OFFICER REPORT

Case No: 24/02361/FUL Full Planning Application

Proposal: Conversion and Alteration of Building to Residential Use

Location: All Saints Church Denton Road Denton

Applicant: Ely Diocesan

Grid Ref: 515018 287847

DESCRIPTION OF SITE AND APPLICATION

The application site is occupied by a Grade II Listed church and associated churchyard located in Denton which is a small hamlet southwest of Stilton. Denton comprises farms and approximately 12 dwellings in scattered form. The building is located to the south of Denton Road and opposite Red Hill Farm which is a working farm. To the south of the application field is open fields and Denton Farm. There are no other designated heritage assets within the immediate vicinity of the site.

The church has been closed since the early 1960s when it had its roof removed for safety. The shell of the building and the tower remain but the building is effectively a ruin and unused. The churchyard is substantially overgrown with large trees and vegetation.

The site lies within Flood Zones 2 and 3a as per the most recent Environment Agency Flood Risk Maps and Data. This is disputed by the applicants and further details on this are provided in the proceeding sections of this report. The site is not within a Conservation Area but there are a number of trees subject to Preservation Orders within the site.

This application seeks permission for the conversion and alteration of the building in order to use it for residential purposes. It follows earlier withdrawn/refused applications set out later in this report. An application for Listed Building Consent (24/02363/LBC) accompanies this application.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

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

The NPPF 2024 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 2021 are also relevant and material considerations.

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

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 - adopted May 2019

LP1: Amount of Development
LP2: Strategy for Development
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Waste Water Management
LP10: The Countryside
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and Vehicle Movement
LP22: Local Services and Community Facilities
LP25: Housing Mix
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP33: Rural Buildings
LP34: Heritage Assets and their Settings
Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide (2017)
Developer Contributions SPD (2011)
Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
Cambridgeshire Flood and Water SPD (2024)
Annual Monitoring Review regarding housing land supply (2024)
Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

The National Design Guide (2021)

* C1 - Understand and relate well to the site, its local and wider context
* I1 - Respond to existing local character and identity
* I2 - Well-designed, high quality and attractive
* B2 - Appropriate building types and forms
*M3 - Well-considered parking, servicing and utilities infrastructure for all users
* N3 - Support rich and varied biodiversity
* H1 - Healthy, comfortable and safe internal and external environment
* H2 - Well-related to external amenity and public spaces
* H3 - Attention to detail: storage, waste, servicing and utilities

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

19/01843/FUL - Change of use of Church (Class D1) to dwellinghouse (Class C3) with new roof and fencing (Withdrawn)

19/01844/LBC - Internal and external repairs and alterations (Withdrawn)

20/02401/FUL - Conversion and alternation of building to residential use (Withdrawn)

20/02402/LBC - Conversion and alternation of building to residential use (Withdrawn)

23/02492/FUL - Conversion, alterations and repairs to church building (including new roof with rooflight
and dormer windows, rebuilding of porch with glazed canopy roof and new door) to create 3-bed dwellinghouse (Use Class C3) with associated access, parking and private amenity areas (Refused)

23/02492/FUL - Conversion, alterations and repairs to church building (including new roof with rooflight
and dormer windows, rebuilding of porch with glazed canopy roof and new door) to create 3-bed dwellinghouse (Use Class C3) (Refused)

24/02363/LBC - Conversion and alteration of building to residential use (Pending consideration - associated with this application).

CONSULTATIONS

Denton and Caldecote Parish Meeting recommend approval.

HDC Conservation Team- No objection subject to conditions.

HDC Environmental Health Team - No objection subject to conditions.

HDC Ecology Officer (informal) - No in principle objections but queries on methods proposed (further details in the proceeding sections of this report).

HDC Arboricultural Officer - No representations received at the time of determination.

HDC Emergency Planning Team - No objection (further details in the proceeding sections of report).

Cambridgeshire County Council (CCC) Highways Team - No objections but queries on plans (as raised in previous application - further details in the proceeding sections of this report).

Cambridgeshire County Council (CCC) Archaeology Team - No objection subject to conditions.

Cambridgeshire County Council (CCC) Lead Local Flood Authority (LLFA) - No representations received at the time of determination.

Environment Agency - No objection (further details in the proceeding sections of report).

Wildlife Trust - No objections subject to conditions.

Historic England - No comment - seek views of internal heritage advisers.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 48 of the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

In Huntingdonshire the Development Plan consists of a number of adopted neighbourhood plans, however, as stated above, there is not an adopted neighbourhood plan in place for Denton. Therefore, in this case no neighbourhood plans are given weight in the determination of this application.

The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

The main issues to consider are:

*The principle of development
*Design, visual amenity, impact upon heritage assets
*Residential amenity
*Highway considerations
*Flood risk and surface water
*Biodiversity
*Impact on trees
*Other matters

*The principle of the development

Policy LP2 of the Huntingdonshire Local Plan to 2036 (the Local Plan) sets out the overarching development strategy for Huntingdonshire through the plan period. The main objective of this policy is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan providing further flexibility in the housing supply.

The site is located in the hamlet of Denton comprising farms and approximately 12 dwellings in scattered form. It does not form part of a built-up area as defined in the Local Plan and is therefore clearly located in the countryside. Policy LP10 (The Countryside) of the adopted Local Plan provides support for development only where it is supported by other, specific policies in the plan. Furthermore, proposals must not result in irreversible loss of best and most versatile land where possible, recognise the character and beauty of the countryside and not give rise to other impacts that adversely affect the use and enjoyment of the countryside by others.

The limited and specific opportunities as provided for in other policies of the Local Plan includes Policy LP33 'Rural Buildings' which is relevant in this instance. A proposal for the conversion of a building will be supported where it can be demonstrated that the building is redundant or disused; of permanent and substantial construction; not in such a state of dereliction or disrepair that

significant reconstruction would be required; and structurally capable of being converted for the proposed use.

It is also worth noting at this stage that paragraph 84 of the NPPF states that decisions should avoid the development of isolated homes in the countryside unless the development would represent the optimal viable use of a heritage asset or the development would re-use redundant or disused buildings and enhance its immediate setting.

Based on the information submitted, the church building has not been used since the 1950s and it fell into ruin in the 1960s with the removal of the roof. It is understood that the churchyard has been used on occasions for worship. Notwithstanding this, the building itself is considered to be redundant and disused. Although the building has been in steady decline since the 1960s, the external walls and tower are still standing at present and therefore it is reasonable to conclude that the building is of permanent and substantial construction.

A Condition Survey dated June 2019 has been submitted to support the application and this report outlines the condition of the existing fabric and recommended restoration works. This suggests that the existing walls of the church should be used as an external leaf and a timber frame built internally to provide stability inside the existing footprint connected to the external walls with remedial stainless steel ties. Based on the site visit carried out by Officers and the findings of the condition survey, it is not considered that the building is capable of conversion without significant rebuilding works to restore it given its current state of disrepair together with the need to build a new structure within the existing walls for conversion. It is therefore considered that the proposal conflicts with part a. iii and iv of Policy LP33.

With regard to Policy LP10 (a), the existing land that is the subject of this application is classified as Grade 3 agricultural land (Good to Moderate). Some 98% of the district comprises land within Grades 1 to 3, with 15% being Grade 1 and an estimated 77% of land falling within the definition of best and most versatile land. The proposal, if granted, would result to the loss of this land.

Given there is a limited supply of land of lower grades in the district and that a significant number of sites allocated for development in the District in the Local Plan to 2036 are on land that is the best and most versatile, it is considered that the proposed development does not represent an unacceptable loss of agricultural land and any harm that results is very limited.

Policy LP10 (b) and (c) are discussed in further detail in following sections of this report.

For the purposes of Policy LP22 'Local Services and Community Facilities', places of worship and cemeteries are identified as community facilities. Officers are satisfied that the proposed conversion of the church building would not conflict with the aims of LP22 given that it has not been in use for a prolonged period. The churchyard is still visited by locals and visitors and it is proposed that areas of the existing churchyard will remain publicly accessible.

Given that the existing building has fallen into a state of ruin and substantial rebuilding works would be required to convert it, the proposal would be in conflict with Policies LP10 and LP33 of the Local Plan in this regard. However, as discussed in further detail in the following sections of this report, the public benefits of bringing the Listed Building into use and securing an optimum, viable use for the long-term conservation of the heritage asset would outweigh the identified harm and contravention to Policy LP33 in this instance and would also accord with Paragraph 84 parts b and c of the NPPF (2024).

Also relevant in this determination is that NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for

establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).

As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5 year housing land requirement including a 5% buffer is 5,501 homes. The current 5YHLS is 4,430 homes equivalent to 4.03 years' supply.

As a result of this, the presumption in favour of sustainable development is applied for decision taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the titled balance'. While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications. As such, less weight can be attributed to Policy LP10.

Overall, the proposed development is considered to be acceptable in principle subject to compliance with other material planning considerations and conditions.

*Design, visual amenity, impact upon heritage assets

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in Policy LP10 of the adopted Local Plan, Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

This application seeks approval for the conversion of an existing Church building to a three-bedroom dwellinghouse with associated access, parking and private amenity space. The proposal involves various alterations and repairs to the existing building, including the installation of a roof, given its current state of disrepair. The surroundings are predominantly rural, with narrow country roads and heavy tree/shrub coverage which (certainly in the Summer months) to some degree obscures the ruins of the Church which at the time of the site visit was protected by Heras fencing.

The proposal involves the installation of a roof that would be finished in Collyweston slate roof tiles, the installation of two gable dormer windows on the south elevation roofslope, a rooflight on the north elevation roofslope and the installation of a front porch on the north elevation.

The design and appearance of the proposed external works are considered to be acceptable with the Council's Conservation Officer confirming the proposed roof tiles are suitable and would reflect the character of the existing property and locality. The proposed dormer windows are considered to be acceptable in principle, however, a condition would be imposed on any planning permission granted to address detail inconsistencies and to agree final construction details.

The proposed porch would be constructed with retained stonework at lower levels with glazing to the roofslopes. The use of glazing in this instance is considered to be acceptable given the scale of the porch, with the Council's Conservation Officer noting it would not overwhelm the building as a whole.

In terms of outside space, the layout is generally supported with generous private land associated with the dwelling and car parking. No specific details have been provided in terms of bin and cycle

storage but there is considered to be adequate space to provide these. It is considered prudent to secure details of these by condition alongside proposed boundary treatments, hard surfacing and cycle/bin storage alongside standard conditions relating to materials.

Overall, it is considered that for the reasons given above, the proposal will not result in harm to the character or appearance of the area and therefore accords with Policies LP11 and LP12 of the Local Plan to 2036.

As detailed above, whilst not within a Conservation Area the Church is Grade ll Listed.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

In this case the application is accompanied by a Heritage Statement and Historic England and HDC's Conservation Team have been consulted. Historic England had no comments to make (but point out that this should not be read as no objection and suggested views of internal specialists (Conservation) be sought. Conservation have been consulted and, following a review of the submitted details also raise no objections (subject to relevant conditions).

In this case, the conditions suggested by Conservation Officers broadly correspond with those considered necessary by the Case Officer. Having regard to the level of detail provided to support the application, the assessment already conducted (above) which includes securing the future of a heritage asset for its optimum viable use (in accordance with Paragraphs 84 and 215 of the NPPF) and the advice of specialists, Officers are satisfied that any harm will be less than substantial and outweighed by the benefits detailed above. Therefore, the scheme accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

*Residential amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Given the distance to the closest residential properties, the proposal is not considered to result in any significantly detrimental impacts on any neighbouring residential property or amenity space.

Furthermore, the proposal is considered to provide an acceptable standard of amenity for future owners/occupiers of the proposed dwelling. One area that should be acknowledged is the challenge in providing defensible space given that the allocated private land shares a boundary with Denton Road and the constraints of the site (and location of the fencing) means that a solid,

harsh boundary treatment would not be supported. However, given the very rural location and limited pedestrian and vehicular movements it is unlikely that this would be significantly harmful.

In terms of other matters, HDC's Environmental Health Team have been consulted and raise no objections to the scheme subject to a condition in relation to contaminated land.

Overall, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policies LP14 and LP37 of Huntingdonshire's Local Plan to 2036.

*Highway safety and parking

Cambridgeshire County Council's Highways Team have been consulted and have commented similarly to the earlier refused application (ref 23/02492/FUL).

It doesn't appear that details have been provided to overcome some minor concerns raised in the earlier comments (matters to be secured by condition) and so conditions to secure a revised hard landscape plan to show the level surface extending further west and construction specifications will be added to the permission. The applicants will also need to secure a Section 184 agreement with CCC.

The above were not listed as a reason for refusal of the earlier application which considered that they could be dealt with by way of condition. As these do not amount to a highway safety issue (no objections in principle from specialist consultees) and were not raised as an issue in the previous refusal there is no justification to either refuse or seek to deal with these matters in the lifetime of the application and the conditions suggested above are considered acceptable.

Policy LP17 of the Local Plan and the Design Guide requires all residential (Class C3) development to provide at least one secure covered storage area per bedroom for bicycles. No details of such storage has been provided but as alluded to above, Officers are satisfied that this can be achieved. A condition shall be attached to the permission in order to secure this.

Overall, subject to conditions the development would accord with Policies LP16 and LP17 of the Local Plan to 2036.

*Flood risk

The site falls within Flood Zones 2 and 3 as per the most recent Environment Agency Flood Risk Maps and Data and as such, new development classified as 'more vulnerable' as per the NPPF (2024) would not be permitted without the application of the Sequential or Exception Tests. However, the NPPF states that these are not required for a change of use and therefore these are not required in this instance. A Flood Risk Assessment (FRA) is required and an amended version of that submitted with the 2023 application has been provided. This was largely to address the concerns raised by the Council's Emergency Planning Team which was a reason for refusal on the 2023 applications.

In this case the Environment Agency and Emergency Planning have been consulted again. The EA raise no objections given that the FRA states that finished floor levels will be set at 21.8m above ordnance datum (AOD). They do note that the modelling used is not generally considered acceptable for these purposes as it does not take into account potential depths and extent of flooding. The EA have been asked to clarify these comments and have advised the following:

"JFLOW outputs are not normally suitable for detailed decision making. These Flood Zones are formed of generalised national modelling which was used in 2004 to create fluvial floodplain maps on a national scale. Normally, in these circumstances, an FRA will need to undertake a modelling exercise in order to derive flood levels and extents, both with and without allowances for climate

change, for the watercourse, in order to inform the design for the site. Given the small scale of the proposed development and the fact that there are likely to be constraints to the raising of finished floor levels, we have provided a no objection response."

The FRA suggests that the site is in fact within Flood Zone 1, this is a view which is not shared by the EA or the Council's Emergency Planning Team and as such the assessment has been undertaken with the assumption of the site lying within Flood Zones 2 and 3.

The main change in this instance is that the concerns of the Emergency Planning Team have been addressed in this application and they have confirmed that subject to compliance with the mitigation measures detailed within the FRA they have no further objections. These shall be secured by condition.

Given that the earlier refusal (in terms of flood risk) related to the fact that it could not be demonstrated that an emergency plan would be in place in the event of flooding and safe access and escape routes could be provided (the basis of the concerns of the Emergency Planning Team) and these matters have now been addressed (with a no objection) there is no justifiable reason to refuse on the basis of flood risk.

In terms of surface water, there is no increase in footprint proposed and the landscape is detailed as incorporating a sustainable drainage system. Remaining landscaping matters will be dealt with by condition but for the purposes of this assessment it is not considered that there would be additional surface water run off impacts.

Overall, the development is considered to be acceptable with regard to its approach to flooding and surface water and therefore broadly accords with Policies LP5 and LP15 of the Local Plan to 2036.

*Biodiversity

Policy LP30 if the Local Plan requires a development to ensure no net loss of biodiversity and achieve a net gain where possible. The proposal is also subject to Biodiversity Net Gain Legislation (BNG) which pursuant to the Environment Act 2021, 10% statutory Biodiversity Net Gain is required following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits.

Further to this, the earlier refusal also related to insufficient detail (bat surveys were required). This revised application now includes a bat survey which was prepared in September 2024 (with surveys conducted between June and September 2024). It concludes that there was an absence of roosting bats within the building but due to a historic presence of day roosts they suggest a precautionary method of works. The survey further recommends that the roof of the tower be used to create a roost suitable by brown long-eared bats and crevice dwelling species. No additional license is required. Section 6.1.4 advises that enhancement opportunities are in Appendix 1 but are In fact in Section 5 and shall be secured by condition. The Wildlife Trust have been consulted and no longer object to the scheme (subject to condition).

In terms of BNG the application is accompanied by a BNG metric and report which details that 11.95% BNG can be achieved in a mixture of on-site and off-site provision (the off-site being within the applicants ownership). HDC's Ecology Officer has been consulted and advises that this is satisfactory in principle. He did query the potential for the longevity of the species proposed to achieve the BNG but Officers are satisfied that this matter can be addressed by the addition of a condition to secure the monitoring over a 30 year period.

As such it is considered that the development is acceptable with regard to BNG legislation and complies with the aims of Policy LP30 of the Local Plan to 2036.

*Impact on trees

Policy LP31 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

The application has been accompanied by a Tree Constraints Plan and a Tree Protection Plan and these match those which were submitted with the 2023 application (where the LPA raised no objections). The proposal involves the removal of a number of trees to facilitate the development, however, these are all Category C or U and are not considered worthy of retention. The site is not within a Conservation Area and none of the trees proposed to be removed are protected by a TPO.

Given that the trees proposed to be removed are of limited amenity value, the LPA have no objections to their removal (particularly given the established position on the 2023 application). The details contained within the Tree Protection Plan submitted shall be secured via condition.

Accordingly, the proposal is considered to be in accordance with Policy LP31 of the adopted Huntingdonshire Local Plan to 2036 and Sections 12 and 15 of the National Planning Policy Framework in this regard.

*Accessible and Adaptable Homes

Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. The submitted D & A Statement details that whilst the ground floor will have scope for such provision, given the constraints of the site (having regard to the fact that this is a conversion with accommodation at first floor level and restricted access that this would be unachievable. Therefore, it is not considered reasonable to attach a condition in this instance.

*Water Efficiency Policy

LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. The proposed development will be conditioned to be in accordance with and will be built in accordance with the LP12 (j) standards.

*Other matters

Developer contributions (Wheeled Bins)

A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application process. The development is therefore considered to be in accordance with Policy LP4 of Huntingdonshire's Local Plan to 2036 in this regard.

The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

Developer contributions (CIL)

The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education. No Community Infrastructure Levy Forms have been provided to the Local Planning Authority as part of the application but this matter will be pursued by the Council's Implementation Team and is not a reason for refusal.

The proposal is therefore considered to accord with the requirements of Policy LP4 of the Local Plan to 2036 and the Developer Contribution SPD in this regard.

*Conclusion

Planning law requires that applications for planning permission be determined in accordance with the
development plan unless material considerations indicate otherwise.

The proposed development is acceptable in principle, and there would be no harm to the character or appearance of the area, heritage assets, residential amenity, highway safety, increased flood risk or biodiversity or trees and it can therefore be supported.

Having regard to all relevant material considerations the proposed development is considered to broadly Comply with Policies LP5, LP11, LP12, LP14, LP16, LP17, LP22, LP30, and LP34 of Huntingdonshire's Local Plan to 2036. As detailed in the preceding sections of this report, there is some
deviation from parts of Policies LP10 and LP33 but these are outweighed by the suite of other Policies and the NPPF (2024). Consequently, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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