Application Number: 24/02385/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

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 including appearance, landscaping, layout and scale for 80no. dwellings.

Site address: Land Adjacent And Including 2 Cromwell Road Eynesbury

Applicant: GPS Estates GPS Estates

in accordance with your application received on 19th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	PL_00_Rev B Location Plan		19.12.2024
Site Plan	PL09 Rev F Alternative Site Masterplan		10.03.2025
Site Plan	PL05 Rev K Coloured Masterplan		10.03.2025
Plans	PL_02_Rev E Ridge Height Plan		10.03.2025
Plans	PL_03_Rev F Materials Palette		10.03.2025
Plans	PL_04_Rev G Finished Floor		10.03.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 15th May 2025

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	Plan		
Plans	PL_06_REV E Boundary Treatment		10.03.2025
Plans	PL_07_REV C Car Parking		10.03.2025
Plans	PL101 (Rev C) House type A Floor Plan		10.03.2025
Plans	PL104 (Rev E) House type D (Terrace) Floor Plan		10.03.2025
Plans	PL105 (Rev B) House type E Floor Plan		10.03.2025
Plans	PL106 (Rev D) House type F Floor Plan		10.03.2025
Plans	PL107 (Rev D) House type H Floor Plan (Side Entry)		10.03.2025
Plans	PL108 (Rev D) House type H Floor Plan (Front Entry)		10.03.2025
Plans	PL109 (Rev D) House type I Floor Plan		10.03.2025
Plans	PL110 (Rev A) House type J Floor Plan		10.03.2025
Plans	PL111 (Rev A) House type K Floor Plan		10.03.2025
Plans	PL112 (Rev B House type L Floor Plan		10.03.2025
Plans	PL113 (Rev D) House type M Floor Plan		10.03.2025
Plans	PL114 (Rev B) House type N Floor Plan		10.03.2025
Plans	PL115 (Rev B) House type O Floor Plan		10.03.2025
Plans	PL116 (Rev A) Garage Type Plans and Elevations		10.03.2025
Plans	PL117 (Rev A) House Type D (Semi-Detached) Floor Plans		10.03.2025
Plans	PL118 (Rev A) House Type H (Front Entry Detached) Plans		10.03.2025

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Plans	PL119 (Rev A) House type I Plans (Plot 1 Variant)		10.03.2025
Plans	PL120 (Rev A) House type P (Bungalow) Plans		10.03.2025
Plans	PL121 (Rev A) House Type L (Link) plans		10.03.2025
Plans	PL122 House type L (Semi) Plans		10.03.2025
Plans	PL123 House Type M (Plot 11) Plans		10.03.2025
Plans	PL124 (Rev A) House Type Q plans		10.03.2025
Plans	PL201 (Rev B) House Type A Elevations		10.03.2025
Plans	PL202 (Rev C) House Type B Elevations		10.03.2025
Plans	PL203 (Rev C) House Type B Elevations		10.03.2025
Plans	PL205 (Rev D) House Type D (Terrace) Elevations		10.03.2025
Plans	PL206 (Rev B) House Type E Elevations		10.03.2025
Plans	PL207 (Rev D) House Type F Elevations		10.03.2025
Plans	PL208 (Rev C) House Type H (Side Entry) Elevations		10.03.2025
Plans	PL209 (Rev C) House Type H (Front Entry) Elevations		10.03.2025
Plans	PL210 (Rev D) House Type I (Detached) Elevations		10.03.2025
Plans	PL211 (Rev D) House Type I (Semi-detached) Elevations		10.03.2025
Plans	PL212 (Rev A) House Type J Elevations		10.03.2025
Plans	PL213 (Rev A) House Type K Elevations		10.03.2025

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Plans	PL214 (Rev D) House Type L Elevations		10.03.2025
Plans	PL215 (Rev D) House Type M Elevations		10.03.2025
Plans	PL216 (Rev B) House Type N Elevations		10.03.2025
Plans	PL217 (Rev B) House Type O Elevations		10.03.2025
Plans	PL218 (Rev A) House Type D (Semi Detached) Elevations		10.03.2025
Plans	PL220 (Rev A) House Type F (Semi variant) Elevations		10.03.2025
Plans	PL221 (Rev A) House Type H (Side Entry) Elevations		10.03.2025
Plans	PL223 (Rev A) House Type H (Front Entry Det) Elevations		10.03.2025
Plans	PL222 (Rev A) House Type H (Front Entry semi) Elevations		10.03.2025
Plans	PL224 (Rev A) House Type I (Plot 1 variant) Elevations		10.03.2025
Plans	PL225 (Rev A) House Type M (With Chimney) Elevations		10.03.2025
Plans	PL226 (Rev A) House Type P Elevations		10.03.2025
Plans	PL227 House Type H (Front Entry Det) elevations		10.03.2025
Plans	PL228 (Rev A) House Type L (Link) elevations		10.03.2025
Plans	PL232 House Type L		10.03.2025
Plans	PL229 House Type L (Semi) Elevations		10.03.2025
Plans	PL230 House Type M (Plot 11) Elevations		10.03.2025
Plans	PL231 (Rev A) House type Q Elevations		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0500		10.03.2025

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	P06 Drainage Layout Sheet 1 (09.10.24)		
Plans	203714-SWH-ZZ-XX-DR-C-0501 P06 Drainage Layout Sheet 2 (09.10.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0502 P06 Drainage Layout Sheet 3 (09.10.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0503 P06 Drainage Layout Sheet 4 (09.10.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0504 P06 Drainage Layout Sheet 5 (09.10.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0507 P04 Drainage Layout Full Site (09.10.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0505 P01 Drainage Details Sheet 1		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0506 P01 Drainage Details Sheet 2		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0515 P02 Finishes Details (dated 16.05.2024)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0520 P05 Bridleway Route (dated 17.12.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0510 P03 Finishes Layout Sheet 1 (dated 09.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0511 P03 Finishes Layout Sheet 2 (dated 09.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0512 P04 Finishes Layout Sheet 3 (dated 09.05.24		10.03.2025

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Plans	203714-SWH-ZZ-XX-DR-C-0513 P03 Finishes Layout Sheet 4 (dated 09.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0514 P03 Finishes Layout Sheet 5 (dated 09.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0530 P04 External Levels Sheet 1 (dated 23.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0531 P04 External Levels Sheet 2 (dated 23.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0532 P04 External Levels Sheet 3 (dated 23.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0533 P04 External Levels Sheet 4 (dated 23.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0534 P04 External Levels Sheet 5 (dated 23.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0700 P04 Refuse Vehicle tracking (dated 31.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0701 P05 Fire Tender Tracking (dated 31.05.24)		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0705 P02 vehicle tracking for sub-station shared access		10.03.2025
Plans	203714-SWH-ZZ-XX-DR-C-0705 P01 Sub-station access arrangement		10.03.2025
Plans	203714 Highways Technical Design Review Rev 4		10.03.2025
Plans	203714 Drainage Maintenance		10.03.2025

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	Plan - Rev 02 (C23)		
Plans	203714 Drainage Calculations Report Rev 03 (C23)		10.03.2025
Plans	Soft Landscape Plan 3961.Cromwell.GPS.LS Rev E (February 2025)		10.03.2025
Plans	Schedule of Accommodation (House Type) Rev L		15.04.2025
Plans	Ecological Enhancement and Management Plan (V5 June 2024) and BNG calculations (Samsara Ecology) (C		10.03.2025
Plans	PL102 (Rev E) Housetype B Floor Plan		10.03.2025
Plans	Affordable Housing Distribution (dated 06 February 2025)		15.04.2025

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 and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

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) A plan(s) identifying the location of where the different materials are to be used within the development; (including the recladding of the substation)
   ii) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding and mortar colour;

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iii) The type, colour and texture of all materials to be used for the roof of the building(s);
iv) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;
v) Materials (including colour) for the construction of dormer windows;
vi) 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);
vii) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;
viii) The appearance and materials for balcony screens (this detail may consist of large-scale drawings and/or samples);
ix) Materials for the construction of porch and any other canopies;

Details of the product name and manufacturer should be provided 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;

Details of the product name and manufacturer should be provided where appropriate.

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

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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.

4. Condition.
No development above slab level shall take place until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) the treatment of private drives, individual drives (including the means of demarcating shared drives), footpaths, road access and patios. The colour, manufacturer and product name of the block paving required for the shared private drives and individual driveways should be confirmed. Including changes to the parking layout of the arrangement of the parking spaces for Plots 64 and 65 to move west to comply with M4(2) so that communal / shared footpath accesses do not form part of the M4(2) compliant parking spaces.
(b) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(c) details of landscaping to be provided in easement of the PRoW.
(d) details of landscaping to the rear of Nos. 7 and 7A Manor Grove
(e) details of landscaping to the rear of the flat block
(f) a landscape maintenance plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas;
(g) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected.
(h) Treatment of the POS and LAP (including street furniture, play equipment and refuse bins etc).
(i) Street lighting.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

5. Condition.
Notwithstanding the approved plans, no development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwelling(s) in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in

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writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

6. Condition.
Notwithstanding the details shown on the plans hereby approved, the use hereby permitted shall not commence, until details of the facilities for the provision of secure covered cycle parking 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, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced 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.

7. Condition.
The dwelling(s) hereby approved shall not be occupied until infrastructure to enable the delivery of broadband services, to industry standards, has been provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of super-fast broadband across the district, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

8. Condition.
Prior to the first occupation of the development the proposed on-site parking turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

9. Condition.

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Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 203714/SWH-ZZ-XX-DR-C-0750 PO1.

Reason: The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

10. Condition.
The development, hereby permitted, shall not be occupied until the proposed side facing windows on the north elevation of House Type B as shown on Drawing PL203_Rev C have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

11. Note to applicant.
Public Right of Way Informatives
Before any works that would result in the permanent obstruction of St. Neots Footpaths 2 and 23, the concurrent Public Path Orders which will stop up the existing footpaths and create a replacement bridleway should be confirmed and certified by Cambridgeshire County Council.

Obstruction:
Public Footpath Nos. 2 and 23, St. Neots must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Permanence of Public Rights of Way:
If for whatever reason, the subsequent legal processes fail, the Public Footpath's will remain in place.

Costs:
The applicant will be required to meet the costs of any new or amended signage that may be required as a result of any legal changes to the Public Rights of Way network.

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Temporary Closure of Rights of Way for works:
If temporary closures are required during construction work, this requires a Temporary Traffic Regulation Order (TTRO). Please apply to the Street Works Team, further information regarding this can be found on the County Council's website at https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/.



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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, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. 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 he 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 him 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. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

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, he 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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