiversity

LAYOUT, APPEARANCE, SCALE AND LANDSCAPING & DESIGN CODE REQUIREMENTS

The application relates to Phase D defined by the phasing plan ref SM5117-EN-027 Rev G, pursuant to condition 4 of the outline planning application 18/01918/OUT and forms 182 dwellings, internal access roads and associated works.

Whilst the application considers the matters reserved from the outline permission, which are layout, appearance, scale and landscaping, given the intrinsic relationship of these considerations for the road infrastructure, they will be considered together below. However, for the purpose of clarity a definition of what these considerations encompass is provided below:

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."

It is considered that the proposed space and routes around it will be well positioned and related to other building and spaces within the development and those outside of the development. Condition 5 of the outline permission states that each reserved matters application submitted shall be accompanied by a statement demonstrating how the development has accorded with the requirements of the site wide Design & Access Statement and Design Code (ref. B.0375_26 rev V received 09/08/2023) and Parameter Plans.

The scheme accords with the approved Design Code and parameter plans – through revision and discussion the submitted Planning Layout Ref: P24-0760_DE_001_J_16 shows that the scheme reflects the details contained in condition 5.

The scheme is nearly square in shape and Phase D is located within the wider site towards the northern edge and north of the larger POS areas. It shows a number of primary and secondary streets that create a clear and legible layout, connecting it with the wider planning layout and the POS areas of the site.

The detailed layout of roads, footpaths and parking within the proposed development accord with the design and security guidance set out in the Huntingdonshire Design Guide SPD (2017). The detailed layout provides appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

The arrangement of roads, footpaths and shared surface loop roads has broken up the site into a series of development blocks, providing east-west and north-south permeability across the phase and clearly identifiable groups. Units are arranged to front the street creating legible continuity of building form, linkage and positioning, with back gardens backing on to back gardens, providing secure rear garden spaces. Parallel rows of units largely accord with the recommended minimum 21m separation distance set out within the HDC Design Guide SPD.

76 dwellings across the site are shown to be for affordable housing; the mix and tenure of which have been agreed with the Council's Housing Enabling Officer. The Huntingdonshire Developer Contributions SPD (2011) sets out that "Units will be required to be distributed throughout the proposed development area; small clusters comprising not more than 15 units should be provided". This position is reflected within the S106 Agreement associated with the outline proposals. The proposed affordable homes would be adequately dispersed within the phase and though marginally exceeds 15 units, it has been considered by officers that in this discreate instance this is acceptable looking at the site development as a whole. The layout of the site ensures that the affordable housing will be delivered as tenure blind. The tenure split is shown as 35 units as Shared Ownership and 41 units as affordable rented.

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."

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."

With regards to appearance and scale, the proposed units are 2 and 2.5 storeys in height and have a traditional appearance with pitched roofs, glazing bars to windows, lean-to and pitched roof porch canopies, corbelled brick eaves and verges and a mixture of cast stone cills and headers (rendered elevations) or soldier course cills and splayed brick headers. The design of the dwellings responds positively to its context. The units are designed so that they appear tenure bind which is supported.

A number of key plots (D71, D60, D51, D48, D106, D109, D172, D139, D17, D31, D27, D32 and D58) are designed as dual aspect ‘corner turning units’ in accordance with the HDC Design Guide SPD 2017 and feature ground and first floor windows from habitable rooms overlooking both street frontages and areas of public realm. A number of these feature additional enhancements or alternative materials including GRP chimneys, red facing brickwork or render helping to create a hierarchy to the built form and reinforcing the prominence of these units.

Following receipt of amended plans the scale, appearance and layout of the development is now considered to be acceptable. By virtue of the proposed scheme being well related to its context, legible in terms of accessibility and way making, the development creates streets and open spaces shaped by buildings of well-designed proportions, the proposal would therefore accord with policies LP11, LP12 and LP13 in this regard.

A range of parking solutions are proposed including on plot frontage parking and side drives. Where frontage parking is proposed, this is broken up into groups of 4 spaces maximum, arranged to relate to the units they serve and are softened by landscaping and tree planting. Tandem side drives are overlooked by side facing windows from habitable rooms and positioned so that parked cars would be located behind the common building line, reducing their prominence and ensuring continuity of the street scene. Some formal visitor parking is proposed, 36 spaces in total, and agreed with County Highways.

The submitted site layout shows the units would each have two parking spaces: the larger 4 bed house types have detached garages and accommodate a third parking space.

Overall, the arrangement and quantum of parking is appropriate and considered to relate well to the units and is successfully integrated within the development.

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 landscaping element of Phase D has been assessed by HDC Officers and is considered to be acceptable. Revised plans for the area covered by Phase D have been received and addressed suggestions made by consultees. Principle areas addressed are planting species to reduce fruit litter, areas of new trees to be given more space and frontage planting to be enhanced in identified areas.

The revised plans received have addressed the areas of concern and are now considered to be acceptable and sufficient to agree the landscaping element of the REM for Phase D. Officers consider the proposal has demonstrated the proposed scheme would not result in any materially harmful impact and the proposal would therefore accord with policies LP10, LP11, LP12 and LP35 in this regard.

• Housing Mix and Accessible and Adaptable Homes

Policy LP24 of the Local Plan to 2036 requires a proposal which includes housing development to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources.

Policy LP25 of the Local Plan to 2036 outlines that a proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures that help

achieve sustainable, inclusive and mixed communities.

In relation to market mix of the proposed properties, the Cambridgeshire and West Suffolk "Housing Needs of Specific Groups" (2021) provides guidance on the mix of housing required to meet the needs of Huntingdonshire. This gives broad ranges reflecting the variety of properties within each bedroom category. This indicates a requirement for the following ranges needed; 0-10% 1 bedroom, 20-30% 2 bedroom, 40-50% 3 bedroom, 20-30% 4+ bedroom dwellings.

Phase D proposes the following market housing mix breakdown:, 6 x 2 bed dwellings (6%), 69 x 3 bed dwellings (65%), 30 x 4 bed properties (28%) and 1 x 5 Bed dwellings (1%).

The proposed market housing mix roughly aligns in terms of the likely highest need being for four bedroom homes. It is acknowledged that there is variation in the provision but when considered in the wider context of the applicant's other reserved matters applications, submitted at the same time as this one for Phases B, C, and F, the housing mix proposed is considered acceptable. Also within condition 7 of the Outline approval18/01918/OUT, the housing mix is conditioned to reflect the current immediate need and is shown and discussed later on in the report.

The S106 agreement signed as part of the outline permission secured the "provision of a minimum of twenty five percent (25%) and a maximum of forty percent (40%) (the number to be rounded up or down to the nearest whole number) Affordable Housing within that Reserved Matters Area in accordance with the Affordable Housing Mix, such scheme to confirm the Affordable Housing provided in previous Reserved Matters Applications to ensure that collectively across the entire Development the total Affordable Housing provided equates to at least thirty five percent (35%) overall"

Phase D provides 76 affordable units which equates to 35%. This completely achieves against the 35% overall average and falls well inside the 25%-40% range set out within the Section 106 agreement. The Affordable housing provision over the site as a whole levels up and this phase contributes positively to the overall affordable housing provision.

The following mix is proposed:

- Rented

1 bed flat – 10 units
1 bed bungalow – 1 unit
2 bed flat – 8 units
2 bed house – 3 units
3 bed House – 20 units
4 bed house – 2 units

- Shared ownership

2 bed house –11 units
3 bed house – 23 units
4 bed house – 1 unit

Following amendments made to the proposals, the proposed affordable homes have been distributed across a series of locations within the phase and are well-integrated with a tenure-blind approach so that there is no discernible difference between private and affordable dwellings, as reflected on the proposed site layout plan. The HDC Housing Enabling Officer is supportive of the proposals as detailed earlier in this report.

The proposed housing mix is therefore considered to be acceptable and will help to achieve a sustainable, inclusive and mixed community in this locality with a good mix of sizes of dwellings on the phase and the proposals are considered to comply with condition 7 of the outline consent.

• Residential Amenity

Having regard to the appearance, layout and scale element of the reserved matters and in respect to amenity of future occupants, given the scale of the application site, officers consider that the proposed residential units within this phase provide sufficient amenity space and are not adversely impacted through overlooking or loss of light. It is noted that, in any event, occupants would be aware of the layout and relationship of the site and would be able to make an informed decision on how that relationship would relate to their own personal needs.

The proposed layout and arrangement of first floor fenestration will create a situation of mutual overlooking of rear amenity spaces for the majority of the proposed dwellings.

The parallel rows of units within the centre of the parcel achieve a back-to-back separation distance of over 20m (between Plots D180 – D173 and D158 - D167), and this accords with the HDC Design Guide requirements. These separation distances are considered acceptable given the layout and location of windows.

The proposed development is therefore considered to be acceptable in terms of the levels of privacy, light and outlook afforded to future occupants of the proposed development.

Overall, given the above assessment the development is considered acceptable in terms of amenity impacts and therefore accords with Policy LP14 of the Local Plan to 2036.

• Flood Risk and Drainage

This application is accompanied by drainage layout plans and accompanying details including calculations, the scheme identifies that the development of Phase D will positively contribute to the requirement of outline planning condition 14.

The LLFA objected to the application during the initial consultation period due to insufficient detail being submitted. However, further information and responses to queries have since been provided such that the LLFA now have no objections to the proposals. They conclude that the documents submitted demonstrate that surface water runoff from the proposed development phase can be managed on the wider approved drainage system. Basins have been designed to take run-off from these parcels and manage water on a more strategic level. It has been demonstrated that the system is suitable and designed to cater for storms up to and including the 1% AEP plus a 40% allowance for climate change.

Officers consider the proposal has demonstrated the proposed development would not result in a materially harmful impact to surface water drainage. The proposal would therefore accord with policy LP15 in this regard.

• Highway Safety, Access, and Parking Provision

During consideration of the appearance element of the reserved matters, discussions have taken place with County Highways during consideration of the application and amendments have been made to both the layout of the proposal and surface finishes.

In terms of the internal layout, the layout is detailed as a standard conventional layout with shared surface loop roads and private shared drives accessed from a central spine road along the eastern edge of the site.

In respect of the latest amendments made to the proposals, CCC highways have advised that in general the submitted plans are acceptable and comment that “it is noted within the most recent set of drawings that the majority of previous comments have been taken note of and amended.

Suggested planning conditions have been considered and will be attached to any decision notice. Parking is shown on submitted plan Ref: P24-0760_DE_001_1_13. The proposed car parking details set out that 419 allocated parking spaces are proposed which are largely distributed as follows: 1 space per 1-bedroom flat, two spaces per 2-bedroom dwelling, either 2 or 3 spaces per three-bedroom dwelling (dependant if there is a garage or not) and 3 spaces per 4-bedroom dwelling (with one of these spaces being in the garage). 36 dedicated visitor parking spaces are proposed, but there is sufficient room for on-street parking across the development when needed.

It is considered that the submitted plans that include vehicle and refuse tracking demonstrate acceptable levels of highway safety, visibility, manoeuvrability and access to individual plots. Bin collection points are proposed within the phase, within private drives and are considered acceptable.

Details submitted illustrate that cycle storage is either accommodated within individual garages (where provided) or within separate stores located within rear gardens. The cycle sheds these will be located in secure rear gardens. The design and size of the cycle stores are supported and accord with the requirements set out in Local Plan Policy LP17 and the HDC Design Guide SPD and although detailed plans of the cycle sheds are yet to be submitted and will be requested as a planning condition.

Given the comments received from CCC highways the proposed development is considered safe from a highway perspective with adequate visibility and vehicular/pedestrian manoeuvrability. The proposed amount of car parking and cycle storage is acceptable in relation to the scale and location of the development.

Overall, it is concluded that the development is acceptable in terms of its impact on highway safety and parking provision and therefore accords with Policy LP17 of the Local Plan to 2036.

• Biodiversity

Having regards to the landscaping and layout elements of the scheme, and along with the detailed landscaping plans, a biodiversity net gain assessment and biodiversity metric accompany this application. All have been updated during consideration of this application proposals, as the layout has altered.

Given that the scheme is not captured by the statutory BNG requirement (due to its age and the BNG transitional arrangements), the Outline permission has a number of planning conditions to capture no net loss in Biodiversity, as set out in LP Policy 30.

During the Outline planning assessment, it was acknowledged that the Wildlife Trust requested information on Biodiversity Net Gain, the application was accompanied by net gain calculations and they indicated a net gain of 18.61% in habitat units and 261.44% in linear units.

Policy LP30 notes that development should not lead to a net loss in biodiversity, and where it is possible should provide a demonstrable net gain. Officers note a baseline of 10% is generally considered appropriate for development, having regard to national guidance and legislation.

The whole site proposal has demonstrated significantly in excess of that and is considered to represent a significant improvement in biodiversity within the site, this has been secured by condition on the outline approval C 29 and requires each reserved matters application to provide an audit of net gain to meet the overall requirement.

The latest BIA (Biodiversity Impact Assessment) submitted has outlined the contribution that Phase D makes in terms of BNG to the wider site calculation and provision. It is acknowledged that Phase D is a predominantly residential parcel with only garden areas and some verge side enhancements proposed.

Given the limited enhancement proposed, the BIA submitted shows a that in a site area of Phase D is approx. 6.27 hectares, which currently comprises cereal cropland and sparsely vegetated land, the headline results present the following – a quantified net loss in biodiversity of -2.94 habitat units and a 21.61%, a neutral change in hedgerow and river units.

Table 1: Breakdown of Phases and BIA of Full Site and Phase D's position therein.

	Habitats			Hedgerows			River		
Phase	Baseline	Proposed	Gain	Baseline	Proposed	Gain	Baseline	Proposed	Gain
Full Site	124.15	131.61	6.01%	1.05	6.44	514.49%	1.62	1.62	0%
Phase D	13.6	10.66	-21.61%	-	-	-	-	-	-
Balance	110.55	120.95	-	-	-	-	1.62	1.62	-

Whilst positively contributing, Phase D again adds to the overall site wide BNG delivery and this will even out over the calculation of the phases collectively. Planning Condition 29 on the outline controls the overall delivery.

It is therefore considered the proposal would accord with policy LP30 in respect to ecology and biodiversity.

OTHER MATTERS AND CONSIDERATION OF CONDITIONS APPENDED TO PERMISSION 18/01918/OUT

As part of the discharge of condition 5 on the outline approval, 18/01918/OUT, the design code has to have been considered, and a statement submitted to show compliance with it.

Design Code Compliance Statement B.0375_65 (Pegasus Group) has been assessed and comments made by HDC Urban Design Officers. Through consultation and discussion revised plans have been received.

In accordance with condition 5 of the outline planning application 18/01918/OUT, a Design Code compliance statement accompanies this reserved matters application and sets out how the scheme accords with the approved Ermine Street Design & Access Statement / Design Code B.0375_26V dated August 2023. This has been reviewed by the Urban Design Officer who finds the proposals (as amended) to be acceptable and in broad compliance with the approved outline documents; the full comments can be found on Public Access.

Having regard to Urban Design comments, it is therefore considered that the proposal is acceptable and accords with the NPPF (2026) in this regard, policies LP11, LP12, and allocation HU 1 of Huntingdonshire's Local Plan to 2036 and the policies of Huntingdon's Neighbourhood Plan.

As part of any REM submission, Condition 7 requires each phase to be in accordance with stated housing mix;

Housing Mix

Required	Proposed
4% - 1bed	11

16% - 2bed	25
50% - 3bed	112
30% - 4+bed	34

Each application for the approval of reserved matters for dwellings submitted shall demonstrate the mix of dwellings within that reserved matters area and the remaining number available within the development to accord with the above mix. The table above shows that the housing mix is somewhat in accordance with the request of C 7. The overall housing mix, when considering the development as a whole, will accord more strongly with the suggested housing mix., As shown in the table below. In this instance and phase, it has been considered acceptable for a small deviation.

Current site wide reflection of C7 over phases now submitted - up to 491 units total

Units	Phase B Committed	Phase C Committed	Phase F Committed	Phase D Proposed on this submission	Number of units **required** site wide (so far based on 491 units)	Number **committed** so far based on 491 units	**Variance** site wide to current phase submissions
4% 1bed	17	1	0	11	19	29	+10
16% - 2bed	23	17	15	25	79	80	+1
50% - 3bed	55	39	24	112	246	230	-16
30% - 4+bed	48	24	46	34	147	152	+5

Following amendments made to the proposals, the market housing mix and proposed affordable homes have been distributed within the phase and are well-integrated with a tenure-blind approach so that there is no discernible difference between private and affordable dwellings, as reflected on the proposed site layout plan. The HDC Officers are supportive of the proposals as detailed earlier in this report.

The proposed housing mix is therefore considered to be acceptable and will help to achieve a sustainable, inclusive and mixed community in this locality with a good mix of sizes of dwellings on the phase and the proposals are considered to comply with condition 7 of the outline consent.

Condition 8 requires that the development permitted shall comply with the following requirements:
i) All dwellings across all tenures provided shall meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards);
ii) At least 9% of market dwellings within the site shall meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards).

The submitted Plan Ref: P24-0760_DE_001_J_15, shows that the details for the condition have been roughly met. Part i) seeks that all proposed dwellings meet the M4(2) standard, this phase shows 60% of all dwellings are M4(2) and that 11% of the market dwellings (equating to 11 units) are provided as M4(3) standards. The submitted plans now show the internal arrangements of the units as having 'wet room' bathrooms and showers that provide level access. Thie reduction in level of M4(2) housing has been substantiated via a letter from the applicant and sets out market conditions which are impacting on the internal layout of some 3 bed units and this has been altered to allow for more habitable accommodation at ground floor. This has been followed across the other phases of the site, by the approval of 2 NMA's to allow for the slight reduction of M4 regulations on some of the 3 bed market homes in previously approved phases, and also on Phase F which was recently approved – none of this affect any affordable units.

Condition 9 (part b only) of 18/01918/OUT requires details of a public right of way scheme shall be submitted and thereafter, details of the design of the public rights of way routes and their surfacing, widths, gradients, landscaping and structures shall be submitted as part of any Reserved Matters Application that relates to an affected Public Right of Way. The scheme shall thereafter be implemented and completed in accordance with the approved Public Rights of Way scheme.

Part a of this condition has been separately considered under Ref: 24/80323/COND and approved as being acceptable.

The Rights of Way Officers and CC Highways Officers have concluded that the submitted details are acceptable in relation to this reserved matter application area.

Condition 13 of 18/01918/OUT requires that each reserved matters application that includes residential use (Use Class C3), a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the noise mitigation measures to be provided to each dwelling, in accordance with the noise levels set out in Section 7 of the Environmental Statement (ref. 70023672, received 0811/2018). The noise mitigation measures shall be carried out in accordance with the approved details prior to the occupation of the dwelling to which they serve.

Officers in Environmental Health have worked collaboratively with the applicant, to achieve the best possible outcome for the scheme in terms of potential noise disturbance from external sources adjacent to the site. The revised and additional technical information sought has shown that acceptable mitigation measures can be placed within plots that could be most affected to create an acceptable living environment for future residents. Planning conditions will seek to ensure the mitigation measures shown for each plot shall be fitted and retained in perpetuity.

The proposed details are therefore considered to be acceptable and will help to achieve a sustainable and agreeable living community in this locality. The proposals are considered to satisfy the condition 13 of the outline consent.

Condition 21 of 18/01918/OUT requires details as part of each reserved matters application for the matter of layout, submitted pursuant to this permission, full details (in the form of scaled plans and/or written specifications) shall be submitted to illustrate the following as relevant to that reserved matters area:
a) The layout of the site, including roads, footways, cycleways and buildings.
b) The siting of the building(s) and means of access thereto.
c) Visibility splays
d) Parking provision
e) Turning Areas

The proposal has been reviewed by the County Council as Local Highway Authority who, following negotiation and the receipt of revised plans, have raised no objection subject to conditions in respect of detailed construction design and visibility splays.

CC Highways as advisers have agreed that the submitted (revised plans) are now acceptable and this condition as part of the REM submission can be discharged and agreed.

Condition 29 of 18/01918/OUT requires that each reserved matters submission made pursuant to this permission shall provide details showing their contribution to biodiversity and be accompanied by an updated Biodiversity Impact Assessment using BIA Metric 3.1 (October 2022 (site wide baseline information)) and based on the submitted Ecological Impact Assessment (received 04/11/2022, ref. RSE_5011_R1_V1_EcIA).

The details shall demonstrate how each submission will contribute to the achievement of a net gain across the site as a whole. Phase D is predominantly a residential parcel and will in the planting of garden areas and some minor verge planting contribute to the overall site wide BNG provision. There are perimeter parcels of Opens Space proposed which will encourage a positive impact, lifting the diversity from unremarkable agricultural land and introduce new species and planting.

A detailed biodiversity net gain report and biodiversity metric accompany this application, alongside landscaping plans, which have been updated during consideration of these application proposals. The submitted biodiversity net gain report and metric (DEFRA Biodiversity Metric 3.1) confirms that the proposals will deliver an 84.4% biodiversity net gain sitewide for habitat units and a 100% increase for hedgerow and a neutral change in river units, given the current baseline on site is so low.

Officers have reviewed the submitted details and following receipt of amended details have not raised any further comments. Given that Phase D contributes a small amount to the overall calculation. It is considered therefore that the requirements of condition 29 relating to biodiversity has been satisfied through the submitted details.

Condition 30 requires that details of private lighting be provided within that reserved matters area to be submitted.

The details of the lighting scheme for the private areas of phase D have been submitted on plan ref: PA706-DD-600 Rev E these have been considered by Officers and concluded to be satisfactory for the discharge of planning condition 30. It is considered therefore that the requirements of condition 30 relating to private lighting has been satisfied through the submitted details.

Condition 36 requests that details be submitted demonstrating the wheeled bin collection points of each residential or commercial unit.

Details of the bin collection points within private drives and within private residential dwellings have been shown on Plan Ref: p24-0760_DE_001_I_12

The plans are in accordance with the planning condition and CC Highways have commented that they are acceptable. It is considered therefore that the requirements of condition 36 relating to wheeled bin collection points have been satisfied through the submitted details.

CONCLUSION:

The specific information which has been provided to accompany this reserved matter submission and regarding conditions 5, 7, 8, 9B, 13, 21, 29, 30 and 36 thereof, are considered to be acceptable and the submission requirements have therefore been met.

The principle of development on this phase was established at outline stage.

This application deals with the details of appearance, layout, scale, and landscaping only of phase D of the site granted outline consent. These details have been found to be satisfactory in regard to

their appearance, layout, scale and landscaping and will provide a good quality residential environment while avoiding unacceptable detrimental impacts upon the amenity of the proposed and exiting occupants.

The proposal is considered to respond to the opportunities and constraints of the site and relevant national and local planning policies and is acceptable in terms of highway safety, drainage, noise and ecology in accordance with the key design principles established at outline stage, subject to conditions. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

The proposal therefore complies with following NPPF guidance, S3: Presumption in favour of sustainable development, S5: Principle of development outside settlements, DP3: Key principles for well-designed places, HO7: Meeting the need for homes, TR3: Locating development in sustainable locations, TR6: Assessing transport impacts, F8: Sustainable drainage systems and watercourses and N2: Improving the natural environment; Huntingdonshire Local Plan Policies as mentioned before and HU1 site specific for Ermine Street, Huntingdon and the Huntingdon Neighbourhood Plan 2018-2026, Policy E2 for Business Investment, Policy NE3 – Setting of Huntingdon, Policy BE1 - Design and Landscaping and Policy BE2 – Local Distinctiveness and Aesthetics

Having regard to all relevant material considerations, it is recommended that approval be granted for the reserved matters of appearance, layout, scale and landscaping subject to the imposition of some appropriate conditions.

CONTACT OFFICER:
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