ERMINE STREET, HUNTINGDON

PHASE C

DESIGN CODE COMPLIANCE CHECKLIST

PREPARED BY PEGASUS GROUP ON BEHALF OF BLOOR HOMES

B.0375_68A | APRIL 2025

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Prepared by Pegasus Group on behalf of Bloor Homes South Midlands

August 2025 Project code B.0375

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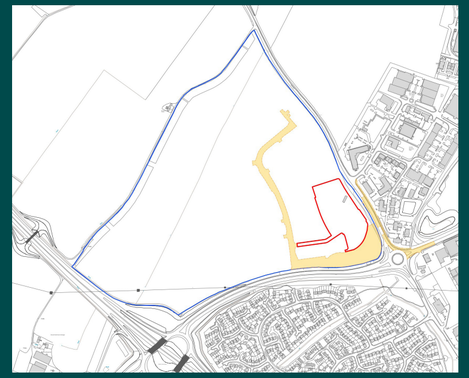
INTRODUCTION

The submitted drawings and associated documents relate to the proposals for Phase C, illustrated on the overleaf. Separate Design Compliance Statements have been submitted for Phases B, D and part of Phase F with their respective Reserved Matters submissions. These have been prepared with reference to the approved Design Code (B.0375_26V) and Green Infrastructure Strategy (B.0375_42H). These documents have informed the detailed design decisions, regarding land use, parcel form, movement, landscape etc, ensuring key areas have been given due regard. This document illustrates compliance with the approved Design Code, Green Infrastructure Strategy and supporting regulating plans. Areas where there has been slight deviation from the approved Code and Framework Plans are justified in the pages following, as a result of ensuring a high quality place to live.

This compliance statement has been prepared by Pegasus Urban Design on behalf of Bloor Homes to accompany the full planning application for Phase B, C and D of Ermine Street, Huntingdon which covers a parcel of residential development and associated infrastructure and landscape work. This statement should be read in conjunction with the full planning application accompanying documents.



LOCATION PLAN

TRAFFIC LIGHT SYSTEM

In Compliance

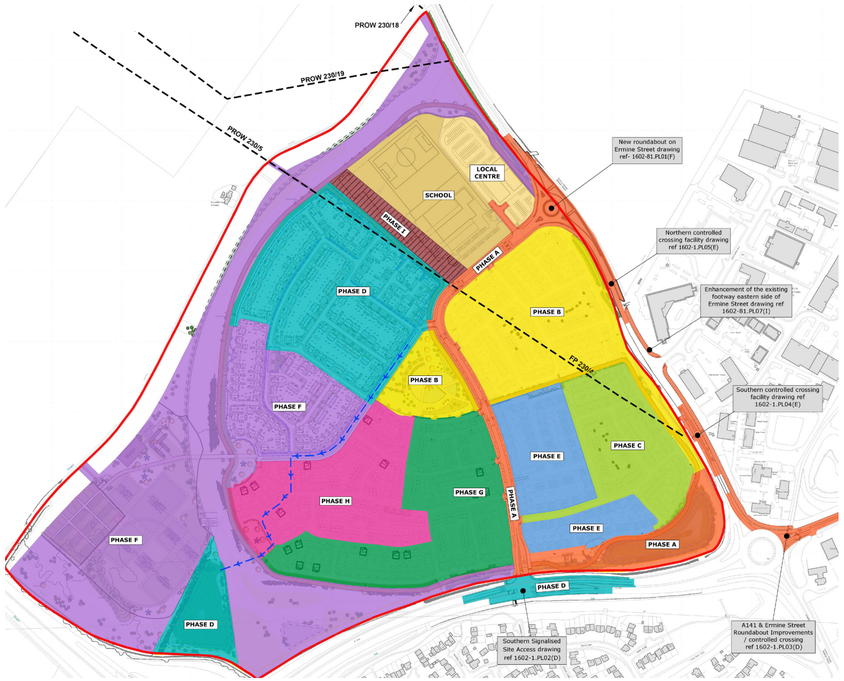
Partial Compliance

Non Compliant

APPLICATIONS SUBMITTED:	APPLICATIONS NUMBER:	STATUS:
Phase A	24/01750/REM	Approved







PHASING PLAN

KEY:

Site Boundary

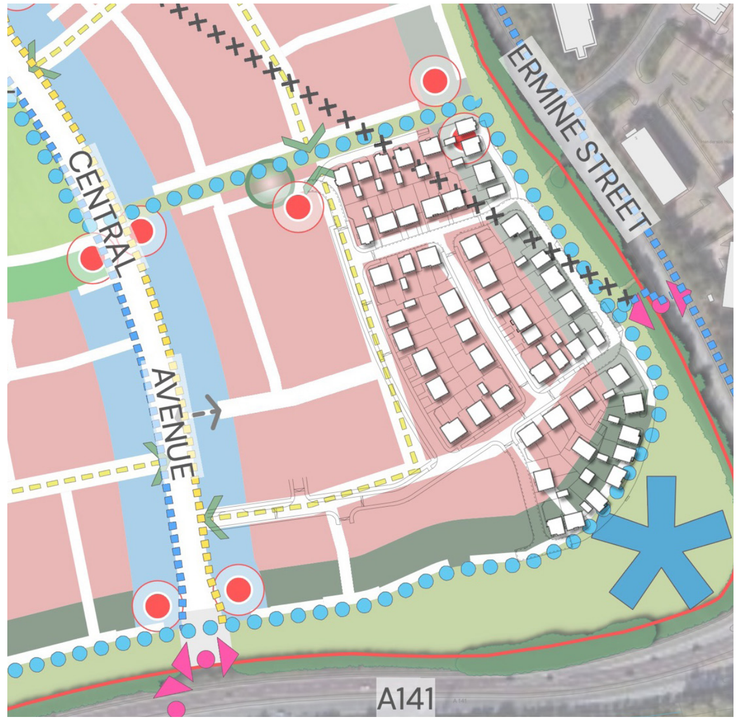
	NUMBERS
Phase A	0 0
Phase B	155 - 170
Phase C	75 - 82
Phase D	157 - 173
Phase E	109 - 120
Phase F	110 - 121
Phase G	152 - 167
Phase H	124 - 136
Phase I *	28 - 31

Phase Primary School

Phase Local Centre

* or or Additional Primary School Site

PHASE C



PROPOSED PHASE C SITE PLAN OVER APPROVED DESIGN CODE REGULATING FRAMEWORK PLAN

PARTIAL COMPLIANCE WITH REGULATING FRAMEWORK PLAN

Development of drainage design and comments received during pre-application advice have in turn resulted in amendments to the structure of Phase C.

KEY

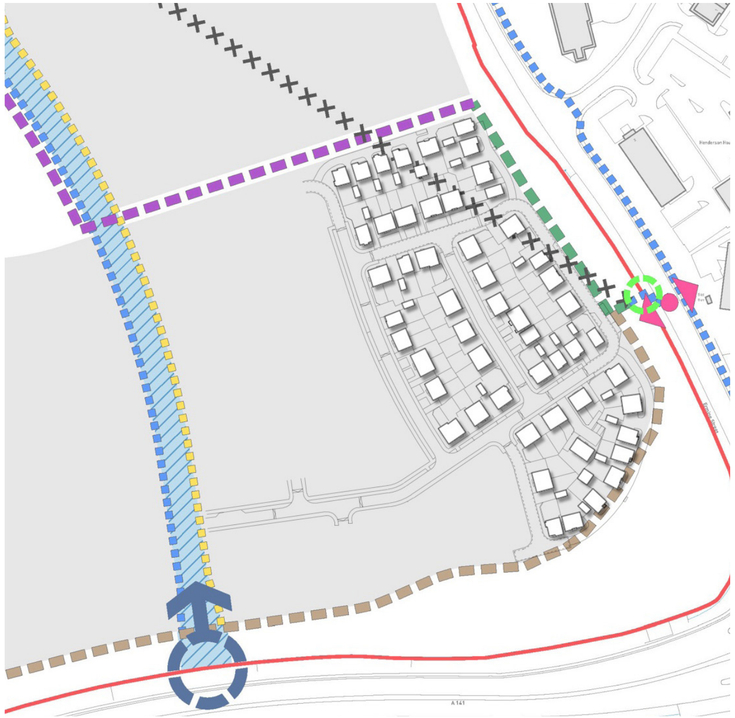
LAND USE
- Site boundary
- Primary school (2.31Ha) including on site drainage/attenuation/drop off area
- Potential primary school expansion land (0.7 Ha)
- Mixed use facilities (1.0 Ha)
- Outdoor sports pitches (2.68 Ha)
- Potential allotments (0.70 Ha)
- Central green/community park (minimum 1.14 Ha)
- Public open space
- Attenuation basins

PLACEMAKING
- Landmark and key corners (in addition to dual fronted corner addressing units)
- Childs play area (NEAP/LEAP)
- Pocket parks (minimum 300sqm)

CHARACTER
REFER TO DESIGN APPROACH TABLES FOR DETAILS
- CA1 Central Avenue
- CA2 Central Green
- CA3 Western Green Edge
- CA4 Western Neighbourhood Core
- CA5 Ermine Street
- CA6 Green Edge
- CA7 Eastern Neighbourhood Core

MOVEMENT
- Proposed access point (subject to detailed design)
- Key routes between parks (links between pocket parks and central green)
- Emergency vehicular, pedestrian and cycle only link
- Access to sports pitches/allotments
- Existing PRoW: Footpath retained
- Existing PRoW: Bridleway retained
- Proposed bridleway
- Proposed ped only route
- Proposed shared use foot/cycleway
- Proposed footway
- Proposed pedl/cycle shared use route (provided by others)
- Proposed offsite bridleway connection
- Proposed signalised pedestrian crossing point
- Protected road corridor

NOTE: Reference should be made to the PRoW Strategy Plan



PROPOSED PHASE C SITE PLAN OVER APPROVED ACCESS AND MOVEMENT PARAMETER PLAN

COMPLIANCE WITH ACCESS & MOVEMENT PARAMETER PLAN

KEY

- Site boundary (50.21 Ha)
- Development parcels Residential/school/local centre/incidental open space
- Protected road corridor
- Principal avenue corridor
- Vehicular access points
- Proposed new pedestrian and cycle only access point
- Proposed new pedestrian crossing and access to eastern side of Ermine Street
- Existing PRoW: Footpath retained
- Existing PRoW: Bridleway retained
- Existing PRoW 230/5 (footpath) to be upgraded to bridleway offsite
- Existing PRoW 133/A2 (footpath) to be upgraded to bridleway onsite
- Existing PRoW 133/A2 (footpath) to be diverted
- Proposed PRoW 133/A2 (footpath) diversion route. To be upgraded to bridleway (3m active surface, within 10m green corridor)
- Proposed PRoW 133/A2 (footpath) diversion route. To be upgraded to bridleway (3m active surface). Minimum 22m between eastern edge of bridleway active surface and western edge of Ermine Street carriageway)
- Existing PRoW 230/19 (footpath) to be extinguished
- Proposed PRoW 230/19 (footpath) diversion route
- Proposed bridleway (3m active surface)
- Proposed offsite bridleway (3m width) to connect to PRoW 230/26 bridleway
- Proposed ped only route (2m width)
- Proposed shared use foot/cycleway (minimum 3m width)
- Proposed footway (minimum 2m width)
- Proposed pedestrian/cycle shared use route (to be provided by others)
- Proposed residential scheme on adjacent land

NOTE:
The precise alignment of the proposed PRoW 133/A2 diversion route is to be confirmed in due course when the diversion application is made to HDC/CCC.
Surfacing and offsets to new planting to be determined subject to future management arrangements.

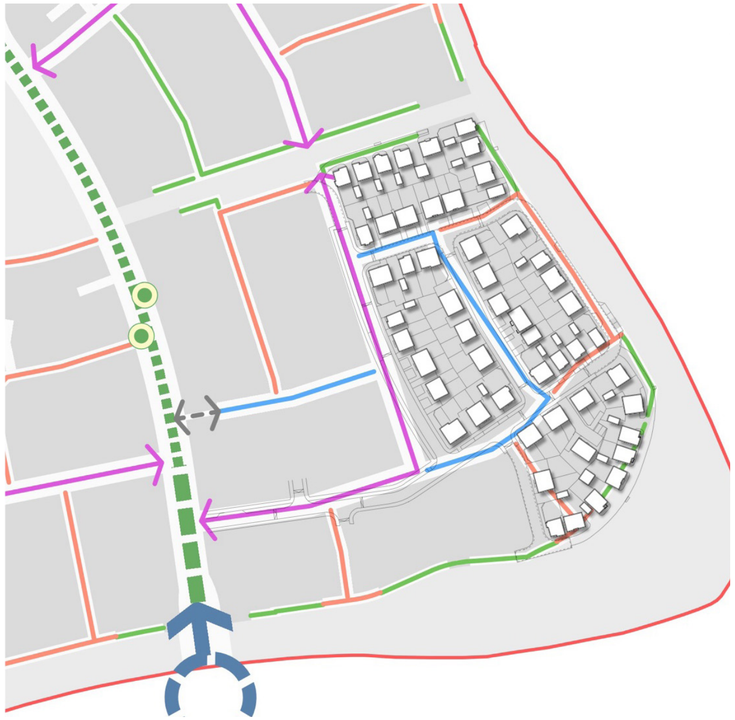


PROPOSED PHASE C SITE PLAN OVER APPROVED LAND USE & BUILDING HEIGHTS PARAMETER PLAN

COMPLIANCE WITH ACCESS & MOVEMENT PARAMETER PLAN

KEY

- Site boundary (50.21 Ha)
- Development parcels Residential/school/local centre/incidental open space
- Principal avenue corridor
- Public open space
- Central Green Space Minimum 1.14 Ha
- Natural play space – Central Green Incorporating informal and formal/equipped play space
- Attenuation ponds Indicative locations, subject to detail
- Swales Indicative locations, subject to detail
- Existing vegetation retained Within public open space
- Pocket parks Minimum 300sqm
- Allotments
- Sports pavilion/changing rooms
- Sports pitches
- Protected road corridor
- Proposed residential scheme on adjacent land



PROPOSED PHASE C SITE PLAN OVER APPROVED STREET HEIRACHY PLAN

PARTIAL COMPLIANCE WITH ACCESS & MOVEMENT PARAMETER PLAN

Development of residential parcels is the result of joint discussion and comment received during pre-application advice with HDC, resulting in amendments to the structure of Phase C.

KEY

MOVEMENT

- Site location
- Proposed access points (subject to detailed design)
- Spine road / bus route (v1)
- Spine road / bus route (v2)
- Proposed bus stops
- Primary street (v1)
- Primary street (v2)
- Secondary streets
- Shared surface streets
- Private driveways
- Private driveways potentially linked
- Emergency vehicular, pedestrian and cycle only link
- Vehicular, pedestrian and cycle access to the allotments, community park and sports pitches



PROPOSED PHASE C SITE PLAN OVER GREEN & BLUE INFRASTRUCTURE PARAMETER PLAN

PARTIAL COMPLIANCE WITH ACCESS & MOVEMENT PARAMETER PLAN

Development of residential parcels is the result of joint discussion and comment received during pre-application advice with HDC, resulting in amendments to the structure of Phase C.

KEY

- Site boundary (50.21 Ha)
- Development parcels
  Residential/school/local centre/incidental open space
- Principal avenue corridor
- Public open space
- Central Green Space
  Minimum 1.14 Ha
- Natural play space – Central Green
  Incorporating informal and formal/equipped play space
- Attenuation ponds
  Indicative locations, subject to detail
- Swales
  Indicative locations, subject to detail
- Existing vegetation retained
  Within public open space
- Pocket parks
  Minimum 300sqm
- Allotments
- Sports pavilion/changing rooms
- Sports pitches
- Protected road corridor
- Proposed residential scheme on adjacent land

ACCESS AND MOVEMENT

Generally... proposals for Phase C... comply with the principals of the street typologies and movement set out in the Code?

		Are proposals compliant?		
Design Code Paragraph Reference Number	**Guidance Category**	**Yes**	**No**	**N/A**
	Proposed Access Points	●		
(6.9-6.13)	*Spine Road / Bus Route V1*			●
(6.9-6.13)	*Spine Road / Bus Route V2*			●
(6.14-6.16)	*Primary Street V1*			●
(6.14-6.16)	*Primary Street V2*	●		
(6.17-6.20)	*Secondary Streets*	●		
(6.21-6.24)	*Shared Surface Streets*	●		
(6.25-6.29)	*Private Driveways*	●		
	Emergency Vehicle, Pedestrian and Cycle Only Link			●
	Vehicle, Pedestrian and Cycle Access to Allotments			●
(6.30)	*Traffic Calming*			●
(6.31-6.34)	*Pedestrian and Cyclist Movement*	●		
(6.35-6.43)	*Public Right of Way Strategy*			●
(6.53)	*Bus Routes and Bus Stops*			●

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*

NODAL POINTS AND KEY DESTINATIONS

Generally... proposals for Phase C... comply with the principals of Regulating Framework Plan, Nodal Point and Key Destinations

		Are proposals compliant?		
Design Code Paragraph Reference Number	**Guidance Category**	**Yes**	**No**	**N/A**
(6.46-6.49)	*Landmark and Key Corners*	●		
(6.52)	*Public Open Space & Play Area*	●		
(6.51)	*Pocket Parks*	●		
(6.45)	*Green routes, vehicular routes and vistas link to 'Key Destination Areas'? Central Green / Bridleway Green Corridors / Sports Pitches / Community Park / Primary School / Local Centre... as appropriate)*	●		

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*

REFUSE MANAGEMENT

The proposals for Phase C... comply with the design code 6.55 – 6.60, the HDC Design Guide SPD 2017 and RECAP Waste Management Design Guide 2012.

		Are proposals compliant?		
Design Code Paragraph Reference Number	**Guidance Category**	**Yes**	**No**	**N/A**
(6.56)	*Collection points are no more than 20m from adoptable highway*	●		
(6.56)	*Collection points at no more than 30m on private drives*	●		
(6.58)	*Communal refuse collection is within 10m from adoptable highway*			●

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*

PARKING TYPOLOGIES

The proposals for Phase C... have been designed with regard to section 6.61 – 6.79

		Are proposals compliant?		
Design Code Paragraph Reference Number	**Guidance Category**	**Yes**	**No**	**N/A**
(6.62)	*Parking spaces have minimum sight splay of 2m x 2m*	●		
(6.63 – 6.64)	*M4(3) and M4(2) parking is delivered to required homes*	●		
(6.65)	*On plot parking on the central avenue is in line with the building form where possible*			●
(6.65)	*No more than 5 parking bay in continuous form*	●		
(6.73)	*Parking has been provided to agreed standard*	●		
(6.74)	*Cycle parking provision of 1 space per bedroom*	●		
	Cycle parking has been illustrated on plan	●		
(6.78)	*Parking courts should be overlooked and serve a maximum of 6no. for houses / 12no. for apartments*			●

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*

PHASE C
NEW BUILT ENVIRONMENT



CA1 Central Avenue

Are proposals compliant?

Guidance Category	Yes	No	N/A
(7.6–7.10)			
Urban Form			●
Building Typology			●
Density			●
Building Lines			●
Height / Enclosure			●
Roofscape			●
Scale & Proportion			●
Building Detail			●
Building Materials			●
Landscape Detail			●
Parking			●
Boundary Treatments			●

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*



CA2 Central Green

Are proposals compliant?

Guidance Category	Yes	No	N/A
(7.11–7.16)			
Urban Form			●
Building Typology			●
Density			●
Building Lines			●
Height / Enclosure			●
Roofscape			●
Scale & Proportion			●
Building Detail			●
Building Materials			●
Landscape Detail			●
Parking			●
Boundary Treatments			●

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*



CA3 Western Green Edge

Are proposals compliant?

Guidance Category	Yes	No	N/A
(7.11–7.16)			
Urban Form			●
Building Typology			●
Density			●
Building Lines			●
Height / Enclosure			●
Roofscape			●
Scale & Proportion			●
Building Detail			●
Building Materials			●
Landscape Detail			●
Parking			●
Boundary Treatments			●

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*



CA4 Western Neighbourhood Core

Are proposals compliant?

Guidance Category	Yes	No	N/A
(7.24–7.29)			
Urban Form			●
Building Typology			●
Density			●
Building Lines			●
Height / Enclosure			●
Roofscape			●
Scale & Proportion			●
Building Detail			●
Building Materials			●
Landscape Detail			●
Parking			●
Boundary Treatments			●

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*



CA5 Ermine Street

Are proposals compliant?

Guidance Category	Yes	No	N/A
(7.30–7.33)			
Urban Form	●		
Building Typology	●		
Density	●		
Building Lines	●		
Height / Enclosure	●		
Roofscape	●		
Scale & Proportion	●		
Building Detail	●		
Building Materials	●		
Landscape Detail	●		
Parking	●		
Boundary Treatments	●		

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*



CA6 Green Edge

Are proposals compliant?

Guidance Category	Yes	No	N/A
(7.38–7.42)			
Urban Form	●		
Building Typology	●		
Density	●		
Building Lines	●		
Height / Enclosure	●		
Roofscape	●		
Scale & Proportion	●		
Building Detail	●		
Building Materials	●		
Landscape Detail	●		
Parking	●		
Boundary Treatments	●		

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*



CA7 Eastern Neighbourhood Core

Are proposals compliant?

Guidance Category	Yes	No	N/A
(7.34–7.37)			
Urban Form	●		
Building Typology	●		
Density	●		
Building Lines	●		
Height / Enclosure	●		
Roofscape	●		
Scale & Proportion	●		
Building Detail	●		
Building Materials	●		
Landscape Detail	●		
Parking	●		
Boundary Treatments	●		

Guidance Category	*Relevant to Plot Nos*	*Description of Non Compliance*	*Justification of Deviation*



PROPOSED PHASE C SITE PLAN OVER APPROVED LANDSCAPE MASTERPLAN

COMPLIANCE WITH LANDSCAPE MASTERPLAN

KEY - LANDSCAPE

- Site boundary
- Protected road corridor boundary
- Illustrative locations of existing vegetation to be retained to BS5837
- Indicative proposed avenue tree planting
- Indicative proposed tree planting along primary streets
- Indicative proposed tree planting to private gardens
- Proposed POS feature tree planting
- Proposed POS tree planting
- Native buffer planting
- Native structure planting
- Native hedgerow planting
- Ornamental hedgerow planting
- Ornamental shrub planting
- Bulb planting
- Areas of proposed wildflower meadow
- Areas of proposed species rich long grass
- Areas of proposed wildflower meadow suitable for seasonally wet soils
- Amenity grass
- Attenuation basin/swales, to be seeded with wildflower meadow mix suitable for seasonally wet soils (usable as amenity greenspace)
- Areas of marginal planting
- Gravel footpath routes
- NEAP/LEAP
- Informal play
- Earth mounding
- Picnic benches
- Seating/benches
- Sports pavilion and parking
- P Indicative parking for allotments
- S Indicative community building

KEY - PRoW

- Existing PRoW: Footpath (retained off site)
- Existing ped/cycle route
- Existing PRoW 238/5 to be upgraded to bridleway (see 238/19 and 132/44 below)
- Existing PRoW 133/42 to be diverted
- Existing PRoW 238/19 and 132/44 to be extinguished
- Proposed PRoW 133/42 diversion NMU route. 4m total width (2m footpath + 2m grassed route)
- Proposed PRoW 132/42 diversion route. To be upgraded to bridleway 3m active surface within 10m green corridor
- Proposed PRoW 133/42 diversion route. 2m footpath alongside spine road
- Proposed NMU route. 4m total width (2m footpath + 2m grassed route)
- Proposed ped/cycle shared use route
- Proposed ped only route
- Proposed bridleway connection to 238/26



LANDSCAPE CHARACTER AREA PLAN

The proposals for Phase C have been designed with regard to their relevant landscape character areas

Guidance Category	Are proposals compliant? Yes	No	N/A
Section 9: Landscape Proposals			
1. Central Green			●
2. Southern Greenway	●		
3. Sports Pitches			●
4. Allotments			●
5. Local Squares	●		
6. Southern Greens with Informal Play			●
7. Meadow Parkland			●
8. Northern Greenway			●
9. Eastern Greenway	●		
10. Tree Lined Avenues	●		

PHASE C: RESERVED MATTERS APPLICATION LAYOUT

APRIL 2025



Ermine Street, Huntingdon - Phase C Site Layout

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: EDE/JLC | APPROVED BY: MCC/AMW | DATE: 08/04/2025 | SCALE: 1:500@A0 | DRWG: P24-0760_DE_001_B_102 | CLIENT: Bloor Homes |

AUGUST 2025

Summary of layout changes from April 2025 following reserved matters consultation / urban design comments:

- » Tree verge planting illustrated along Primary Street V2 to access Phase C.
- » Shared surface streets shown in their proposed finish material / colour.
- » Permeability through the site has been carefully considered and enhanced.
- » Continuous frontage parking bays have been reconfigured to reduced to maximum of 5no.
- » Amenity space has been provided for all dwellings.
- » Boundary walls have been shown chamfered at corners in line with design comments.



Ermine Street, Huntingdon - Phase C Site Layout

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: EDE/JLC | APPROVED BY: MCC/AMW | DATE: 11/08/2025 | SCALE: 1:500@A0 | DRWG: P24-0760_DE_001_E_102 | CLIENT: Bloor Homes |

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