# OFFICER REPORT

**Case No:** 25/00510/REM **Approval of Reserved Matters**

**Proposal:** **Application for the approval of access, appearance, landscaping, layout and scale for 422sqm of floorspace in Use Class E and all associated and ancillary engineering and earth works pursuant to outline planning permission 1201158OUT**

**Location:** **Alconbury Weald Ermine Street Little Stukeley**

**Applicant:** **Mr Tom Jones**

**Grid Ref:** **519923 276954**

## DESCRIPTION OF SITE AND APPLICATION

1. This site relates to an area of Alconbury Weald, which has outline consent under application ref. 1201158OUT (as amended by application ref. 22/00754/NMA) and was subject to a S106 agreement and various planning conditions, allocated within the Development Plan under policy SEL1.1. Development at Alconbury Weald is subject to site wide parameter plans and a Design Code approved alongside a definition of Key Phase 1 under application ref. 19/80094/COND, which directs the detailed design of each application within this area. A number of Site Wide Strategies have also been approved under application ref. 1408820COND, which establish broad, site wide principles, objectives, parameters, and targets.

2. It is noted that the application form also references application ref. 19/0120/S73 as the outline planning permission that this reserved matters relates to. As that application has not yet been implemented, the description refers solely to 1201158OUT at this time.

3. This area of Alconbury Weald forms part of a small local centre and area of open space along the Boulevard, on the northern edge of Key Phase 1, situated to the north of the Watch Office, a Grade II Listed building. The application proposes a small range of shops within a rectangular building measuring 12.3 in depth, 34.5m in width, 7.7m in overall height and 4.2m in height to the eaves.

## NATIONAL GUIDANCE AND POLICY

4. The National Planning Policy Framework 2024 (NPPF) 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).'

5. The NPPF 2024 sets out the Government's planning policies for (amongst other things):
   - delivering a sufficient supply of homes;
   - achieving well-designed places;
   - conserving and enhancing the natural environment;
   - conserving and enhancing the historic environment.

6. Planning Practice Guidance, including the National Design Guide, is also relevant and a material consideration.

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

## RELEVANT PLANNING POLICY

8. Huntingdonshire's Local Plan to 2036 (Adopted May 2019)
   - LP2 Strategy for Development
   - LP3 Green Infrastructure
   - LP7 Spatial Planning Areas
   - LP11 Design Context
   - LP12 Design Implementation
   - LP14 Amenity
   - LP15 Surface Water
   - LP16 Sustainable Travel
   - LP17 Parking Provision and Vehicle Movement
   - LP18 Established Employment Areas
   - LP22 Local Services and Community Facilities
   - LP29 Health Impact Assessment
   - LP30 Biodiversity and Geodiversity
   - LP31 Trees, Woodlands and Hedgerows
   - LP32 Protection of Open Space
   - LP34 Heritage Assets and their Settings
   - SEL1.1 Former Alconbury Airfield and Grange Farm

9. Stukeleys Neighbourhood Plan (Made July 2023)
   - Policy 1 – Definition of 'Built-Up Area' (Settlement Boundary)
   - Policy 3 – Strategic Development Delivery
   - Policy 4 – Community Engagement
   - Policy 5 – Community Facilities

10. Supplementary Planning Documents
    - Huntingdonshire Design Guide SPD – Adopted 2017
    - Cambridgeshire Flood and Water SPD – Adopted 2017
    - Developer Contributions SPD – Adopted 2011 (costs updated annually)
    - Huntingdonshire Landscape and Townscape Assessment SPD – Adopted 2022

## RELEVANT PLANNING HISTORY

11. 1201158OUT - Up to 290,000 sqm of employment floor space, including data storage and a materials recovery demonstration centre and up to 5,000 dwellings, including sheltered/extra care accommodation; a mixed use hub and mixed use neighbourhood facilities, including retail, commercial, leisure, health, place of worship and community uses; non-residential institutions including primary schools, nurseries, a secondary school and land reserved for post 16 education provision; open spaces, woodlands and sports provision; retention of listed buildings; new vehicular access points from Ermine Street and the A141, with other new non-vehicular access points; associated infrastructure; reserve site for a railway station and ancillary uses; and associated demolition and groundworks. Approved. 01/10/2014.

12. 1408820COND – Key Phase 1 Definition – Alconbury Weald – Condition information for 1201158OUT – C7, C8, C9, C17, C21, C27 and C28. Approved. 08/12/2014.

13. 19/01320/S73 – Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2 - The Country Park (Hybrid Element). Approved. 27/09/2024.

14. 19/80094/COND – Conditional Information for 1201158OUT: Condition 9: Amended Key Phase 1 definition. Condition 10: Amended Key Phase Framework a) Design Code b) Indicative Sequencing Plan c) Archaeological Investigation d) School Site Plan e) Key Phase Transport Assessment f) Key Phase Travel Plan & Mitigation Strategy g) Delivery Plan h) Site Wide Strategy Supplements (Water, Ecology & Code of Construction Practice) and i) Sustainability Statement. Approved 17/11/2020.

15. 22/00754/NMA – Application for Non-Material Amendment to 1201158OUT - Revise Parameter Plan and Development Specification to (i) Relocate 'The Hub' within the site, (ii) Expand open space adjacent the secondary school and relocate employment floorspace to other parts of the Enterprise Zone and (iii) Adjust indicative locations of second and third primary schools, together with associated amendments to Conditions 4, 14, 24 and 26 to update the drawing reference of the Parameter Plan. Approved 01/06/2022.

16. 21/01833/REM – Application for the approval of the reserved matters of access, appearance, landscaping, layout and scale for 2no. buildings (comprising up to 2,040m2 of floorspace) falling within Use Classes E(a) - Shop, E(g)(i) - Office and E(f) nursery [Former Use Classes A1, B1a & D1] and all associated parking, landscape and engineering and earth works pursuant to outline application 1201158OUT. Approved. 21/12/2021.

17. 24/02038/FUL – Change of use of first floor from office (Use Class E (c) (iii)) to health facility (Use Class E (e)). Approved. 24/01/2025.

## CONSULTATIONS

18. Parish Council – No comments received.

19. HDC Urban Design – No objections subject to conditions regarding materials, architectural detailing and landscaping.

20. LLFA – No objections.

21. HDC Conservation – No objections.

22. HDC Environmental Health – No objection subject to a condition requiring details of any plant and machinery to be submitted prior to installation.

## REPRESENTATIONS

23. 1.no comments received, incorporating the following summarised material points;
    - Support but concerns raised regarding the level of parking available, noting the existing co-op, the proposed health facility and the previously approved nursery would be served from the same parking spaces. Additional parking should be considered and designed at the earliest opportunity.

## ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

24. In terms of the Environmental Impact Assessment Regulations, Paragraph: 060 (Reference ID: 4-060-20170728) of Planning Practice Guidance sets out that: "The new

EIA Regulations apply to all new EIA development coming forward, unless a scoping opinion request, or on Environmental Statement, has been submitted before 16th May 2017". In this instance, the Environmental Statement was submitted prior to 16th May 2017 and therefore the 2011 EIA regulations apply to this project, in accordance with the transitional arrangements.

25. The application is a 'subsequent application' as defined within those regulations and the EIA submitted under the outline application also applies to this application. The Local Planning Authority considers the environmental information submitted with the outline planning application – the Environmental Statement - to be adequate to assess the environmental effects of this development as it anticipated the erection of housing and commercial and community uses broadly of the scale and nature that is proposed by this submission.

**PLANNING ASSESSMENT**

26. Condition 18 of outline application 1201158OUT requires reserved matters applications are accompanied by a number of additional details to be approved. The following table sets out condition 18, and the relevant document submitted.

| Condition | Relevant Document |
|---|---|
| 18(a) – Updated indicative sequencing plan | N/A |
| 18(b) – Tree survey | N/A |
| 18(c) – Demolition details | N/A |
| 18(d) – External ground levels and finished floor levels | Levels details |
| 18(e) - Details in accordance with Key Phase Design Code or D&A Statement Principles | Planning & Design Compliance Statement, and Design & Access Statement |
| 18(f) – Access routes and parking and cycle storage | Site plans |
| 18(g) – Landscape details | Layout plans |
| 18(h) – Youth and play facilities | N/A |
| 18(i) – Affordable Housing details | N/A |
| 18(j) – Foul drainage in line with Site Wide Water Management Strategy | Water Compliance Statement |
| 18(k) – Surface water in line with Site Wide Water Management Strategy | Water Compliance Statement |
| 18(l) – Pollution Management Plan | Code of Construction Practice |
| 18(m) – Ecological mitigation measures | N/A |
| 18(n) – Sustainability Conformity Statement | Sustainability Statement |
| 18(o) – Detailed landscape management proposals | Landscape Maintenance and Management Plans |
| 18(p) – Waste management provision | Code of Construction Practice |
| 18(q) – Fire Hydrant Provision | Submitted Plans |
| 18(r) – Noise attenuation for residential/community development | N/A |

| | |
|---|---|
| 18(s) – External lighting | Proposed Lighting Plan |
| 18(t) – Public Realm Delivery | Planning & Design Compliance Statement |
| 18(u) – Construction Management Plan | Code of Construction Practice |
| 18(v) – Travel Plan | Code of Construction Practice |
| 18(w) – Hours of operation | To be conditioned |
| 18(x) – Details of community and sports facilities in accordance with the Site Wide Estate Management Strategy | Planning & Design Compliance Statement |

27. The above matters are discussed in the relevant sections below. As an application for the approval of reserved matters the principle of development has been established and the main considerations in the determination of this application are therefore;
    - Design and Landscape
    - Transport and Highway Matters
    - Drainage
    - Residential Amenity
    - Other Matters

*Design and Landscape*

28. Applications are required to accord with the design code associated with the relevant Key Phase. In this instance the approved design code is found under application 19/80094/COND.

29. The application proposes a rectangular building running perpendicular to the public square forming the entrance space into the co-op, an established building that forms part of a crescent surrounding an area of open space to the south as part of Watch Office Green, and with the Boulevard to the southeast, which forms a strict and apparent demarcation between the built form with in the Enterprise Zone and the wider residential areas. As such, this building would be predominantly seen against the more commercial development to west, particularly the co-op building.

30. The proposed dual-pitch roof form is not particularly reflective of the prevailing pattern of built form. While there are some examples of gables to the residential dwellings, as noted above the distance, the intervening roads and the orientation of those roofs mean they are not read in conjunction with the application site. The form of the building would therefore appear as a departure from the existing prevalent character of the development. That said, the proposed materials, fenestration and detailing have been developed in response to the surrounding commercial buildings, particularly the co-op, and would clearly reinforce the design link between them. The Urban Design Officer has raised no objections subject to conditions, and these would provide an appropriate method of ensuring the detailing maximises a clear link between the buildings within the Glades.

31. It is noted that the submitted layout plans demonstrate areas of landscaping and a general approach, but detailed planting plans have not been submitted. Officers consider the approach shown has suitably demonstrated that the proposal can accommodate planting that will support the development and provide screening for the more utilitarian areas, but a condition is necessary to requiring the detailed planting scheme.

32. Subject to those conditions, on balance it is considered that the development would not represent a material harm to the character of the area, and would accord with the requirements of the design code and policies LP11 and LP12.

*Transport and Highway Matters*

33. The application does not propose to alter the existing road access approved under application ref. 21/01833/REM, and would utilise the existing parking area to the north to provide parking for staff and users of the site. It is noted that the car park included sufficient parking spaces to accommodate this development, and the transport impacts were assessed as part of the previous reserved matters, together with the wider transport impacts and requirements for cycle storage, secured as part of conditions.

34. While it is noted that comments have raised concerns with the level of parking available, including in the context of the approved nursery, noting that the level of parking has previously been assessed and found acceptable, as additional parking is secured as part of the nursery, and noting there is some limited parking in the surrounding area, officers consider the development is sufficiently served by parking and suitably design access arrangements to ensure it would not materially impact the surrounding area or otherwise result in safety concerns. It therefore accords with policies LP16 and LP17.

*Drainage*

35. The application proposes to utilise the existing onsite drainage infrastructure to accommodate increased foul and surface water flows. The level of the development is not considered likely to result in a significant change in the water environment beyond the arrangements modelled as part of the previous approval for the Glades, and in any event accords with the site wide strategies in terms of the level of permeability within the site and the location and rate of discharge. No objections have been raised by statutory consultees in respect of drainage, and officers therefore consider the proposed development would accord with policies LP15 in terms of drainage.

*Residential Amenity*

36. The application site is located at a sufficient distance from the nearest residential units that it would not materially harm their amenity through overshadowing, overlooking or overbearing impacts.

37. The future occupants of the retail units are currently unknown, and there is potential that certain uses, if uncontrolled, could give rise to a materially harmful level of noise or odour. The Environmental Health Officer has recommended a condition regarding plant and machinery, and officers consider this an appropriate method to ensuring that any uses that come forward are appropriately mitigated for at operational stage. In addition, it is considered appropriate to condition opening hours, to ensure adequate amenity protection during more sensitive nighttime hours. Subject to these conditions it is considered the proposal would provide a suitable amenity environment in accordance with policy LP14.

*Other Matters*

38. While the development is located in close proximity to the Grade II listed Watch Office to the south, the location reflects the prevalent layout of built form surrounding that building and is of a sufficient distance that it would not materially harm the significance of that heritage asset through the development in its setting. The proposal would therefore accord with policy LP34.

**CONCLUSION AND RECOMMENDATION**

39. The accompanying supplementary documents are compliant with all applicable conditions of the outline planning permission and are considered satisfactory.

40. This proposal creates a development which responds to the opportunities and constraints of the site and relevant planning policies. The development is not considered to have an overly detrimental impact upon the amenity of neighbouring dwellings and is acceptable in terms of highway safety and will provide a good quality environment for this development. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.

41. Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that reserved matters consent is approved subject to the following conditions;

1. Accordance with approved plans.
2. Material details to be submitted.
3. Architectural details to be submitted.
4. Landscape details to be submitted.
5. Details of plant and machinery to be submitted.
6. Units to accord with operating hours.

**CONTACT OFFICER:**
Enquiries about this report to **Aaron Sands**