Application Number: 25/00704/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

Mr John Wilbraham
Bloor Homes Ltd
Bewick House
6 Cygnet Drive
Swan Valley
Northampton
Northamptonshire
NN4 9BS
United Kingdom

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 relating to appearance, landscaping, layout and scale for Phase B comprising 143 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.

Site address: Land North West Of Spittals Way And Ermine Street Great Stukeley

C. Kerr

Clara Kerr

Chief Planning Officer

Date 25th November 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

in accordance with your application received on 14th April 2025 and plans (listed below) which form part of the application:

Drawing/document	Reference	Version	Date received
Location Plan	SM5117-PL-114		14.4.25
Planning Phasing Plan	SM5117 – EN- 027	Rev H	14.4.25
Highway Finishes Plan	SM5117-EN-082	Rev G	5.11.25
Surveillance Window Identification Plan	SM5117-PL-119	Rev B	29.10.25
Approved Document Part M Compliance Plan	SM5117-PL-115	Rev C	29.10.25
Building Heights Plan	SM5117-PL-109	Rev C	29.10.25
Waste Strategy Plan	SM5117-PL-108	Rev C	29.10.25
Affordable Housing Plan	SM5117-PL-107	Rev C	29.10.25
Boundary Treatment	SM5117-PL-104	Rev C	29.10.25
Parking Plan	SM5117-PL-106	Rev C	29.10.25
Materials Plan	SM5117-PL-103	Rev E	29.10.25
Site Layout	SM5117-PL-101	Rev E	29.10.25

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Plot Landscaping Plan	SM5117-LS-001	Rev I	29.10.25
Indicative FFL Plan	SM5117-EN-093	Rev F	29.10.25
Highway Adoption Plan	SM5117-EN-084	Rev E	29.10.25
Private Lighting Plan	SM5117-EN-080	Rev C	29.10.25
Refuse Vehicle Tracking Plan	SM5117-EN-078	Rev D	29.10.25
Street Scenes	P24-0760_DE_02_E_02		29.10.25
House type Pack	B.0375_B		29.10.25
TEMPLETON Elevations and Floor Plans	M4(3)1B2P.PL-01	Rev A	16.10.25
SMOLLETT_FLOOR PLANS	NSS.M(3)2BF03.PL-03	Rev A	16.10.25
Public Rights of Way Scheme	SM5117-EN-067	Rev E	1.10.25
BIA Technical Note - Phase B	RSE_8108_L2_V5		30.9.25
Play Space Details	B.0375_EN_C_60		1.8.25
Detailed Landscape	B.0375_EN__F_59		1.8.25

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Masterplan			
Plot Landscaping 1 of 2	SM5117-LS-001	Rev I	29.10.25
Plot Landscaping Plan 2 of 2	SM5117- LS - 002	Rev H	1.10.25
Site Landscaping specification and schedule Plan	SM5117 – LS - 004	Rev I	1.10.25

Subject to the following conditions.

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 to ensure that the development is carried out in accordance with the approved plans.

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) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;

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ii) 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);

iii) The appearance and materials for balcony screens (this detail may consist of large-scale drawings and/or samples);

iv) Materials (including colour) for the construction of dormer windows;

vi) Materials for the construction of porch and any other canopies including roof covering;

vii) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;

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;

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iii) Eaves and verge details;

iv) reveal depth of blind / tax windows.

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.

4. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

5. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of secure covered cycle storage 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, dimensions, appearance and materials of the proposed cycle sheds. Storage facilities for the apartment blocks with integral storage - SAHLBERG (Plots B133-134), AZERLEY (B127-B132) and FEATHERSTONE (B121-B126),

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submitted plans will need to show details of the layout, location and type of cycle stands proposed.

The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied 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.

6. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until plans confirming the finished levels of:

i) all roads, footpaths, gardens and areas of adjacent open spaces / green infrastructure.

The plans shall be submitted and approved in writing by the Local Planning Authority and thereafter 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.

7. Condition.

Notwithstanding the details shown on the plans hereby approved, no occupation shall take place, prior to the submission of the lighting details for adoptable roads. The plans shall be submitted and approved in writing by the Local Planning Authority and thereafter 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.

8. Condition.

Notwithstanding the development hereby approved, no works above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(a) PV roof panels (if to be installed: a roof plan showing location, sections and elevational details, and construction details and materials)

(b) Air source heat pumps (if to be installed: the location, construction materials and details)

The works shall be carried out in accordance with the agreed details and retained as such.

Reason: To avoid harm and 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.

9. Condition.

No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established and thereafter manages and maintains the proposed streets in accordance with the approved details.

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Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.

No dwelling shall be occupied until the road(s), footway(s) and cycleway(s) required to access that dwelling have been constructed to at least binder course surfacing level from the dwelling to the adjoining road, in accordance with details to be submitted to approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

11. Condition.

The development, hereby permitted, shall not be occupied until on-site parking, turning, servicing, loading and/or unloading space has been levelled, surfaced and drained and has been provided in accordance with the approved plan and thereafter retained for that specific use.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

12. Condition.

Any temporary facilities shall be provided clear of the public highway, for the purposes of parking, turning, loading and unloading of any vehicles visiting the site during the period of construction.

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Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

13. Condition.

The development hereby permitted, shall not be first occupied until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan no. SM5117-EN-085 rev D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

14. Condition.

The development hereby permitted shall be carried out in accordance with the details submitted for the M4 (3) plots at B59, B60, B61, B112, B136 (Ivy),and B133-B134 (Sahlberg).

The construction and fitting out of these plots demonstrate compliance with the Building Regulations 2010 (as amended) optional requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standard). Such provision shall be made prior to occupation and maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

15. Condition.



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Notwithstanding the development hereby approved, no works above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

o Plans to show which plots and habitable rooms will need additional ventilation - in line with the requirements highlighted within EHO email of 24/11/2025, unless otherwise agreed in writing with the LPA

o details of the proposed ventilation provision within the habitable rooms of identified plots

These must provide sufficient ventilation and must meet the internal sound level criteria of 30dB(A) when operating. Such provision shall be made prior to occupation and maintained for the lifetime of the development.

Reason: To avoid noise giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

16. Condition.

The dwellings as identified in condition 15, shall not be occupied until a Verification/Validation Report prepared by a suitably qualified consultant demonstrating full compliance with the mitigation and alternative ventilation provision approved under condition 15 has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the approved mitigation and alternative ventilation details to avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development have been correctly installed, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

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17. Condition.

Notwithstanding any detail approved, a scheme of acoustic fence provision shall be submitted to and approved in writing by the Local Planning Authority prior to development above slab level. A 2.4m close boarded fencing will be utilised on plots B39, B48 and B66 in order to minimise sound exposure within gardens in line with the 'Technical Note regarding elevated noise levels in gardens for Phase B Ermine Street, Huntingdon', dated 19th November 2025 and the plan within Figure 8 on page 17 of the Environmental Noise Survey, report number 22830-2-R5 dated 1st August 2025.

The scheme shall be implemented in accordance with the approved details prior to the first occupation of any plot identified in the scheme and retained thereafter.

Reason: To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036

18. Condition.

Prior to occupation of the first residential dwelling, details of a Welcome Pack to be provided to all new residents, shall be submitted to and approved in writing by the Local Planning Authority. The welcome pack shall detail the sound attenuation and mechanical ventilation measures incorporated within the dwellings as agreed under condition 15, including their function, care and maintenance.

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The approved Welcome Pack shall be made available to all occupiers prior to the first occupation of each dwelling.

Reason: To avoid noise giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036

19. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

20. Note to applicant.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for original outline planning permission was made before 12 February 2024.



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21. Note to applicant.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.



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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



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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.

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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