OFFICER REPORT

Case No: 24/02074/FUL Full Planning Application

Proposal: Erection of 5 dwellings following approval of 23/01650/PMBPA

Location: Abbey Farm Woodwalton Lane Sawtry

Applicant: Farmland Reserve UK

Grid Ref: 519211 282410

DESCRIPTION OF SITE AND APPLICATION

The application site is Abbey Farm, Woodwalton Lane, Sawtry. An agricultural site with associated agricultural buildings located approx. 900m north-east of the B1090.

The application relates to the erection of 5 dwellings replacing some agricultural buildings which have the benefit of prior approval for conversion to 5 dwellings under reference number 23/01650/PMBPA.

The site is not within a Conservation Area and there are no Listed Buildings or trees subject to Preservation Orders in the immediate vicinity. The site lies largely within Flood Zone 1 and does not indicate a risk of surface water flooding as per the most recent Environment Agency Flood Risk Maps and Data. It should be noted that a small section of the access track lies within Flood Zone 2 but is in excess of 500m from the dwellings. This is discussed in further detail in the proceeding sections of this report.

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

During the lifetime of the application and on the advice of specialists revised plans have been received which made some minor adjustments to the design and layout. Re-consultations with relevant consultees have been undertaken accordingly.

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
LP25: Housing Mix
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows
LP33: Rural Buildings
LP34: Heritage Assets and their Settings
LP37: Ground Contamination and Groundwater Pollution

Sawtry Village Neighbourhood Plan 2022 to 2036 (December 2023), policies:

SNP1 - The natural environment and protecting green spaces
SNP8 - Footpaths and cycle ways
SNP10 - Safer communities

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)
Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
Annual Monitoring report 2024 (Housing Supply)

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

RELEVANT PLANNING HISTORY

23/01650/PMBPA - Proposed change of use of two agricultural building to 5no dwelling houses (use class C3) and associated operational development (Prior Approval - Change of Use Approved)

24/00587/FUL - Erection of 5 dwellings following approval of 23/01650/PMBPA (Withdrawn)

CONSULTATIONS

Woodwalton Parish Council - No objections (officer clarification - further details below)

HDC Ecology Officer - Objection, further details in the proceeding sections of this report.

HDC Arboricultural Officer - Objection, further details in the proceeding sections of this report.

HDC Landscapes Officer - Objection, further details in the proceeding sections of this report.

HDC Environmental Health Team - No objections subject to condition.

HDC Urban Design Team - No objections following revisions and subject to conditions.

Cambridgeshire County Council (CCC) Highways Team - Objection, further details in the proceeding sections of this report.

Cambridgeshire County Council Historic Environments Team - No objections subject to condition.

Cambridgeshire County Council Rights of Way Team - No objections, informative notes required.

Officer comments: Sawtry Parish Council were consulted twice. Once in December 2024 (no objections) and again in February 2025 following the design revisions suggested by Urban Design. On the latter consultation the Parish Council raised a concern regarding the access although there had been no changes to the access compared to the scheme commented on in December 2024. Officers have clarified this position and the Parish Council have confirmed in an email dated 12th of May 2025 that the December 2024 comments (no objection) should be taken as relevant.

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. Sawtry has an adopted neighbourhood plan (Sawtry Village Neighbourhood Plan 2022 to 2036 - made December 2023). The site, whilst not within the village lies within the designated neighbourhood plan area (Map 1 of the document). As such, significant weight has been given to the relevant policies therein 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 and impact on the countryside
*Residential amenity
*Highway considerations
*Flood risk
*Biodiversity
*Impact on Trees

*The principle of the development

This report should be read with the knowledge 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 3.94 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.

However, notwithstanding the above consideration, whilst the local plan does seek to resist residential development in the countryside (not least due to sustainability issues), Policy LP33 of the local plan covers the conversion or replacement of rural buildings and does not require tests relating to the sustainability of the site. There are however tests to ensure that the building(s) are suitable for conversion/replacement and what their current use is. In this case, the proposal seeks to replace 2 agricultural barns with 5 dwellings and so LP33 is the starting point for assessment. The extant prior approval (ref 23/01650/PMBPA) for the conversion to 5 dwellings is also a material consideration and afforded significant weight in the determination of this application. That said, it should be noted that there has been an adjustment of the red line compared with that considered under the prior approval.

LP33 specifically states that:

A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:

a. the building is:

i. redundant or disused;

ii. of permanent and substantial construction;

iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and

iv. structurally capable of being converted for the proposed use; and

b. the proposal:

i. would lead to an enhancement of the immediate setting; and

ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.

In this case, no specific details on the present use of the buildings have been provided (to cover LP33 a(i)), however, a site visit by Officers revealed that at least two of the buildings were not in use. This related to the northern 'lean-to' section and the barn to the rear (west). It was clear that given the growth around the barn to the rear that this had not been in use for some time. Officers have reviewed the submission for 23/01650/PMBPA and no detail were provided under that application. Nevertheless, given that the prior approval remains extant, this is given significant weight in establishing the principle and for this reason it is not considered necessary to seek further clarity on this matter. In terms of part a ii and iii, the site visit revealed the buildings to be in a stable condition set on a concrete base. Furthermore, the structural survey provided with the prior approval application assessed and confirmed their condition as being suitable for residential conversion. The decision was issued based upon this advice.

Based upon the above assessment, Officers are broadly satisfied that the requirements of Policy LP33 (part a i-iii) have been satisfied. In considering other requirements of the policy (in terms of floorspace and appearance) it is noted that the Desing and Access Statement refers to the existing plan area occupation of the barns of approx. 826m² with the dwellings covering approx. 517m². However, it should be acknowledged that the policy refers to floorspace and not footprint. It also does not differentiate between habitable or non-habitable floorspace. In this case, the calculation of all floorspace in total exceeds 780m² (approx.). As such, Officers are satisfied that it would not exceed the existing floorspace of the buildings on site and as such is compliant with the policy.

In terms of appearance, the resulting development will be 5 units (with single, 1.5 and 2 storey elements) arranged around a central courtyard with associated car ports and landscaping. The scale, design and massing is considered to be sympathetic to the rural location and is designed to add interest (the varied ridge heights and use of materials etc). Careful consideration has been given to the scale and location of window openings and the arrangement of materials. That said, materials will be secured by condition. HDC's Urban Design Team have been consulted and have been involved with the final submission. Overall, in comparison with the existing buildings it is considered that the development proposed will result in a clear enhancement of the immediate setting.

On balance, based upon the detail submitted, the above assessment it is concluded that the proposal broadly complies with Policy LP33 of the Local Plan to 2036 and is therefore acceptable in principle subject to compliance with all other material planning considerations and conditions.

*Design, visual amenity and impact on the countryside

Policies LP11 and LP12 of the Huntingdonshire Local Plan state, amongst other matters, that proposals will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic

and built environment, contributes positively to the character and identity of the area and successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape.

As referenced in the preceding sections of this report, at present the site hosts 2 agricultural buildings. The site is located within the countryside but set a significant distance from the main road (approx. 900m away). As such, the site is not immediately visible in the landscape. There is however a public right of way crossing the site (to the immediate north-east and north-west) and so there is the potential for some public impact as a result of the development.

As referenced above, HDC's Urban Design Team have been involved from an early stage. They made comments on the application ref 24/00587/FUL surrounding the extent of the red line, impact on the right of way, appearance of the dwellings and loss of trees. Under the original submission for this application they were broadly supportive but sought clarification on some matters including design amendments, location of visitor parking, cycle storage sizes, and accessibility to the rear gardens of plots 3-5 (as there were steps to the rear garden from the courtyard). They also raised a query on the M4(2) compliance surrounding accessible and adaptable dwellings.

Following these comments revised plans have been received along with a statement dated 28th of January 2025 providing a response to the Urban Design Comments. Urban Design have been re-consulted and are satisfied with the response and the amendments made. As such, subject to conditions relating to materials, architectural details, landscaping and limited permitted development rights they raise no objections in terms of design and layout.

When considering permitted development rights, Urban Design only raised concerns surrounding outbuildings and extensions. However, given the rural location and the careful design of the dwellings (to complement the rural character) it is also considered prudent to also restrict permitted development rights in relation to additions to the roof of a dwellinghouse (including enlargement), porches and boundary treatments to ensure that the character is retained and to prevent a harsh interface with the countryside.

In terms of outside space each unit benefits from a rear private garden which, whilst not extensive in all cases does provide some outside space. It is noted that the provision is restricted by the constraints of the site such as the right of way. Urban Design and Arboricultural Officers have highlighted that there could be some impact on the rear gardens of plots 1 and 2 due to the tree belt to the south, however, this impact is similar to that which would be experienced under the extant prior approval. As such, whilst it is agreed that there will be some impact, it is not considered that this will be overly harmful on balance, especially when harm being significant and demonstrable under tilted balance in terms of housing delivery is considered. Cycle storage is also provided and is discussed in further detail later in this report. The development provides a courtyard to the front with additional parking and soft landscaping. A condition will be attached to the permission to secure details of all hard and soft landscaping to ensure that all planting and boundary treatments assimilate well with the surroundings.

Overall, it is not considered that the development would be uncharacteristic of the locality or would result in the introduction of built development which would be considered incongruous or harmful. It therefore accords with Policies LP11 and LP12 of the Local Plan to 2036.

As the site is located within the open countryside some assessment under Policy LP10 of the Local Plan is required. LP10 seeks to limit development in the countryside unless it is permitted via other policies of the Local Plan. LP10 seeks to secure the long-term use of the best and most versatile agricultural land and avoid the introduction of development which could be harmful to the character of the countryside either visually or due to other accompanying factors (such as noise, odour or obtrusive light).

In this case, the land is classified as grade 3 agricultural land (and so is not land of the highest value). The site is already occupied by built development and so it cannot be considered that this will result in the loss of additional agricultural land. For the reasons in the preceding sections of this report it is not considered that the development would result in an incongruous addition to nor alter the landscape character of the countryside. Whilst it is acknowledged that residential development could result in the introduction of 'uncharacteristic factors' such as increased noise, light etc, given the scale of the development and again having regard to the extant approval for five dwellings it cannot be considered that this scheme would result in any intensification of such matters.

Overall, the development accords with Policy LP10 of the Local Plan to 2036 and is acceptable in relation to its impact on the countryside.

*Residential amenity

Policy LP14 of the Local Plan states that 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. HDC's Environmental Health Team have been consulted and raise no objections in terms of noise or odour either on the future occupants or to third parties. They do note that there could be some contamination of the land due to its use and so recommend a standard condition to deal with this matter.

In terms of other matters, given the arrangement of windows serving habitable rooms and the layout there are no concerns with regards to overbearing impacts, overshadowing or loss of light nor overlooking or loss of privacy. All windows serving a bathroom, shower room, en-suite or W.C can be conditioned as obscure glazed and non-opening (aside from any top hung vent) in order to provide a high level of residential amenity to any future occupants of the dwellings. This will resolve any concerns where a window-to-window relationship is closer (for example bedroom windows of plot 2 in relation to bathroom and en-suite of plot 1) as well as the public right of way.

There are windows providing natural light to all habitable rooms and the dwellings (including bedroom sizes) broadly comply with those set out within the Technical Housing Standards - Nationally Described Space Standards Document. There are some minor 'tolerance' issues in this respect but broadly speaking the provision is acceptable and would not be a justifiable reason for refusal. There is also sufficient outside amenity space which is commensurate to the scale of the dwellings.

Overall, subject to conditions, the development is considered to be acceptable with regard to residential amenity matters and its approach to contaminated land and therefore accords with Policies LP14 and LP37 of the Local Plan to 2036 of Policy SNP10 of the Sawtry Village Neighbourhood Plan 2022 to 2036 (December 2023).

*Highway safety

The site is accessed from a 'made' access (the farm access) from the B1090. The site is approx. 900m from the access. CCC Highways Team have been consulted on the proposals and in their initial comments suggested that revised plans should be sought in order to show the widening of the access to the highway, radius kerbs, access construction and gradients/surface water drainage. Officers pointed out that prior approval (which would result in the same number of dwellings and so a similar impact) was in place and extant but an objection was maintained.

Whilst Officers note the content of the objection it is not considered that it presents issues which cannot be resolved by condition and therefore is not a basis for seeking revisions nor refusing the application. Furthermore, it should be noted that CCC Highways did ask for additional detail for the prior approval (relating to general design principles and similar to that set out above) and whilst these were not sought during the lifetime of the application they were secured by condition. Withdrawn application 24/00587/FUL (erection of 5 dwellings) was also subject to consultation with

CCC Highways where they considered that any potential harm could be mitigated subject to conditions.

As such, having regard to the above matters and the extant permission in place, Officers are satisfied that any adverse impacts can be mitigated by imposing conditions on the permission. It is not considered reasonable or necessary to seek this detail at this stage and would not be a justifiable reason for refusal.

In terms of parking, whilst HDC have no specific policy determining the level of parking needed 2 spaces per dwelling are provided. Whilst this is tandem parking it considered broadly acceptable and prevents the site frontage becoming overwhelmed with parking. Additional visitor spaces are provided to the east of the site. Cycle storage is also provided on each plot which is welcomed. Urban Design Officers have reviewed this provision and raise no objections. A condition shall be attached to the permission to secure this provision.

There is a public right of way adjacent to the site. As such, CCC's Rights of Way Team have been consulted. Having reviewed the submitted details they raise no objections to the development subject to informative notes being added to the permission.

Overall, based upon the detail provided alongside the above assessment and comments from Urban Design, the development is considered to be acceptable with regard to parking provision, sustainable travel and highway safety and therefore (subject to condition) accords with Policies LP16 and LP17 of the Local Plan to 2036 and Policy SNP8 of the Sawtry Village Neighbourhood Plan 2022 to 2036 (December 2023).

*Flood risk

The application site lies largely within Flood Zone 1 and does not have a risk of surface water flooding as per the most recent Environment Agency Flood Risk Maps and Data. The dwellings themselves and the garden areas are wholly within Flood Zone 1. Development of this nature is acceptable within Flood Zone 1 and this along with the scale of the site does not require the submission of a Flood Risk Assessment as per the NPPF (2024).

It is acknowledged that a very small section of the access road (approx. 500m from the dwellings themselves) is within Flood Zone 2. However, this does not differ from that permitted under the prior approval (which could be completed at any time up to 8th of December 2026). Given the very small surface area affected, alongside the separation to the dwellings it is not considered that there would be a significant risk of flooding either on surrounding land or to the occupants of the dwelling as a result of this.

Surface water will be addressed at the building regulations stages but, given the degree of hard surfacing on the site, the footprint of the existing buildings (which will be demolished) alongside the permeability of the surrounding land it is not considered that there will be significant surface water run-off impacts. A condition shall be attached to secure drainage across the site access in order to prevent drainage onto the highway.

Overall, the proposal is acceptable with regard to its approach to flooding and is considered to accord with Policies LP5 and LP15 of the Local Plan to 2036.

*Impact on Trees

There are some trees within the site which whilst not afforded formal protection do have the potential to be impacted by the development (works or vehicle movements/landscaping). The application is accompanied by a Tree Survey Report and HDC's Arboricultural Officer has been consulted. Having reviewed the submitted details objections are raised and it has been noted that some tree removal (from the tree belt to the south) has taken place prior to the submission. This is

considered in further detail later in this report. It should however be noted that the lack of formal protection of the trees is a consideration here.

Having reviewed the submitted information the Arboricultural Officer raised concerns with the accuracy of the detail submitted surrounding the scale of the retained trees and their actual crown spread. Concerns are also raised regarding works to facilitate the construction (foundations etc) and impacts from the trees due to overshadowing of garden areas and future pressure to prune etc as referenced earlier in this report.

Following these comments an Arboricultural Impact Assessment (dated February 2025) has been provided which includes tree protection measures. Whilst in technical terms this does not fully address all of the points raised by the Arboricultural Officer it does show the extent of the new buildings in relation to the existing buildings. There is also a large degree of hard surfacing already in place. Whilst it is noted that the development now includes demolition and replacement of the buildings with dwellings (the prior approval only related to conversion) there would have been a requirement for some development to take place within the vicinity of these trees. Other works such as landscaping and installation of hard surfacing would likely have been required.

As such, on balance, given the extant prior approval, the lack of protection afforded to these trees and the securing of additional planting via BNG conditions Officers are satisfied that subject to a condition to secure the tree protection measures the development is acceptable with regard to its impact on trees and broadly accords with Policy LP31 of the Local Plan to 2036.

*Biodiversity

Policy LP30 of the Local Plan requires a development to ensure no net loss of biodiversity and achieve a net gain where possible.

As well as the above (and separate from the requirements of LP30) qualifying new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required, following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that the development would be exempt.

In this case the application was accompanied by an Ecological Impact Assessment prepared by Coyne Environmental Ltd dated August 2024. This concluded that there was no evidence of any protected species on site and that harm in terms of biodiversity would be minimal. Recommendations for mitigation were suggested and these can be secured by condition.

HDC's Ecology and Landscapes Officers were consulted and raised objections on the level and accuracy of the detail provided. Following this a revised Ecological Assessment (February 2025) has been provided. This did not highlight any additional considerations. It was not considered necessary to consult the Officers further on this as, whilst their comments are given regard the fallback position of the prior approval must be acknowledged. Ultimately, these buildings could be converted to 5 dwellings thereby having a similar impact to that proposed and so the merits of placing onerous requirements on the applicants and Officer time in seeking further information is considered to be low. An 'on balance' decision must be taken in this instance. Officers are satisfied that by attaching an appropriate condition to the permission to secure the mitigation measures and some habitat creation (bat boxes, bird boxes) etc that the scheme can be realised in broad accordance with Policy LP30 of the Local Plan to 2036.

In terms of BNG, Officers questioned the accuracy of the baseline habitat given the suggested clearance of the trees on site reducing the habitat value prior to submission of the application. Revised detail has been provided detailing proposed on site and off-site measures to provide the net gain and to compensate for the previous loss. The submission recognises that a bespoke management and monitoring plan for this will be required and this shall be secured by condition.

Whilst it is recognised that the scheme requires the 10% Biodiversity Net Gain again it needs to be recognised that there is an extant permission in place for development of the site. Officers are satisfied that given the extent of the land available to the applicants' suitable net gain and compensatory measures can be achieved and secured by condition.

Overall, whilst it is acknowledged that this is an unorthodox approach, for the reasons above the development is acceptable on balance and broadly accords with Policy LP30 of the Local Plan to 2036 and Policy SNP1 of the Sawtry Village Neighbourhood Plan 2022 to 2036 (December 2023).

*Other matters

*Archaeology

The site is located within an area of archaeological potential, as such, CCC's Historic Environments Team have been consulted. Having reviewed the submitted details they raise no objections to the development subject to a condition to secure a programme of archaeological works and evaluation of the application area.

Therefore, subject to condition the development is considered to be acceptable with regard to heritage impacts and accords with Policy LP34 of the Local Plan to 2036.

*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 Design and Access Statement confirms that the dwellings will accord with this and this shall be secured by condition.

*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 submitted Planning Statement confirms that the dwellings will accord with this and this shall be secured by condition.

*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. CIL forms have been provided as part of the application and these shall be dealt with by the Council's Implementation Team.

The proposal is 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 (Wheeled Bins)

The application is accompanied by a signed wheeled bin unilateral undertaking dated 13th of June 2025. 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 considered to be compliant with the relevant national and local policy as it is acceptable in principle, would be visually acceptable and would not be harmful in terms of residential amenity, contaminated land, highway safety, flood risk, ecology or impact on trees.

Having regard to all relevant material considerations the proposed development is considered to comply with Policies LP2, LP5, LP10, LP11, LP12, LP14, LP15, LP16, LP17, LP30, LP31, LP33, LP34 and LP37 of Huntingdonshire's Local Plan to 2036 and consequently, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

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