Application Number: 24/02275/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Edward Harper
Gladman Retirement Living
Adlington House
Alexandria Way
Congleton Cheshire
CONGLETON
Cheshire
CW12 1LB
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Development of Use Class C2 Residential Accommodation with Care comprising of apartments for people aged 65 and over, communal facilities, associated landscaping, car parking, services and access from Meadow Lane

Site address: Land At Junction Of Harrison Way And Meadow Lane St Ives

in accordance with your application received on 3rd December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Plans	00025STI-B1-0256 (Building 01 typical bay study 02)	A1	03.12.2024
Floor Plan/s	00025STI-B1-0220 (Building 01 ground)	A1	03.12.2024
Floor Plan/s	00025STI-B1-0221 (Building 01 first)	A1	03.12.2024
Floor Plan/s	00025STI-B1-0222 (Building 01 second)	A1	03.12.2024
Floor Plan/s	00025STI-B1-0223	A1	03.12.2024

C. Kerr

Clara Kerr
Chief Planning Officer

Date 4th April 2025

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	(Building 01 third)		
Roof Plan	00025STI-B1-0224 (Building 01 roof)	A1	03.12.2024
Elevations	00025STI-B1-0250 (Building 01 north east south east)	A1	03.12.2024
Elevations	00025STI-B1-0251 (Building 01 north west south west)	A1	03.12.2024
Plans	00025STI-B1-B2-0255 (Building 01 and 02 typical bay study 01)	A1	03.12.2024
Floor Plan/s	00025STI-B2-0320 (Building 02 ground)	A1	03.12.2024
Floor Plan/s	00025STI-B2-0321 (Building 02 first)	A1	03.12.2024
Floor Plan/s	00025STI-B2-0322 (Building 02 second floor plan)	A1	03.12.2024
Floor Plan/s	00025STI-B2-0323 (Building 02 third)	A1	03.12.2024
Roof Plan	00025STI-B2-0324 (Building 02 roof)	A1	03.12.2024
Elevations	00025STI-B2-0350 (Building 02 north east south east)	A1	03.12.2024
Elevations	00025STI-B2-0351 (Building 02 south west north west)	A1	03.12.2024
Plans	00025STI-B2-0355 (Building 02 typical bay study 01)	A1	03.12.2024
Site Plan	0120 (Site plan)	A1	03.12.2024
Section	0150 (site sections)	A1	03.12.2024
Location Plan	00025STI-MP-0101 (Location)	A1	03.12.2024
Plans	00025STI-B1-B2-0257 (Building 01 and 02 typical bay study 03)	A1	03.12.2024
Landscaping	01571-TEP-XX-XX-DR-L-0003	P01	03.12.2024

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Landscaping	10571-TEP-XX-XX-DR-L-0001 (landscape masterplan)	P01	03.12.2024
Planting Plan	10571-TEP-XX-XX_DR-L-0002 (Planting concept)	P01	03.12.2024
Access Details	P24054-001C (access strategy)		03.12.2024

1. Reason.
   The application site is not considered to be easily accessible to services and facilities to meet the needs of the intended occupiers (over 65s in need of care) or capable of integration with the surrounding community having regard to the nature of the existing road network, lack of safe pedestrian crossing points and connections. The proposal is therefore contrary to Policies LP2 and LP26e) of Huntingdonshire's Local Plan to 2036.

2. Reason.
   The proposed introduction of 3-4 storey, built form on this undeveloped site within the countryside would have a detrimental urbanising effect and it would erode the existing green character of the site and its contribution to the tranquil setting of the lake. By virtue of its size, scale, massing and design the development would be out of keeping and detract from the wider Great Ouse Valley Landscape Character Area and Great Ouse Valley Green Infrastructure Priority Area which has landscape and biodiversity value. Therefore, it is considered that the proposal would have an adverse impact on the landscape character and would fail to recognise the intrinsic character and beauty of the countryside, contrary to Policies LP3, LP10, LP11 and LP12 of the Huntingdonshire's Local Plan to 2036 and the NPPF 2024.

3. Reason.
   Insufficient information has been provided to demonstrate there would not be an impact on the users of the lake for recreation in terms of impacts on wind flows. As such, the proposal could result in adverse impact on a valued recreational facility and it would adversely affect the use and enjoyment of the countryside by others. The proposal is therefore contrary to Policy LP10c) and Paragraph 98 (c) of the NPPF 2024.

4. Reason.
   Insufficient information has been provided to demonstrate the long-term maintenance arrangements for the surface water drainage system, including details of runoff sub-catchments, SuDS components, control structures, flow routes and outfalls and a plan clarifying the access that is required to each surface water management component for maintenance purposes. It has

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therefore not been demonstrated that provisions would be put in place to ensure that SuDS are maintained which would be contrary to Policy LP15 of Huntingdonshire's Local Plan to 2036.

5. Reason.
   Insufficient information has been submitted to demonstrate that noise levels for future occupiers could be mitigated to an acceptable level or that good acoustic design has been incorporated into the proposals. As such, the proposal would be contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework (2024).

6. Reason.
   The application as submitted does not include sufficient information to properly determine the highway impact of the proposed development and to demonstrate that it would not be prejudicial to the satisfactory functioning of the highway. The proposal would therefore be contrary to the Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

7. Reason.
   Insufficient information has been submitted to demonstrate that light spill from internal elements of the development alongside any required external lighting would not have an adverse impact on protected species particularly bats contrary to Policy LP30 of Huntingdonshire's Local Plan to 2036, the National Planning Policy Framework (2024) and Regulation 43 of The Conservation of Habitats and Species Regulations 2017 (as amended).

8. Reason.
   The proposed development would hinder the sites future capacity to support nature as part of the wider Meadow Lane Gravel Pit County Wildlife Site, Great Ouse Valley Habitat Network and Great Ouse Valley Green Infrastructure Priority Area. Whilst habitat degradation has occurred prior to the submission of the application, it is considered that if it is left to self-restore, the site would be able to recover and would again be able to support a broad range of high value species. The proposed development is contrary to the aims of Policy LP3, LP30 and LP31 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

9. Reason.
   Insufficient and inaccurate information has been provided to demonstrate that the development would provide the Biodiversity Net Gain set out within the metric supplied. The clearance carried out on the site since 30th January 2020 and prior to the submission of the application has resulted in significant changes to the biodiversity value of the site. The submitted baseline biodiversity assessment does not account for all habitat removed and appropriate consideration, using a precautionary approach, of the preclearance biodiversity value of the site has not been applied. The development therefore conflicts with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), the NPPF 2024

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and Policy LP30 of the Local Plan which seeks to minimise impacts on and provide net gains for biodiversity.

10. Reason.
    Due to the omission of a signed Section 106 Agreement, the proposed development would fail to deliver the required infrastructure and social benefits, specifically Affordable Housing, Biodiversity Net Gain and Waste Management. As such, the proposal is contrary to Policy LP4 of Huntingdonshire's Local Plan to 2036, the National Planning Policy Framework (2024) and the Developer Contributions Supplementary Planning Document (2011) (costs updated annually).

11. 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.

12. 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.

NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

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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 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.

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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