

EXAMINATION OF THE HUNTINGDONSHIRE LOCAL PLAN

HEARING STATEMENT

MATTER 12 – THE SUPPLY & DELIVERY OF HOUSING LAND

**SUBMISSIONS ON BEHALF OF
GLADMAN DEVELOPMENTS**

RESPONDENT ID NUMBER: 1118265

12 JULY 2018

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Hourigan Connolly
7 Swan Square
15 Swan Street
Manchester
M4 5JJ

t/ 0161 300 3476
e/ info@houriganconnolly.com
w/ www.houriganconnolly.com

1. INTRODUCTION

- 1.1 This Hearing Statement is submitted on behalf of Gladman Developments Limited (hereafter referred to as Gladman) and responds to questions raised by the Inspector in relation to Matter 12 – The Supply & Delivery Of Housing Land
- 1.2 On 6 June 2018 we wrote to the Council and raised various queries with regard to the housing land supply position in the District. The Council confirmed on the same day that it will be relying upon the housing land supply information contained within its Annual Monitoring Report (AMR) (December 2017) rather than the document entitled: Huntingdonshire's Housing Land Supply Position (August 2017). The Council also confirmed that the next housing land supply up-date would be contained within the 2018 AMR to be published in December of 2018. The Council was also asked on 6 June 2018 to provide all of the background information that sits behind the trajectories for the sites it relies upon. Some site information was eventually provided on Friday 22 June 2018.
- 1.3 This Hearing Statement therefore responds to the documents which the Council relies upon and it also cross refers to Gladman's position on housing requirement which is dealt with by Barton Wilmore (BW) under Matter 4.

2. MATTER 12 (1)

WHAT IS THE ESTIMATED TOTAL SUPPLY OF NEW HOUSING IN THE PLAN PERIOD 2011-2036 AND HOW DOES THIS COMPARE WITH THE PLANNED LEVEL OF PROVISION OF 20,100?

RESPONSE

- 2.1 Policy LP1 establishes that provision will be made for at least 20,100 new homes in the period 2011 – 2036.
- 2.2 Table 7.1, 7.2 and 7.3 and Figure 7.1 of the Council's AMR (December 2017) sets out the supply position as of 1 April 2017.
- 2.3 On the Council's assessment it has made provision for 1,968 dwellings over the minimum 20,100 dwellings established in Policy LP1 and anticipates the delivery of 22,068 dwellings over the Plan period (22,068 – 20,100 = 1,968).
- 2.4 In its Matter 4 Statement BW, on behalf of Gladman, dispute the housing requirement for the District. For ease of reference BW is of the view that the appropriate housing requirement is at least 1,000 per annum. If this is accepted clearly more sites need to be found for housing. On the Council's approach to delivery (22,068 dwellings) that would necessitate the provision of land to accommodate at least a further 2,932 dwellings (25,000 – 22,068 = 2,932).
- 2.5 The above calculations do not include any allowance for flexibility which is taken up under Matter 12(5).

3. MATTER 12(2)

WHAT IS THE ESTIMATED TOTAL SUPPLY IN THE PLAN PERIOD FROM:

- A) COMPLETIONS SINCE 2011**
- B) EXISTING PLANNING PERMISSIONS**
- C) OTHER COMMITMENTS E.G. SITES SUBJECT TO S106**
- D) PROPOSED SITE ALLOCATIONS**
- E) OTHER SOURCES?**

RESPONSE

COMPLETIONS SINCE 2011

- 3.1 The Council note completions between 1 April 2011 and 31 March 2017 of 3,675 dwellings. On the basis of its estimate for 2017/2018 there is projected to be a further year of under performance with 689 dwellings forecast to be completed when the AMR was published in December 2017.

EXISTING PLANNING PERMISSIONS

- 3.2 In considering existing planning permissions we have considered the categories of site in the order they appear in the Council's AMR (December 2017) (Pages 62-93).

EXTANT PLANNING PERMISSIONS ON ALLOCATED SITES (10+ DWELLINGS)

- 3.3 We take issue with just one site in the Council's list of sites with planning permission that being R. Gateway, High Lode, Ramsey (Page 67 in the December 2017 AMR). Accordingly, 20 units should be discounted from the 5-year supply calculation at this time and all 110 units need to be removed from the Plan period. Our justification is set out in **Appendix 1**.

EXTANT PRIOR APPROVALS

- 3.4 We take issue with the inclusion of 8 The Meadows, St Ives (14 units – Page 71 of the AMR refers) in the deliverable 5 year supply data. Our justification is set out in **Appendix 2**.
- 3.5 We note that the Council applies no lapse rate to prior approvals. In our view there is evidence that such approvals do lapse as set out in **Appendix 2** and to be consistent with the small sites lapse rate (see below) at least a 10% lapse rate should be applied to this source of dwellings.

We consider that the prior approval allowance should be reduced from 119 dwellings to **107 dwellings** (-10%).

SMALL SITES (<10 DWELLINGS)

- 3.6 The Council provides only a total figure for small sites in the AMR. That makes any meaningful assessment impossible for the 5-year supply calculation. For instance, we often find (having assessed more than 50 Council's housing land supply position statements) that the small sites figure often includes replacement dwellings (which are not net additions to the housing stock). Given the large amounts of data associated with the small sites figure anomalies are also common in the data e.g. duplicate entries and multiple re-plans on sites which are then counted in aggregate. From the information provided it is also unclear what, if any, allowance has been made for demolitions which would need to be deducted from the gross figure. These matters need to be clarified if the Examination is to rely upon the Council's data.
- 3.7 The Council state that small sites can often be built out more quickly than large sites (AMR 2017 Paragraph 7.12). In our experience that statement has to be tempered by the reality that many small sites are not progressed with the same amount of due diligence as large sites hence it being fairly common for small sites to lapse. In that respect a 10% lapse rate is considered to be the minimum appropriate.

RESIDUAL ALLOCATIONS

- 3.8 We dispute one site included in the residual allocations category:
- George Street, Huntingdon (site assessment enclosed at **Appendix 3**) the contribution from which should be reduced to 174 homes for the 5 year period but with the remainder of the site (135 homes) being delivered in full during the Plan period. It should also be noted that the yield from this site over the Plan period should be adjusted from 300 homes as suggested by the Council to 309 homes to reflect the Council's recent resolution to support a detailed planning application.

OTHER COMMITMENTS E.G. SUBJECT TO S106

- 3.9 No comments.

PROPOSED ALLOCATIONS

- 3.10 We take issue with the delivery rates associated with the following sites:
- St Neots East – Love Farm East (site assessment enclosed at **Appendix 4**) the contribution from which should be reduced to 145 homes for the 5 year period but with the remainder of the site (875 homes) being delivered over the remainder of the Plan period.

- St Neots East – Wintringham Park (site assessment enclosed at **Appendix 5**) the contribution from which should be reduced to 425 for the five year period but with the remainder of the site 2,375 homes being delivered over the remainder of the Plan period.
- Main Street, Huntingdon (site assessment enclosed at **Appendix 6**) the contribution for which should be nil for the 5 year period but with 30 dwellings being delivered over the remainder of the Plan period.
- Cromwell Road North St Neots (site assessment at **Appendix 7**) the contribution for which should be nil for the 5 year period but with 80 dwellings being delivered over the remainder of the Plan period.
- Former Car Showroom, London Road, St Ives (site assessment at **Appendix 8**) the contribution for which should be nil for the 5 year period but with 50 dwellings being delivered over the remainder of the Plan period.

OTHER SOURCES

3.11 No comments.

SUMMARY

3.12 Table 1 summarises the above matters in terms of the 5 year supply and the Plan period supply and demonstrates that 640 dwellings need to be removed from the 5 year supply and 113 dwellings from the overall Plan period supply.

Table 1

Site	5 Year Supply			Remaining Plan Period Supply		
	HDC	HC	Difference	HDC	HC	Difference
R. Gateway High Lode, Ramsay	20	0	20	110	0	110
Prior Approval Lapse Rate	119	107	12	119	107	12
George Street, Huntingdon	237	174	63	300	309	-9
St Neots East – Loves Farm East	330	145	185	1,020	1,020	0
St Neots East – Wintringham Park	675	425	250	2,800	2,800	0
Main Street, Huntingdon	30	0	30	30	30	0
Cromwell Road North St Neots	30	0	30	80	80	0
Former Car Showroom, London Road, St Ives	50	0	50	50	50	0
Total	1,491	851	640	4,509	4,396	113

4. MATTER 12 (3)

WHAT ARE THE ASSUMPTIONS ABOUT THE SCALE AND TIMING OF SUPPLY AND ANNUAL RATES OF DELIVERY FROM THESE VARIOUS SOURCES? ARE THESE REALISTIC?

RESPONSE

4.1 No see Matter 12(2).

5. MATTER 12 (4)

SPECIFICALLY, ARE THE TIMESCALES AND RATES OF DELIVERY ON LARGE STRATEGIC SITES REALISTIC?

RESPONSE

5.1 No - see Matter 12(2).

6. MATTER 12 (5)

HOW HAS FLEXIBILITY BEEN PROVIDED IN TERMS OF THE SUPPLY OF HOUSING? ARE THERE OTHER POTENTIAL SOURCES OF SUPPLY NOT SPECIFICALLY IDENTIFIED? CAN THIS BE QUANTIFIED?

RESPONSE

- 6.1 The Local Plans Expert Group (LPEG) Report to the Communities Secretary and Minister of Housing and Planning of March 2016 is relevant. Their recommendations in relation to boosting housing supply were as follows (Page 53):

“Local Plans should identify a housing requirement with sufficient deliverable or developable sites or broad locations to meet full objectively assessed housing need (FOAHN) over the full plan period for their local area, including any unmet need from within or beyond the Housing Market Area, plus an additional allowance for flexibility appropriate to local circumstances, as far as is consistent with the policies set out in this Framework.

Local Plans should make a further allowance; equivalent to 20% of their housing requirement, in developable reserve sites as far as is consistent with the policies set out in this Framework, for a minimum fifteen-year period from the date of plan adoption, including the first five years (this recommendation does not apply where it has been demonstrated that a local authority does not have sufficient environmental capacity to exceed its local plan requirement). The purpose of reserve sites is to provide extra flexibility to respond to change (for example, to address unmet needs) and/or to help address any actions required as a result of the Government’s proposed housing delivery test.

- 6.2 Adopting the LPEG recommendation would mean that the Council would need to identify land for 24,120 dwellings in total (20,100 x 120%) rather than the 22,068 it anticipates will be delivered over the Plan period according to the AMR (December 2017).
- 6.3 If Gladman Developments’ position on housing requirement is accepted (at least 25,000 dwellings over the period 1 April 2011 – 31 March 2036) then using the LPEG recommendation the Plan would need to find land for 30,000 houses (25,000 x 120%). If the Council’s anticipated delivery figure of 22,068 dwellings is accepted this would mean finding land for a further 7,932 dwellings.
- 6.4 We consider that the LPEG recommendations should be adopted here given the reliance on large strategic sites.

7. MATTER 12 (6)

HAS THERE BEEN PERSISTENT UNDER DELIVERY OF HOUSING? IN TERMS OF A BUFFER FOR A FIVE YEAR SUPPLY OF HOUSING SITES, SHOULD THIS BE 5% OR 20% IN RELATION TO PARA 47 OF THE NPPF?

RESPONSE

- 7.1 Table 7.5 of the 2017 AMR sets out the Council's position on the buffer. This notes a shortfall (based on the Council's housing requirement) of 1,149 dwellings in the period 1 April 2011 to 31 March 2017 (6 years). In respect of the appropriate buffer to use the Council acknowledge that a 20% buffer is appropriate. The Council apply the buffer to both the 5 year requirement and the accumulated shortfall. We would agree that this is an appropriate approach and methodology and one which was endorsed by Inspector Boniface in his appeal Decision Letter (DL) of 18 July 2017 (see Paragraphs 11 to 23). In that case Hourigan Connolly provided housing land supply evidence¹.
- 7.2 Our approach to applying the buffer has also been endorsed in numerous other appeal decisions²
- 7.3 It is material to note that the Gladman Lucks Lane, Buckden Inquiry was conducted on the basis of housing land supply data including completions up to 31 March 2016 (as per the December 2016 AMR). Since that time the 2017 AMR has been published and this contains completions data up to 31 March 2017. Figure 7.2 of the December 2017 illustrates that during the 2016/2017 monitoring year 682 dwellings were completed thereby resulting in a shortfall of 1,149 dwellings. Furthermore, in relation to the 2017/18 monitoring year the 2017 AMR forecasts completions of 689 dwellings which would increase the shortfall to 1,264 dwellings.

¹ Appeal by Gladman Developments Limited in respect of land at Lucks Lane, Buckden, Huntingdonshire (PINS Reference: APP/H0520/W/16/3159161).

² See:

PINS Ref: APP/H1840/A/13/2199085 (Appeal A) & APP/H1840/A/13/2199426 (Appeal B) Land at Pulley Lane, Droitwich, Wychavon – 2 July 2014 (Paragraph 8.46 of the Inspector's Report and Paragraph 14 of the Secretary of State's Decision Letter).

PINS Ref: APP/P0240/A/14/2228154 - Land to the East of Station Road, Langford, Bedfordshire – 29 June 2015 (Paragraph 16).

PINS Ref: APP/W1715/W/15/3063753 - Land off Bubb Lane, Hedge End, Eastleigh, Hampshire, SO30 2UN - 24 May 2016 (Paragraph 43).

PINS Ref: APP/W1715/W/15/ 3139371 - Land off Botley Road, West End, Eastleigh, Hampshire – 7 October 2016 (Paragraph 9).

PINS Ref: APP/W1715/W/15/ 3130073 - Land To The North West Of Boorley Green, Winchester Road, Boorley Green, Eastleigh – 30 November 2016 (Paragraph 12.14 of the Inspector's Report and Paragraph 17 of the Secretary of State's Decision Letter).

7.4 Tables 2 and 3 below sets out completions between 1 April 2011 and 31 March 2017 against the Council's annual housing requirement and that promoted by BW in respect of Matter 4.

Table 2

Completions Against Requirement (01.04.11 - 31.03.17)			
Year	Net Completions	BW OAN (1000 dpa)	Shortfall Against BW FOAN (1000)
2011/2012	847	1,000	153
2012/2013	412	1,000	588
2013/2014	686	1,000	314
2014/2015	514	1,000	486
2015/2016	534	1,000	466
2016/2017	682	1,000	318
TOTAL	3,675	6,000	2,325

Table 3

Completions Against Requirement (01.04.11 - 31.03.17)			
Year	Net Completions	Submission Local Plan Requirement (804 dpa)	Shortfall Against Plan Requirement (840)
2011/2012	847	804	-43
2012/2013	412	804	392
2013/2014	686	804	118
2014/2015	514	804	290
2015/2016	534	804	270
2016/2017	682	804	122
TOTAL	3,675	4,824	1,149

- 7.5 In our view Huntingdonshire is a persistently under-performing authority and one where all evidence points to a 20% buffer being justified. In line with Paragraph 47 of the Framework. The buffer should apply to the requirement and any accumulated shortfall.

8. MATTER 12 (7)

HOW SHOULD THE SHORTFALL IN DELIVERY SINCE 2011 BE DEALT WITH?

RESPONSE

- 8.1 Paragraph 7.24 of the 2017 AMR sets out the Council's position on making up the shortfall and notes that the Council prefers the Sedgefield method whereby shortfall is made up over a 5 year period.
- 8.2 The Planning Practice Guidance (Paragraph: 035 Reference ID: 3-035-20140306) addresses the issue of how Local Planning Authorities should deal with past under-supply, and states:
- “Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the duty to cooperate.”*
- 8.3 The PPG is clear that local planning authorities should aim to deal with any undersupply within the first five years of the Plan period where possible (known as the Sedgefield approach). The PPG explicitly states that where this cannot be met in the first five years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate'; it makes no reference to the shortfall being addressed over the remainder of the Plan period. A literal reading of the PPG would appear to exclude the Liverpool method in its entirety; either the shortfall is met in the first five years or it is met in another authority under the duty to co-operate.
- 8.4 To the Council's credit it adopts the Sedgefield approach and this is an approach we commend to the Examination.

9. MATTER 12 (8)

WHAT WOULD THE REQUIREMENT BE FOR A FIVE YEAR SUPPLY INCLUDING A BUFFER AND ACCOMMODATING ANY SHORTFALL SINCE 2011?

RESPONSE

9.1 Tables 4 below sets out the 5 year requirement position using the Council's annual housing requirement and that promoted by BW in respect of Matter 4. The table adopts the Sedgefield method and applies the buffer to both requirement and shortfall consistent with that adopted by the Council.

Table 4

Five Year Housing Requirement - <u>Base Date 1 April 2017 (20% Buffer Applied To Strategic Requirement & Previous Under-Performance)</u>		
Component of Requirement	BW OAN (1,000 dpa)	Submission Local Plan Requirement (804 dpa)
5 Year Requirement	5,000	4,020
Previous Under Performance (1 April 2011 - 31 March 2017) To Be Addressed Over The Next 5 Years	2,325	1,149
Sub Total	7,325	5,169
Buffer 20% of Sub Total	1,465	1,034
5 Year Housing Requirement For HDC	8,790	6,203
Annual Requirement For Huntingdonshire	1,758	1,241

10. MATTER 12 (9)

WOULD THE LOCAL PLAN REALISTICALLY PROVIDE FOR A FIVE YEAR SUPPLY ON ADOPTION? WILL A FIVE YEAR SUPPLY BE MAINTAINED?

RESPONSE

10.1 Tables 5 illustrate that the position using assessment from previous chapters.

Table 5

Five Year Housing Requirement - <u>Base Date 1 April 2017 (20% Buffer Applied To Strategic Requirement & Previous Under-Performance)</u>		
Component of Requirement	BW OAN (1,000 dpa)	Submission Local Plan Requirement (804 dpa)
5 Year Requirement	5,000	4,020
Previous Under Performance (1 April 2011 - 31 March 2017) To Be Addressed Over The Next 5 Years	2,325	1,149
Sub Total	7,325	5,169
Buffer 20% of Sub Total	1,465	1,034
5 Year Housing Requirement For HDC	8,790	6,203
Annual Requirement For Huntingdonshire	1,758	1,241
HDC Supply	7,165	7,165
Years Supply	4.08	5.78
Hourigan Connolly Supply	6,525	6,525
Years Supply	3.71	5.26

11. MATTER 12 (10)

IS THERE A CASE FOR A STAGGERED OR PHASED HOUSING REQUIREMENT WITH A LOWER FIGURE IN THE EARLY YEARS OF THE PLAN PERIOD TO TAKE ACCOUNT OF THE LARGE STRATEGIC ALLOCATIONS? IF SO, WHAT WOULD BE AN APPROPRIATE PHASING?

RESPONSE

- 11.1 There is no basis for adopting a lower housing requirement in the early years post adoption. This is an area that can deliver high rates of housing. If such rates are going to be restricted because of the reliance on strategic sites then the sensible thing to do would be to allocate further smaller sites for housing.

12. MATTER 12 (11)

IN OVERALL TERMS WOULD THE LOCAL PLAN REALISTICALLY DELIVER THE NUMBER OF HOUSES REQUIRED OVER THE PLAN PERIOD?

- 12.1 In its Matter 4 Statement BW on behalf of Gladman dispute the housing requirement for the District.
- 12.2 For ease of reference BW is of the view that the appropriate housing requirement is at least 1,000 per annum. If this is accepted clearly more sites need to be found for housing. On the Council's approach to delivery (22,068 dwellings) that would necessitate the provision of land to accommodate a at least a further 2,932 dwellings ($25,000 - 22,068 = 2,932$). Making adjustments for sites we consider will not currently be delivered over the Plan period results in 113 dwellings being deducted from that total (see Table 1) leaving 3,045 dwellings to find.
- 12.3 Adopting the LPEG recommendation and the Council's housing requirement would mean that the Council would need to identify land for 24,120 dwellings in total ($20,100 \times 120\%$) rather than the 22,068 it anticipates will be delivered over the Plan period according to the AMR (December 2017).
- 12.4 If Gladman Developments' position on housing requirement is accepted (at least 25,000 dwellings over the period 1 April 2011 – 31 March 2036) then using the LPEG recommendation the Plan would need to find land for 30,000 houses ($25,000 \times 120\%$). If the Council's anticipated delivery figure of 22,068 dwellings is accepted this would mean finding land for a further 7,932 dwellings. If our delivery figure is accepted a further 113 dwellings would need to be found so 8,045 extra dwellings in total would need to be found.

Word Count 3,059.

Appendix 1

R. GATEWAY, HIGH LODGE, RAMSEY (PAGE 67 OF THE 2017 AMR)

BACKGROUND

- 1.1 An outline planning application for a mixed use development covering this site was deposited with the Council on 23 May 2005 and approved by Notice dated 11 November 2008. Reserved matters approval is in place for 110 dwellings as part of the wider mixed use scheme. The original planning permission, various variations and subsequent reserved matters approvals are referred to below.
- 1.2 The site is currently subject to an application under Section 106A of the Act relating to the original S106 Agreement pursuant to 0501658OUT (varied by 0900365S73) and 1101894REM (the S106 Agreement dated 27th October 2008, which was varied on 16th March 2009) to Discharge: - 1) Discharge Schedule 1 Part 2 (1) Affordable Housing in relation to the Rivermill Residential Development 2) Discharge Schedule 1 Part 2 (3) Healthcare Contribution in relation to the Rivermill Residential Development 3) Discharge Schedule 1 Part 3 (1) Affordable Housing in relation to the St Mary's Road Residential Development 4) Discharge Schedule 1 Part 3 (4) Healthcare Contribution in relation to the Rivermill Residential Development 5) Discharge Schedule 2 Part 3 Library Contribution in relation to the Rivermill Development 6) Discharge Schedule 2 Part 4 Library Contribution in relation to the St Mary's Road Residential Development (LPA Reference: 17/01538/S106). The application has been before the Council since 10 July 2017 and remains undetermined according to the Council's web site.
- 1.3 This year represents the 10th anniversary of the original outline planning permission and not a single dwelling has been delivered. Indeed, development will not be able to be delivered unless the Section 106 Agreement is modified as the applicant is seeking. Until this occurs the site should not be classed as deliverable and there can be no realistic prospect that development will be delivered within 5 years. Moreover if the development is unviable all 110 dwellings will need to be removed from the Plan trajectory.

SUGGESTED ALTERATION TO TRAJECTORY

- 1.4 Remove **20 dwellings** from the 5 year period.
- 1.5 Remove all **110 dwellings** from the Plan period until the Section 106 Agreement is modified and development can actually come forward.

Appendix 2

8 THE MEADOWS ST. IVES (PAGE 71 OF THE 2017 AMR)

BACKGROUND

- 1.1 This premises is now subject to an application (LPA reference: 18/00675/CLPD) for a Certificate of Lawful Use for 14 self-contained offices. The agent for the application (Angus Jackson of Goose Architects) stated on 3 July 2018 that the approved residential scheme referred to in the Council's AMR is unlikely to come forward as the owner is looking at other options. This is not uncommon with Prior Approvals, particularly for office conversions and we often find that approval is given but then a commercial tenant is found. This can often be far more attractive to owners as there isn't the significant capital outlay associated with refurbishing an office building for residential use.

SUGGESTED ALTERATION TO TRAJECTORY

- 1.2 Implement a 10% lapse rate for this source of supply.

Appendix 3

GEORGE STREET, HUNTINGDON (PAGE 78 OF THE 2017 AMR)

BACKGROUND

- 1.1 This site was considered in evidence by Hourigan Connolly at the Lucks Lane, Buckden Inquiry. We enclose an extract from our Housing Land Supply Proof of Evidence below:

GEORGE STREET, HUNTINGDON

- 8.13 HDC anticipate that 160 dwellings will be delivered on this site within 5 years. The site comprises brownfield land and forms part of allocation Policy HW4 of the Huntingdon West Area Action Plan (adopted in 2011) (Appendix 5a). The relevant policy states:

"Development sites in the George St/ Ermine St area of approx. 6ha will be redeveloped according to a masterplan using the concepts set out in Map 6e 'George Street / Ermine Street - Land Uses' including provision for the following mixed uses:

- a. Retail of approximately 5,350m²(a) that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court;*
- b. Approximately 170 to 230 homes (including affordable housing);*
- c. Open space;*
- d. Employment of approximately 0.57ha(b) such as office (B1a), or alternative town centre uses such as live/work units, restaurants, a hotel and leisure facilities;*
- e. An additional public car park to serve the need for long stays in the town centre; and*
- f. Related servicing, pedestrian and cycle links, cycle and car parking."*

- 8.14 The site was the subject of a granted application (1001750FUL) (the Decision Notice is appended at 5b) which was described as:

"Demolition of existing buildings and the phased development of a New Foodstore (Class A1) and Petrol Filling station (phase 1) and provision of a new street comprising up to nine units (Class A1-A3), 28 residential units and office floorspace (phase 2) together with associated car parking and access."

- 8.15 Appendix 1 (Housing Trajectory Data: Local Plan to 2036) of the Annual Monitoring Report 2016 (CD9.02) states that the permission has now lapsed. The information provided by HDC via the FOI request (reference 5587) comprises a Housing Trajectory Sites Survey response (hereafter referred to as AMR return) from an undisclosed source (appended at 5c), assumed to be Lochailort Limited, who have recently purchased the site. The AMR return states:

"The landowner does not intend to implement planning permission 1001750FUL and the site is therefore currently available for an alternative mixed-use residential/commercial development"

- 8.16 Lochailort's website also references the future development of this site (extract appended at 5d) and states:

8.17 The AMR return for the site also states the following:

"The material considerations that informed planning permission 1001750FUL remain the same. The site is contaminated and requires remediation to a standard suitable for its proposed mixed use."

8.18 Within the AMR return the agent/landowner identifies a delivery of 200 dwellings within 5 years and an overall delivery of 350 dwellings on site. The agent/ landowner's expectations are therefore higher than HDC's anticipated delivery levels of 160 within 5 years.

8.19 This is a complex site which involves the delivery of several elements, as set out in Policy HW4 and the extant planning application. The new landowners have yet to submit a planning application on the site. If any future application proposes 350 dwellings, as set out in the AMR return, and consequently a lower level of employment/retail floorspace than referred to within Policy HW4, then this would constitute a departure from policy. Including a figure of 260 dwellings within the overall supply, which is also higher than Policy HW4, is considered to pre-empt a decision on the application.

8.20 The site is contaminated and requires remediation, as confirmed by the AMR return, which may compromise the viability of the scheme. This alone could delay the delivery of dwellings and would result in an extended lead-in period, which neither HDC or the landowner/agent has allowed for.

8.21 I maintain that a more realistic approach to housing delivery on this site be adopted, extending the lead-in time by a further two years to allow for the S106 to be signed, a detailed application to be approved, discharge of pre-commencement conditions, supporting infrastructure put in place and new dwellings to be delivered. This equates to a **reduction of 105 dwellings from the supply.**

1.2 In consideration of the above extract it is important to note that the assessment was based on the 2016 AMR. Of course, things change and the 2017 AMR now notes the submission of a detailed planning application for a mixed use development including 309 dwellings in April 2017 (LPA Reference: 17/00733/FUL). That application was considered by the Council's Development Management Committee on 18 June 2018 and we enclose a copy of the Officer's report herewith. Members resolved to approve the application in line with the recommendation. In relation to the inclusion of the site within the 5 year period there are a number of points to note:

- An additional consultation exercise is required the outcome of which should not be pre-determined and may delay progress of the application further.
- The scheme is subject to an extensive Section 106 Agreement which will take time to negotiate and complete.
- The scheme is subject to 38 conditions many of which will require discharging before development can commence.
- The site is contaminated. Further investigation is required (see Paragraph 7.156) as is remediation.

- 1.3 For the Council to suggest that 50 dwellings will be delivered by 31 March 2019 (9 months away) and 304 dwellings in the 5 year period is just not credible with all of the above matters outstanding. There is simply no prospect this site will deliver any dwellings this monitoring year and in light of the foregoing we would suggest that it won't deliver any dwellings in 2019/2020 either.

SUGGESTED ALTERATION TO TRAJECTORY

- 1.4 In light of the above the trajectory should therefore be moved on 2 years so as to provide the following in the five year period: 50 in 2019/2020, 62 in 2020/2021 and 62 in 2021/2022. That would give a total for the 5 year period of 174. The remaining 135 dwellings being delivered over the remainder of the Plan period.

Appendix 4

ST. NEOTS EAST, LOVES FARM EAST (PAGE 80 OF THE 2017 AMR)

BACKGROUND

- 1.1 The outline planning application referred to in the December 2017 AMR was reported to the Council's Development Management Committee for the third time in April 2018. A copy of the Officers report is enclosed herewith. Members resolved to approve the scheme in line with the Officer's recommendation.
- 1.2 Our issue with this site is that there is simply no prospect the site will deliver the number of dwellings the Council claim in the 5 year period. The proforma upon which the Council has based its delivery assumptions is a year old and for a development of this scale (1,020) that has such a close relationship with the Wintringham Park development we would have expected to have seen details phasing and delivery information justifying the lead in time and the rates of delivery advanced; this information appears to be lacking.
- 1.3 As can be seen from the Officer's report this is a complex site with significant infrastructure requirements and which is closely linked to the Wintringham Park development. The Section 106 Agreement is yet to be completed. Time will be required for the preparation, submission and determination of reserved matters applications, the discharge of pre-commencement conditions and other technical approvals. Infrastructure will then need to be provided before a single home is delivered.

SUGGESTED ALTERATION TO TRAJECTORY

- 1.4 In our view that the proposed trajectory should at the very least be pushed back by one year. Accordingly, the contribution for the five year period should be reduced to 145 dwellings with the remainder of the site (875 homes) being delivered over the remainder of the Plan period.

Case No: 1300388OUT (OUTLINE APPLICATION)

Proposal: OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 1020 DWELLINGS, UP TO 7.6HAS OF MIXED USES INCLUDING A NURSERY/CRÈCHE (USE CLASS D1), PUBLIC HOUSE (USE CLASS A4), HOTEL (CLASS C1), CARE ACCOMMODATION (USE CLASS C2) AND EMPLOYMENT USES (USE CLASS B1), CONNECTIONS WITH LOVES FARM, ON-SITE ROADS AND PEDESTRIAN/CYCLE ROUTES, OPEN SPACE AND OTHER RELATED INFRASTRUCTURE.

Location: LOVES FARM EASTERN EXPANSION DEVELOPMENT AREA CAMBRIDGE ROAD ST NEOTS

Applicant: GALLAGHER ESTATES

Grid Ref: 520713 260787

Date of Registration: 20.03.2013

Parish: ST NEOTS

RECOMMENDATION:

A. The Committee delegates authority to finalise the terms of the delivery agreement and implications if it is not complied with, planning conditions, terms of the S.106 agreement and any review mechanism(s) to the Head of Development in consultation with the Executive Member with responsibility for Planning, the Chairman of the Development Management Committee and the Chairman of the S.106 Advisory Group; and

B. Following the completion of the S.106, application 1300388OUT be approved subject to conditions;

Or

C. Application 1300388OUT be refused in the event that the applicant is unwilling to complete the obligations necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

1. INTRODUCTION:

This application has previously been considered by DMP/DMC on two occasions;

1.1 In November 2017 DMC resolved to agree:

“that the Head of Development be authorised to continue to seek a resolution of the issues relating to open space requirements and local highway requirements, and to continue to negotiate obligations based on the principles established in the report now submitted and the report of July 2014 to make the development acceptable in planning terms and subsequently report back to the Committee on the

outcome of these discussions together with suggested matters to be the subject of conditions.”

- 1.2 **In July 2014 DMC resolved to agree:**
“that, having noted the views of the Section 106 Agreement Advisory Group and subject to;
- it being demonstrated that the necessary quantum of formal public open space in addition to all the other proposed uses can be accommodated on-site;*
 - the resolution of the remaining local highway network matters and archaeology;*
 - the consideration of any comments received in response to the EIA publicity;*
- 1.3 *the proposed amount of development and the proposed uses be supported in principle and the Head of Development authorised to continue to negotiate obligations based on the principles established in the report now submitted to make the development acceptable in planning terms and to report back subsequently to the Panel with details of the negotiations together with suggested matters to be the subject of conditions. “*
- 1.4 This report should be read in tandem with the reports to DMC referred to above and included as Green Papers.

2. DESCRIPTION OF THE SITE AND APPLICATION:

- 2.1 The description of the site and application remain the same as set out in paragraphs 1.1 – 1.7 of the report to DMC in November 2017.
- 2.2 Having regard to paragraph 1.8 of the report to DMC in November 2017, in March 2018 the applicant submitted an amended affordable housing offer of 28%.

Documents Submitted:

- 2.3 The documents submitted remain the same as paragraph 1.8 of the November 2017 report. In addition, the applicant has submitted a letter confirming an offer of 28% affordable housing to be delivered on the site, which represents 286 units. The tenure split of those units will be 70% affordable housing (200 units) and the remaining 30%(86 units) will be shared ownership.

3. PLANNING POLICY AND WEIGHT:

- 3.1 **National Guidance:**
National Guidance remains the same as reported in November 2017. It is recognised that a draft revised NPPF is currently subject to a public consultation that will expire on the 10th of May.
- 3.2 **Local Policies:**
The Development Plan policies remain as set out in section 3 of the November 2017 report but are repeated below for clarity. Planning policies from the Huntingdonshire Local Plan 2036: Submission 2018 are relevant and also set out below.

- 3.3 Saved policies from the Huntingdonshire Local Plan (1995)
- H23: "Outside Settlements"
 - H31: "Residential privacy and amenity standards"
 - H37: "Environmental Pollution"
 - H38: "Noise Pollution"
 - E1: "Economic and Employment Growth"
 - E2: "Provision of Land"
 - S6: "Small Shopping Centres"
 - S14: "A3 Uses"
 - T18: "Access requirements for new development"
 - T19: "Pedestrian Routes and Footpath"
 - T21: "Public transport services"
 - R1: "Recreation and Leisure Provision"
 - R2: "Recreation and Leisure Provision"
 - R3: "Recreation and Leisure Provision"
 - R7: "Land and Facilities"
 - R8: "Land and Facilities"
 - R12: "Land and Facilities"
 - R13: "Countryside Recreation"
 - En2: "Character and setting of Listed Buildings"
 - En12: "Archaeological Implications"
 - En13: "Archaeological Implications"
 - En17: "Development in the Countryside",
 - En18: "Protection of Countryside features"
 - En20: "Landscaping Scheme"
 - En22: "Conservation"
 - En23: "Conservation"
 - En24: "Access for the disabled"
 - En25: "General Design Criteria"
 - CS5: "Health and Social Services"
 - CS6: "Improvements to Library Services"
 - CS8: "Water"
- 3.4 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 – Quality and Density of Development
 - HL6 - Housing Density
 - HL10 - Housing Provision
 - OB2 – Maintenance of Open Space
- 3.5 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
 - CS2: "Strategic Housing Development"
 - CS4: "Affordable Housing in Development"
 - CS7: "Employment Land"
 - CS8: "Land for Retail Development" –
 - CS10: "Contributions to Infrastructure Requirements"
- 3.6 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (2011)
- CS1: "Strategic Vision and Objectives for Sustainable Minerals Development"
 - CS2: "Strategic Vision and Objectives for Sustainable Waste Management Development"
 - CS7: "Recycled and Secondary Aggregates"
 - CS14: "The Scale of Waste Management Provision"

- CS15: “The Location of Future Waste Management Facilities”
- CS16: “Household Recycling Centres”
- CS17: “Waste Water Treatment Works”
- CS22: “Climate Change”
- CS23: “Sustainable Transport of Minerals and Waste”
- CS24: “Design of Sustainable Minerals and Waste Management Facilities”
- CS28: “Waste Minimisation, Re-use, and Resource Recovery”
- CS29: “The Need for Waste Management Development and the Movement of Waste”
- CS30: “Waste Consultation Areas”
- CS32: “Traffic and Highways”

3.7 St. Neots Neighbourhood Plan (2016)

- A2 - “Development on the edge of St. Neots
- A3 - “Designed to a high quality”
- A4 – “Landscape Backdrops”
- PT1 – “Sustainable modes of Transport”
- PT2 – Vehicle Parking
- PT2 – “Open Spaces”
- P4 – “Sustainable Drainage” (SuDs)
- RD3 – “Eastern Expansion Employment”
- RD4 – “Lifelong learning and skills”
- SS3 - “Community facilities and Services”

3.8 Huntingdonshire Local Plan to 2036: Submission 2018

- LP1: Strategy and principles for development
- LP2: Contributing to Infrastructure Delivery
- LP3: Communications Infrastructure
- LP6: Flood Risk and Water Management
- LP7: Strategic Green Infrastructure Enhancement
- LP8: Development in the Spatial Planning Areas
- LP13: Quality of Design
- LP14: Reducing Carbon Dioxide Emissions
- LP15: Ensuring a High Standard of Amenity
- LP17: Sustainable Travel
- LP18: Parking Provision
- LP22: Tourism, Sport and Leisure Development
- LP23: Local Services and Facilities
- LP24: Housing Mix
- LP25: Affordable Housing Provision
- LP28: Biodiversity and Protected Habitats and Species
- LP29: Trees, Woodland and Related Features
- LP30: Open Space
- LP31: Heritage Assets and their Settings
- SEL2: Proposed Allocation (St Neots Eastern

Expansion)

3.9 Paragraph 215 of the NPPF advises that due weight should be given to Development Plan policies which pre-date the NPPF according to their degree of consistency with the Framework. Paragraph 216 of the NPPF advises that policies in emerging plans can be given weight from the day of publication according to:

- * the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- * the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- * the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 3.10 The LPA consider the Local Plan to 2036 to be a sound plan and it was submitted for examination on the 28th March 2018. The plan has therefore reached an advanced stage and is consistent with the policies set out within the NPPF.
- 3.11 *Housing Supply Policies* - The policies relevant to the supply of housing (En17 and H23 of the Huntingdonshire Local Plan (HLP) and CS2 and CS3 of the Huntingdonshire Core Strategy (HCS)) were set against a lower Objectively Assessed Housing Need figure. Therefore strict application of these policies would result in failure to achieve the objectively assessed housing need figure that the Council currently has identified as part of the emerging Local Plan to 2036, and these policies taken in isolation could be considered not to be up-to-date.
- 3.12 With regards to the emerging policies, the Development Strategy put forward within the submitted Local Plan to 2036 can address the future housing need for the District. The St Neots Eastern Expansion is identified as a Strategic Expansion Location (policy LP 2 and allocation SEL 2) which will provide a significant contribution to meeting the housing need for the District. As such these policies should be given significant weight in consideration of this application.
- 3.13 *Sustainable Development* - Policy CS1 of the adopted Core Strategy 2009 sets out the criteria for sustainable development and is broadly consistent with the NPPF. Having regard to the NPPF paragraph 215, this policy is considered to have full weight, given the NPPF requirement for development to be sustainable and jointly and simultaneously achieve economic, social and environmental gains
- 3.14 *Developer Contributions* - Having regard to policies relating to contributions - Saved policy OB2 of the HLP advises that financial contributions for the maintenance of open space may be sought to benefit the development. This is consistent with the social dimension of the NPPF which requires developments to contribute to healthy communities and a high quality environment and NPPF para 73 specifically highlights the contribution that high quality open spaces can make to the health and well-being of communities. The degree of consistency between saved policy OB2 and the NPPF in this regard warrants giving policy OB2 significant weight.
- 3.15 Policy CS4 of the HCS seeks to secure a target of 40% affordable housing provision for residential development (of above 15 or more homes) subject to, amongst other considerations, viability. Chapter 6 of the NPPF 'Delivering a wide choice of high quality homes' notes that LPAs should significantly boost the supply of housing and refers to the need to provide market and affordable housing and states that policies should be set to meet the identified need for affordable

housing. CS4 is based upon identified need and it is therefore considered that policy CS4 can be given significant weight. Policy LP 25 of the Local Plan to 2036 also seeks to secure affordable housing provision within developments. This policy targets 40% affordable housing and requires a mix of tenure splits and dispersal across sites, in line with Core Strategy policy CS4, it does however change the threshold for qualifying sites to 11 homes or more, or 1,001m² or more of residential floorspace. The policy acknowledges that the target provision may not always be viable due to specific site conditions or other material considerations. Within the reasoning for this policy it is also acknowledged at 7.9 that the strategic expansion locations bear exceptional infrastructure costs (such as schools and roads) which may affect the viability of a 40% target. As such this policy can be afforded significant weight; whilst there is a difference between the threshold for affordable housing in the adopted and emerging policies, it is noted that this does not affect the consideration of largescale developments such as this application.

- 3.16 Policy CS10 of the HCS is the relevant policy for securing contributions to infrastructure requirements, including affordable housing, open space, transport, community facilities, education, health, and waste recycling facilities. This policy is consistent with the NPPF policies and paragraphs 203 and 204 which relate to planning obligations and therefore carries significant weight. This policy relates to the Developer Contributions SPD 2011, which sets out the standards and formulae for calculating developer contributions. Policy LP 4 of the Local Plan to 2036 relates to Infrastructure Delivery and relates to the Developer Contributions SPD 2011 which sets out the standards and formulae for calculating developer contributions. Policy LP 17 of the Local Plan to 2036 relates to sustainable travel and seeks to secure appropriate mitigation measures for likely transport impacts. These policies can be afforded significant weight also.
- 3.17 *Neighbourhood Plan* - The St Neots Neighbourhood Plan 2016 post-dates the NPPF so can be given full weight.

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

4. PLANNING HISTORY:

- 4.1 This planning application was referred to the Development Management Panel/Committee in July 2014 and November 2017 [attached as Green Papers].
- 4.2 At March DMC Members resolved to grant consent at Wintringham Park (application 17/02308/OUT) for:
"1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (c3), up to 63,500 sqm of employment development (b1-b8), District Centre including shops, services, community And health uses (a1-a5, d1 & d2), local centre (a1-a5), temporary primary school, two Permanent primary schools, open space, play areas, recreation facilities and landscaping, Strategic access improvements including new Access points from Cambridge road & a428, Associated ground works and Infrastructure. All matters reserved with The exception of means of access; and

2) Application for full planning permission for the construction of new roads, hard & soft Landscaping, creation of suds and all associated infrastructure and engineering works including creation of haul routes.

5. ADDITIONAL REPRESENTATIONS:

5.1 There have been no additional representations.

6. ADDITIONAL CONSULTATIONS:

6.1 **Bedford Borough Council:** No Objection

6.2 **Central Bedfordshire Council:** No objection subject there being no harmful impacts on Central Bedfordshire's highway network.

6.3 **Sport England:** Having considered the amended Indicative Sports Pitch Areas plan (15- M024 018 Revision B) received 2nd November 2017 comment as follows;

"Our views would remain broadly as set out in our last official response on this application dated 17 March 2016:

Sport England would make the following additional comments on the revised proposals:

- *Sport England are pleased to see that the north-eastern sports pitch allocation will be served by ancillary accommodation (changing rooms and car parking). Guidance on designing a pavilion and MUGA can be found at: <http://www.sportengland.org/>. As stated previously a MUGA does not 'count as double' for the purposes of calculating outdoor provision for sport.*
- *Sport England would still prefer to see formal sports provision concentrated on to one consolidated site, so that all pitches are served by changing facilities and car parking, and economies of scale will be achieved with regard to management and maintenance.*
- *If the central area is to be retained for formal sport we would recommend it is used for the siting of junior/mini pitches as these users are less likely to require access to changing facilities. However, without car parking the use of the site will result in street parking which could affect adjoining residential areas. This area could probably accommodate one junior pitch and one mini pitch to FA recommended sizes, marked out on a north-south axis.*
- *Sport England is still concerned that the proposals make no provision, either on or off site, for community indoor sports facilities such as sports halls and swimming pools, therefore existing facilities will need to cater for this significant additional demand.*

*In summary therefore, whilst Sport England welcomes the addition of changing facilities and car parking to serve the northern pitch area, we still have concerns regarding the quantity and distribution of outdoor sport areas, whilst no provision is made, either on site or off site, to meet requirements for indoor sports facilities. We would therefore still wish to **OBJECT** to this application."*

7. ASSESSMENT:

- 7.1 The outstanding matters from the report to members in November 2017 are:
- Open space requirements
 - Affordable housing
 - Highways

- 7.2 To ensure consistency all S106 matters, including open space and affordable housing shall be addressed in this report.

Infrastructure Requirements and Planning Obligations

- 7.3 (Regulation 122) require that S.106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

- 7.4 Without prejudice to the eventual determination of the planning application, negotiations will be held with the applicants in order to determine the extent of the obligations required to make the development acceptable. These negotiations will be in line with the Regulations. The contributions required by policy and/or being sought by consultees are summarised below. Other relevant matters will be addressed via specific planning conditions.

CIL Phasing:

- 7.5 Viability discussions are underway and the Committee will be provided with an update at or before the DMC meeting. However, it is assumed that any permission would be subject to a CIL phasing condition.

Wheeled Bins:

- 7.6 Each dwelling will require the provision of one black, one blue and one green-wheeled bin. The cost of such provision in 2017/18 is £73.65 per dwelling. For flats within the development, communal 1100 litre bins could be provided rather than individual bins for each dwelling. The cost for communal bins in 2017/18 is £669. As such a formula based approach is suggested with the scheme and final details will be secured through the S106 Agreement.

CCC Libraries:

- 7.7 Policy CS6 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy and policy LP2 of the Draft Local Plan to 2036 relate to the provision of library facilities. Part F of the SPD also refers to libraries and lifelong learning. The Public Libraries, Archives and New Development: A Standard Charge Approach was first published by the Museums, Libraries and Archives (MLA) Council in 2008 and sets the nationally recognised standards.

- 7.8 The County Council have stated that the requirement for a contribution is determined according to the County Council's Service

Levels Policy for the provision of a range of levels of library service to ensure equality of access across the County. An increase in population generated through new development will require an increase in the level of resources to be made available. Financial contributions are sought for new library provision at £97.00 per projected head of population increase.

- 7.9 This obligation is considered to meet the statutory tests and is compliant with policy and the SPD.

CCC Water Management:

- 7.10 SuDs measures will be designed by the applicant. The detailed design and associated costs are unknown at this outline stage. The detailed design would be agreed by condition and maintenance secured accordingly.

Archaeology:

- 7.11 Taking into consideration that the applicant accepts the risk associated with not investigating the likely level of archaeology to be on site prior to determining this planning application, it is considered that the necessary archaeological investigation, recording and where necessary preservation can be secured and the fixed sums for infrastructure and community requirements can be secured via a section 106 agreement.
- 7.12 Cambridgeshire County Council Archaeology advises that records demonstrate that the site is located in an area of high archaeological potential. The site is located within 500m of a main Roman road linking the towns at Godmanchester and St Neots which has had a significant influence on the pattern of settlement and land use in the Roman period. Archaeological excavations in advance of the Love's Farm development to the immediate west revealed evidence for extensive and intensive land use in the late prehistoric and Roman periods with areas relating to settlement, industry and agriculture (HER ECB2482). Elements of this land use clearly extend into the current proposal area.
- 7.13 Archaeological assets have also been identified within the current proposal area, including an enclosure group identified on aerial photographs (HER 19034). Non-intrusive surveys, including geophysical survey, have identified this as a likely Roman rural settlement and other sites of probable late prehistoric and Roman origin are also evident.
- 7.14 There are clearly significant archaeological assets within the proposed development area. However, at present the character, extent and significance of these are unknown. Furthermore, the non-intrusive techniques employed to date can be effective at identifying sites of a particular character (enclosed, rural settlements of late prehistoric and Roman date) but these rely on features, predominantly enclosure ditches, where deposits are of sufficiently different character to the background subsoils, in appropriate conditions. The geophysical survey technique used can be less effective at identifying unenclosed sites, or settlements pre dating the late Iron Age.

- 7.15 The application does not present a mitigation strategy, but does include a methodology for assessing the character and significance of archaeological remains likely to be affected by the development.
- 7.16 CCC Archaeology advise that without a pre-decision evaluation they do not have sufficient information to determine the impact of the development and are unable to advise on the mitigation requirements. For this reason they would object to the proposal and recommend that the application is refused in the absence of a pre-determination archaeological evaluation. A pre-decision evaluation would determine whether any assets need to be retained in-situ which may impact on the developable area of the site.
- 7.17 In 2014 the applicant advised that the land is currently in agricultural use and it is not possible to carry out a pre-determination mitigation strategy, which remains the case today. Instead, they propose to undertake the evaluation between the grant of any outline permission but prior to the submission of reserved matters. It is normal for most financial contributions secured via a S106 agreement to be calculated based on the actual amount of development that is implemented. However, in this instance the applicant has stated that where there are going to be fixed sums for certain items (e.g. primarily infrastructure), which will be split between Wintringham Park and Loves Farm East on an equalised basis, then they accept that those sums will remain unaltered if the quantum of employment/commercial floor space and/or no. of dwellings has to be amended in light of any significant archaeological finds that reduce the developable area of the site.
- 7.18 As this is an outline application, there remains flexibility at the reserved matters stage to retain some finds in situ without reducing the developable area. The applicant's commitment to pay the fixed sums to wider infrastructure requirements is important to ensure that, if the amount of developable land is ultimately reduced due to the need to retain assets in-situ, all the necessary infrastructure for the WP and LFP2 developments, and the improvements to the strategic highway network in particular, will still be secured. The Section 106 Agreement and any planning permission will need to cater for this scenario.
- 7.19 Taking into consideration that the applicant accepts the risk associated with not investigating the likely level of archaeology to be on site prior to determining this planning application, it is considered that the necessary archaeological investigation, recording and where necessary preservation can be secured and the fixed sums for infrastructure and community requirements can be secured via a section 106 agreement.

Education Matters:

- 7.20 Core Strategy policy CS10 and policy LP2 of the Draft Local Plan to 2036 are relevant to this infrastructure requirement. Proposed allocation SEL 2 advises that the successful development of this site will require primary school provision. Part G of the SPD is also relevant.

- 7.21 CCC education have been consulted and confirm that the site will require 1 x 2FE school (420 places) with early years facility comprising 2 classrooms (52 places) at a cost of £8,649,805. It is noted that this is higher than originally suggested, and higher than suggested within the Developer Contribution SPD. The increased cost is however considered acceptable when having regard to the timescales from when this application was first considered; the details can be secured by S106. The timing of the delivery will need to be co-ordinated with provision at Wintringham Park and this can be secured within the S106 Agreement.
- 7.22 For the avoidance of doubt Secondary education contributions were agreed through the CIL charging schedule, in partnership with the County Council. Wintringham Park and LFP2 formed part of the evidence base for the CIL examination, which came into effect on the 1st May 2012. For that reason S106 contributions towards secondary school education are not being sought as part of this proposal.

Transport matters:

Local Highways -

- 7.23 Cambridge Road is an important gateway into St. Neots. The UDF advises that Cambridge Road should be re-engineered to a 'streetscape' and that these development proposals will enable a more attractive entrance to the town to be created. Proposals for Cambridge Street must include an attractive landscaped setting to the town including trees that should have ample space to mature. It should be a transition from the rural environment when emerging from the A428 to the urban environment associated with the proposed development, together with an appropriate range of traffic calming to change the nature of the road.
- 7.24 It is recognised that the LFP2 development would overlap with the WP scheme along Cambridge Road and as such a joint approach to Cambridge Road improvements have been drawn up to ensure that each development compliments the other and to ensure a consolidated highway scheme along this gateway. It is important that each scheme can deliver the necessary works on its own, but that should both schemes come forward simultaneously or in quick succession, that the highways works are planned and delivered appropriately to avoid abortive work or a unconsolidated highway development. This would be controlled through planning condition. The following works are proposed;
- 7.25 Cambridge Road (B1428)/ Site Access (East) – new junction
The proposed eastern access to the site will form part of a new junction on Cambridge Road. It is currently proposed that the junction will take the form of a 4 arm 'roundabout' which will also provide access into the proposed LFP2 site as detailed on plan 41481/2003/102 B.
- 7.26 In addition, within the site itself it is proposed to incorporate a number of access points to allow pedestrian and cycle movement between LFP1 and LFP2 as detailed on the Access & Links plan Drawing No. 010 / Rev. J within the ES.

Impacts on existing Junctions to be mitigated:

- 7.27 The application recognises that it alone will have an impact on the local highway network that requires mitigation. Additionally, it is recognised that this development and that at WP will have a cumulative impact that requires joint mitigation should both developments come forward. As such the applicants of this application and of WP propose to share the mitigation should both developments come forward. The S106 agreement will need to ensure that it incorporates a mechanism which ensures delivery of the necessary mitigation either solely or by both parties dependant on how each development comes forward. The following mitigation is required to existing junctions through this development;
- 7.28 **Station Road/ Cambridge Road (B1428)/ Cromwell Road Double Roundabout:**
Located within 200m of the most north-eastern point of the site are the mini roundabouts at Cromwell Road and Station Road; Cromwell Gardens is also accessed here. The junction consists of two mini roundabouts connected by a two lane carriageway in both directions (segregated by kerbing) providing straight on and left turn movements between the two mini roundabouts. The western mini roundabout has single lane approaches from the south (Cromwell Road) and the west (Cambridge Street). The eastern mini roundabout has approaches from the north (Station Road) and the east (Cambridge Road). The junction is within a 30mph speed limit and street lighting is present.
- 7.29 Improvements are proposed by way of the provision of a new public realm scheme at the Station Road / Cambridge Road / Cromwell Road Double Mini-Roundabout which will improve pedestrian and cycling facilities at this junction. This approach is consistent with the Cambridge 'Street' proposals and the UDF which seek to change the nature of this route into/out of town. This approach has been developed in conjunction with Cambridgeshire County Council (CCC). The triggers for implementing this work will be secured via planning condition in agreement with the LHA and a contribution for the works would be secured via s106.
- Huntingdon Road (B1043)/ Priory Hill Road/ Mill Lane Double Mini-Roundabout:
- 7.30 The Huntingdon Road / Priory Hill Road / Mill Lane Mini-Roundabouts currently operates at capacity on the Mill Lane arm. The operation of the junction is projected to worsen by 2036. The proposed mitigation to primarily improve safety at this junction (and as a secondary objective, offer potential improvements to the capacity of the junction) has been designed in outline. The LHA has agreed to the scheme, the delivery of which will be controlled via planning condition and contributions for the works secured via s106 obligation.
- 7.31 Additionally, financial contributions are sought toward off-site real time passenger information facilities and a bus service contribution to cover the delivery of the required bus service through to a commercially viable service. The applicant has submitted a public transport strategy which provides high-level principles for delivery public transport facilities. The LHA has confirmed they are satisfied with the principles and will develop the strategy in the future as local

needs dictate. Whilst an exact figure has not yet been specified by the LHA, the County's Transport team has confirmed that the amount proposed by the applicant, for the purposes of viability assessment is suitable. The finalised amount will be secured via S106.

Strategic Highway Matters:

- 7.32 As part of the mitigation package the application submission recognises that this development alone and cumulatively with WP, will have an impact on the stretch of A428 between The Black Cat roundabout on the A1/A421 in Bedfordshire and the Caxton Gibbet roundabout on the A428/A1198 in the South Cambridgeshire DC area. A package of mitigation measures have been proposed using results gained from traffic modelling.
- 7.33 The proposed improvements to the A428 which have been agreed with Highways England are as follows;
- A428/Cambridge Road (B1428) – Proposed Improvements
- Increase to the approach width and entry width on the A428 (south) approach
 - Increase to the approach width on the Cambridge Road (B1428) approach
 - Improved road markings on the A428 (north) approach; and
 - Improved road markings around the roundabout gyratory.
- 7.34 These improvements will increase capacity at the A428 (south) and Cambridge Road (B1428) arms. The improved road markings will direct traffic around the junction more efficiently.
- A428/Barford Road (B1043) – Proposed Improvements
- Increase to the entry width on the Barford Road (south) approach and improved line markings on the exit
 - Increase entry width on A428 (west) approach
 - Widen the exit of the A428 (eastbound) to allow 2 vehicles to enter the junction from the west and travel through the junction to the east with additional capacity to merge; and
 - Improved road markings around the roundabout gyratory.
- 7.35 These improvements will increase capacity at the A428 (west) and Barford Road (south) arms. The improved road markings will direct traffic around the junction more efficiently.
- 7.36 Furthermore, it is recognised that A428/Caxton Gibbet will be affected by the St Neots eastern expansion, however it has been agreed that this impact will be mitigated solely by the WP development.
- 7.37 Highways England (HE) have no objections to the proposed development subject to conditions relating to the implementation of all mitigation measures above relating to the A428, the timing of their delivery and suitable trigger mechanisms (related to traffic monitoring through the build period). HE recommends that these triggers should be included in the S106 agreement.
- 7.38 HE has also advised that although the improvement works to the A428/ Cambridge Road roundabout would constitute works to a strategic highway and therefore under the control of HE; they are

proposing to devolve their powers to the local highways authority to control these works given its relationship to the wider Cambridge Road works.

- 7.39 It is noted that the above works (with the exception of the A428/Caxton Gibbet improvements) are equally applicable to the LFP2 development and a schedule of joint mitigation will be factored into the S106 should both developments come forward. However, of primary importance to this application is that this scheme can mitigate its own impact on the strategic highway network satisfactorily, subject to the delivery of the above improvements at set triggers which will be secured via planning condition/S106. HE has advised that the triggers proposed could allow some flexibility subject to evidence demonstrating that the cumulative impact of the development on the highway network is not severe in transport terms.

A428 Major Road Improvement Scheme (RIS)

It is also noted that a major RIS scheme is currently being considered by HE to improve the A428 between the A1 at Black Cat and the A1198 at Caxton Gibbet. In the event that this scheme is delivered before the necessary triggers are met to deliver the above improvements, it is agreed that the improvements above would not be required to be delivered and this obligation would fall away.

Community Building:

- 7.40 Policy CS4 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy 2009 and policy LP2 of the Draft Local Plan to 2036 are relevant to the provision of community facilities. Part E of the SPD also refers and states that on site provision within the development can be sought to accommodate identified community building needs. The application includes 0.1h of community development (Use Class D1) proposed to be used as a nursery. Dual use of the school building will also be explored.
- 7.41 In addition, the applicant has proposed to contribute towards the provision of community facilities in the District Centre on Wintringham Park. Whilst it is acknowledged that a community building exists on the Loves Farm phase 1 development, there is limited scope to expand this facility.
- 7.42 The applicants for WP have provided a high-level specification for a community building (not yet architecturally designed) which would comprise a 2-storey building with a floorspace of around 780m² on approximately 1,200m² of land and is proposed to be delivered by 1650 occupations with an option to deliver early if agreeable. The facility proposes to include the following possible components;
- 7.43 *Community Centre to meet the needs of the community and groups as they emerge. Facilities include:
- Flexible rooms
 - Main hall capable of accommodating Indoor sports
 - Changing rooms and WC's
 - Foyer
 - Office
 - Kitchen area
 - Store

- plant
- Communal/ circulation space

- 7.44 *Youth annexe to community centre to be physically connected to the community centre but accessed from a separate access point; shared use of meeting rooms in the community centre for drop in and family worker sessions. Facilities include
- Kitchen
 - Meeting room
 - Office (shared with the community centre)
- 7.45 *Library to align with CCC requirements to include;
- Shared Library / Community Room (inc. Storage and ICT Suite)
- 7.46 *External Space likely to include; Buggy Parking, Delivery Bay, dedicated Car/Cycle Parking; outdoor play space; refuse store; service/turning area; Landscaping;
- 7.47 The CCC Libraries and Lifelong Learning team has advised that it is agreeable to the principle of inclusion of the library facility within the community building. The precise specification of the community building would be secured through the S106 which could specify floor areas required for certain facilities such as library floor space.
- 7.48 It is considered that the broad approach to delivery of a community facility is appropriate and the LFP2 applicant has proposed to make a proportionate, financial contribution towards the delivery of the facility including the required land and the library provision which is met through financial contributions in-line with the Developer Contributions SPD.

Health Provision:

- 7.49 Policy CS10 of the Core Strategy seeks to secure appropriate health service facilities to meet the needs of communities from new development sites. Policy LP2 of the Draft Local Plan to 2036 relates to provision for infrastructure needs and Part D of the SPD refers to health service facilities. Within paragraph D.10 the SPD states that the Council will negotiate with the prospective developers with a view to securing the necessary health service facility needs for the development.
- 7.50 The NHS seeks mitigation from the LFP2 development which is for 1,020 dwellings. Applying the NHS' methodology, the LFP2 scheme would generate the following requirements;

Additional Population Growth (1,020 dwellings) ¹	Additional floorspace required to meet growth (m ²) ²	Capital required to create additional GP floor space (£) ³
2,448 (note multiplier at 2.4)	167.86m²	£386,078

¹ Calculated using the Huntingdon District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).

² Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH

guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”

³ Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.

- 7.51 A new facility will be required to provide necessary services to the future occupiers of both Wintringham Park and LFP2 and it is proposed that this facility will be delivered on Wintringham Park. However, LFP2 will need to make the necessary contributions to health provision and this will be secured within the S106 process. The NHS estimates that 1000sqm (Net Internal Area) will be required to deliver a viable health facility within the St Neots Eastern Expansion area.
- 7.52 As such the applicant has agreed to provide a financial contribution toward provision of a facility in-line with the above requirements plus a proportionate contribution to the WP developer for the land take of the facility.
- 7.53 In the event that the WP development does not come forward, the NHS has confirmed that the financial contribution being sought (£386,078) could be used in reconfiguring and improving the existing healthcare facilities in St Neots. As such, these options ensure that the LFP2 development can appropriately mitigate its impact on healthcare services.

Informal Open Space:

- 7.54 The S.106 will need to provide the following:

The necessary informal open space provision is set out below and is proposed as part of the application:

Calculations			
Population = 1020 x 2.33 = 2377 people			
	Requirements of SPD	Population	Area Required
Parks and Gardens	0.00048	2377	1.141
Natural & Semis Natural Green Space	0.00023	2377	0.547
Allotments & Community Gardens	0.00032	2377	0.761
Amenity Green Space	0.00109	2377	2.591 **
Total Informal space	0.00212	2377	5.039
** This Amenity Green Space is made up of the following:-			
Play Facilities - Casual space for play	0.00055	2377	1.307
Play Facilities - Equipped	0.00025	2377	0.594
Left over Green Spaces (Amenity Green Space)	0.00029	2377	0.689
Amenity Green Space			2.591

- 7.55 The applicant is proposing to provide the required amount of land on site. This will generate the need for 6 Local Areas for Play (LAPS), 3

Local Equipped Areas for Play (LEAPS) and 2 Neighbourhood Areas for Play (NEAPS).

- 7.56 The costs of maintenance for these facilities will be secured by the S106 Agreement and in accordance with the Developer Contribution SPD.

Formal Outdoor Provision:

- 7.57 The applicant is seeking to provide the quantum of open sports required along with ancillary parking and changing facilities. On the 2nd of November a revised Indicative Sports Pitch Areas plan (15-M024 018 Revision B) was submitted and under consideration at the time of the report to Members. Both Sport England and HDC's Active Lifestyles confirm that the ideal layout would be to have all the pitches in one location and served by the same ancillary facilities or as advised by the Lifestyles Team, if they are to be separated, to be served by ancillary facilities at both sports pitch locations. The applicant has advised that they are confident that pitches 3 and 4 can also accommodate the necessary ancillary facilities to ensure that these can be considered as formal open sports provision. This can be secured via the S106 agreement.

- 7.58 The comments from Sport England are noted and have been fully considered. It is acknowledged that the applicant will be making a financial contribution toward the community building on the WP site and by virtue of this will be contributing toward the provision of indoor sports.

Viability and Affordable Housing:

- 7.59 The site is over 0.5 hectares in size and therefore this development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4, and the Developer and Contributions SPD (part A). The provision should be made on site and with a tenure split of 70% social rented and 30% shared ownership. The policy does however acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations, including viability, will be taken into account.
- 7.60 Given the existing need for affordable homes, the timing of delivery as well as the total amount of provision is important. The application proposes that affordable housing will be delivered at a rate of 28% of the total number of homes across the whole site (a total of 286 affordable homes) with 70% of these being for rent and 30% for shared ownership, with a delivery agreement to ensure that homes are delivered in accordance with an agreed programme.
- 7.61 This offer is recognised as falling short of the policy target of 40%.
- 7.62 The LPA commissioned a viability appraisal of the submission undertaken by Deloitte Real Estate (DRE) paid for by the applicant. DRE has completed its initial review of the viability model and inputs provided by the applicant and has provided its initial assessment of the viability of the site. They advocate a review mechanism for a development of this scale and, using their own inputs, opine that the

development could support in excess of 30% affordable housing. The applicants maintain that viability demonstrates that the site should deliver less than the offer but, in making the offer, which has increased from 25%, they have stated that they have taken a commercial view in the interests of being able to move forward with the delivery of development without further delay. This offer is predicated on there being no review mechanism and them paying their proportion of the offsite highways costs. As stated above, in addition to the total quantum of affordable housing, early and timely implementation of all the phases of the development is also a consideration. This would help meet the existing need for affordable homes and help ensure that the Council can continue to demonstrate a deliverable housing land supply for the next 5 years and beyond. It must also be acknowledged that, if this offer is declined, it is possible that a lower offer would be accepted at appeal. Taking all of these matters into consideration, and subject to the agreement and inclusion of a delivery programme as part of the S.106 agreement, the proposed quantum of affordable housing is considered to be acceptable.

Planning balance:

- 7.63 Para. 215 of the NPPF is clear that the Framework can override Development Plan policies which are not consistent with provisions of the NPPF and this is a material consideration in the determination of the application. Given the inconsistencies of the adopted housing supply policies with the NPPF, the 'tilted balance' set out in para. 14 of the NPPF is engaged and shifts the planning balance in favour of the grant of consent, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.64 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages.
- 7.65 It is considered that:
- the principle of development is acceptable in this location and compliant with the Development Plan and the NPPF
 - the proposed revised parameters of development are acceptable and demonstrate the site can appropriately accommodate the development as described
 - the proposed development will contribute to the creation of a mixed community integrating homes, jobs, services and facilities
 - it will promote healthy, active lifestyle through green space and sport and recreation facilities
 - it will maximise opportunities for use of public transport, walking and cycling
 - it will minimise pollution
 - it will manage flood risk and drainage effectively
 - it will have less than substantial harm to heritage assets that is outweighed by the community benefits
 - it will have no significant adverse impacts on features of landscape or ecological value
 - it will incorporate energy efficiency measures
 - it will generate an acceptable level of waste and promote recycling, and

- it will provide appropriate infrastructure to meet the needs generated by the development and will ensure the timely and acceptable provision of affordable homes.

7.66 When considered in the round, the proposal would contribute significantly to the economic and social dimensions of sustainability. The scheme offers some environmental benefits but there would also be moderate harm to the character and appearance of the area. Overall, the harm identified is not considered to significantly and demonstrably outweigh the scheme's benefits when assessed against the policies in the NPPF taken as a whole. Having regard to national and local planning policies, the ES and all comments received, it is considered that the amount of development and proposed uses are acceptable in principle, the amount of proposed development can be satisfactorily accommodated on the site and the development can deliver a sustainable extension to St Neots.

8. RECOMMENDATION

A The Committee delegates authority to finalise the terms of the delivery agreement and implications if it is not complied with, planning conditions, terms of the S.106 agreement to the Head of Development in consultation with the Executive Member with responsibility for Planning, the Chairman of the Development Management Committee and the Chairman of the S.106 Advisory Group; and

B Following the completion of the S.106, application 1300388OUT be approved subject to conditions;

Or

C Application 1300388OUT be refused in the event that the applicant is unwilling to complete the obligations necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

Conditions if approved to include (but not necessarily limited to);

- Timing of permission and submission of Reserved Matters
- Scale parameters
- Phasing of development
- Design Code(s)
- Foul water drainage strategy
- Surface water drainage strategy; storm water design & construction
- Finished floor levels
- Off-site Highway works
- Biodiversity Strategy and Ecological Conservation Management Plan
- Contamination
- Construction hours restriction to reduce noise impact for neighbours (CEMP)
- Construction Environment Management Plan
- Archaeology
- Fire hydrants
- Detailed Waste Management and Minimisation Plan

- Landscape strategy and arboricultural information

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Clara Kerr Planning Services Manager 01480 388430**

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

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 1300388OUT Case Officer Clara Kerr

Proposal: Outline application for the development of up to 1,200 dwellings, up to 7.31ha of mixed uses including a primary school (Use Class D1), nursery/creche (Use Class D1), public house (Use Class A4), hotel (Use Class C1) and employment uses (Use class B1), formation of four new access junctions onto Cambridge Road, connections with Love's Farm, on-site roads and pedestrian/cycle routes, open space, and other related infrastructure. (EIA Development)

Location: Loves Farm Eastern Expansion Development Area Cambridge Road St Neots

Observations of Abbotsley Town/Parish Council.

Please box as appropriate

Recommend **approval** because(please give relevant planning reasons in space below)

Recommend **refusal** because...(please give relevant planning reasons in space below)

LACK OF TRANSPORT INFRASTRUCTURE

No observations either in favour or against the proposal

.....*C. Geach*..... Clerk to Abbotsley Town/Parish Council.

Date : 10/5/13:

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

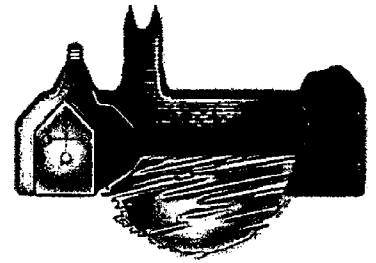
(Development Management)

Schedule of Plans - 17th March 2016

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	26/02/2016	16/00320/HHFUL	Two storey extension to the rear of property	25 The Broad Walk, Eynesbury, St Neots, PE19 2SG	Mr J Anderson	16/03/2016	Cllr Collins Cllr Smith	Approved	
2	26/02/2016	16/00313/FUL	Installation of a Nitrogen tank for freezing of produce.	P & M Sausages. 5 Marston Road, Eynesbury, St Neots, PE19 2HB	Mr Les Buckham	16/03/2016	Cllr Collins Cllr Hodges	Approved	
3	03/03/2016	16/00092/LBC	New Pub Signs (revised plans submitted 29/02/206)	The White Horse, 103 Great North Road, Eaton Socon, St Neots, PE19 8EL	Enterprise Inns plc	18/03/2016	Cllr Maslen Cllr Wells	Approved	
4	07/03/2016	16/00390/HHFUL	First floor side extension above existing single storey section of a two storey semi-detached house.	12 Alamein Court, Eaton Ford, St Neots, PE19 7JL	Mr & Mrs S Watson	24/03/2016	Cllr Maslen Cllr Collins	Approved	
5	07/03/2016	16/00372/HHFUL	Extension to rear of bungalow with void roof. Enlarge garage.	4 Parkway, St Neots, PE19 1EB	Mr & Mr Gosnell	24/03/2016	Cllr Maslen Cllr Smith	Approved	
6	07/03/2016	16/00211/HHFUL	Erection of conservatory to rear of property.	5 Crosshall Park Court, Eaton Ford, St Neots, PE19 7GL	Mrs Y Bradbury-White	25/03/2016	Cllr Wainwright Cllr Maslen	Approved	
7	04/03/2016	1300388OUT	Outline application for the development of up to 1020 dwellings	Loves Farm Eastern Expansion Development Area, Cambridge Road, St Neots.	Gallagher Estates	25/03/2016	Cllr Wainwright Cllr Wells	Deferred to Full Council meeting 29/03/2016

.....
Chairman

St Neots Town Council



Council Offices, The Priory, St. Neots, Cambs PE19 2BH
tel: 01480 388911 . fax: 01480 388915 . email: mail@stneots-tc.gov.uk

www.stneots-tc.gov.uk

31st March 2016

Ms Clara Kerr
Planning Officer
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE29 3TN

Dear Clara

Re: Loves Farm Development Application Number: 1300388OUT

At the meeting St Neots Town Council held on 29th March 2016 it was resolved that this Council is concerned that the Loves Farm Development application number 1300388OUT is premature.

Attached is an analysis of the proposal and a summary of the main points of concerns as expressed by this Council.

It was proposed that we request that a meeting with Head of Planning HDC, this Council, District Council and our advisor Mr Northcote is convened to highlight and discuss a number of failures in compliance with St Neots Neighbourhood Plan.

I await your response.

Yours sincerely


James Corley
Chairman of St Neots Town Council

Response to Loves Farm East Planning Application

St Neots Town Council would like the following comments to be considered regarding the above application.

Overall application

It is noted that this application is a large application which is part of the St Neots Eastern Expansion Project. This specific application is for 1020 houses, and a number of amenities and service provision areas. St Neots Town Council would like to see that the specifics applied for, namely the number of houses, remain as per the application and are not subjected to increased revisions at a later date.

Economic comments and concerns

St Neots Town Council are please to note the overall increase in the Mixed Use Area from 7.31 to 7.6ha and that the two 2FE primary schools have been removed from this allocation resulting in a further real-term increase in Mixed Use Area allocation. The Council would however prefer to see specific allocation for employment land and that this land be subject to a covenant or similar protecting it from residential development in the future and thus protecting the Town's economic prosperity and viability. The Council has concerns regarding the rapid expansion of the town without the necessary economic infrastructure to support its residents. Currently, a large proportion of the population commute out of the town to work, this would indicate a need for more local jobs. More houses without adequate provision of employment will only increase the number of commuters and consequently have a detrimental impacts on the road and public transport network.

Infrastructure

The Council has strong concerns regarding the capability of the local infrastructure network to support an increase in population. Specifically, the A428 is felt to be at capacity during peak travel times with journeys into Cambridge taking in excess of 60minutes. The plans for access to the new development using a series of roundabouts are, in the opinion of the Council, unacceptable and will worsen the traffic flow. The Highways Agency report appears to indicate that development traffic will have a detrimental effect on traffic flow. The Council feel that the option to 'manually adjust' the figures to suit, as suggested in the report, is not an acceptable, nor appropriate solution and that better access to the development should be designed, including planning for the dualling of the A248.

The services are also running at above capacity during peak times and it is felt that further development will only increase the use of the rail services. As such,

adequate provision should be made to provide additional services. The Council would also like to see provisional identification of the need for the Oxford-Cambridge line re-opening with a stop at St Neots in order to relieve some of the congestion on the A428 into and out of Cambridge during peak times.

Residential comments and concerns

The Council have some concerns regarding the average density quoted; 35dwellings/ha. An average would indicate that some areas destined to be built at a density greater than 35dwellings/ha. The Council feels that this would be unacceptable and that a maximum density of 35dwellings/ha be requested. The Council would also like to see at the detailed planning stage details regarding defensible space at the front of residential units, as this has been identified as important for the social well-being of new developments.

Parking provision is also of concern. Parking provision in recent developments across the Town has been inadequate resulting in on-street parking which has at times caused obstructions. It has been demonstrated very clearly that providing parking space at the rear of properties, in car courts does not encourage people to park there; cars still remain parked outside the front of properties, potentially causing obstructions. It is also clear from recent developments that providing no parking spaces at all does not deter people from driving or parking but only adds to on-street congestion. It is therefore the opinion of the Council that the risk posed by on-street parking, specifically regarding obstruction of the highway to emergency vehicles is too great. The Council respectfully requests that a quota of 1.5 spaces per dwelling for properties of 3 bedrooms or less, or 0.5 spaces per bedroom for properties of 4 bedrooms or more be imposed to reduce this risk.

Open and amenity space comments and concerns

The Council appreciates that a number of facilities have been included specifically in the application, however it notes with concern the lack of allocation for cemetery or allotment provision. Allotments are mentioned in the application bundle, but no land is specifically allocated on any drawings. Cemetery space is disregarded due to access reasons, namely the inappropriateness of travelling through residential areas to access the site. The Council believes that this is a non-issue and that a cemetery land allocation should form part of the application. The Council would therefore wish to see both these facilities provided for.

Regarding open space, it is noted that a number of SUDs have been incorporated to the design. The council is pleased to see that the issue of flooding is being taken seriously and that flood defence is being considered at the design phase rather than an afterthought. The Council does not understand the relevance of Rutland Water to the site, and queries the accuracy of its mention. The Council does however note the reduction in formal playing space as a result of the flood protection measures. It would therefore request that the formal playing space is relocated elsewhere in the

St Neots Neighbourhood Plan 2014-2029

Final Plan – 24 February 2016



Planning Application Analysis against St Neots Neighbourhood Plan

Planning Application - 1300388OUT

Description – Outline application for the development of up to 1020 dwellings, up to 7.6has of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), care accommodation (use Class C2) and employment uses (Use Class B1), connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space and other related infrastructure

Location – Loves Farm Eastern Expansion Development Area, Cambridge Road, St Neots

South View, 16 Hounsfield Way, Sutton on Trent, Newark, Nottinghamshire, NG23 6PX

Tel: 01636 822528; Mobile 07521 731789; Email: mail@town-planning.co.uk

Managing Director - Anthony Northcote, HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMI, MRTPI
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Website: www.town-planning.co.uk



Application Summary

This is an outline application with all matters, except access reserved, it is accompanied by a range of illustrative material. Since initial submission the quantum of development has been amended with the housing numbers reduced from 1,200 dwellings to 1,020 dwellings. The area for mixed use development has increased from 7.31Ha to up to 7.6Ha. The description of development has also changed to remove reference to a primary school and added reference to the provision of care accommodation (C2).

The S106 Heads of Terms submitted with the application identifies the following:

- Affordable housing on-site
- Informal Open Space on-site provision
- Play equipment on-site provision
- Allotment on-site provision
- Outdoor sports on-site provision
- Maintenance contributions to support any facility provision
- Management of on-site facilities
- Green space phasing delivery strategy
- Provide footpaths and other forms of access
- Health service facility financial contribution
- Community facility financial contribution
- Library and Life Long Learning Facility financial contribution
- Pre-school on-site provision
- On-site provision of pre-school
- Primary school on-site provision
- Financial contribution for residential wheeled bins
- Financial contributions towards Sustainable Transport and Public Transport
- Travel Plan measures
- Calculation of S106 management fee

Analysis against Neighbourhood Plan

Aesthetics

NDP Policy No.	Policy Requirement	Fully Complies – Yes/No
Policy A1 – Public Realm	Town Centre development contribute to the improvement of the Town Centre’s public realm	N/A
Policy A2 – Gateway into St Neots	Transition between countryside and urban area	No
Policy A3 – Design	High quality and locally distinctive development	This is a detailed issue to be considered at Reserved Matters
Policy A4 – Landscape Backdrops	Landscape backdrops providing buffers and biodiversity opportunity	No

Density – As the application is in outline no details regarding a transition to lower density at the countryside edge are given. This matter should be sought as part of the Reserved Matters submission through a planning condition. ✓

Landscape Treatment and Landscape Backdrops – The illustrative masterplan indicates a good ratio of open space and landscaping to the proposed built areas. The existing topography provides only limited field hedgerows and the approach from the A428 is particularly sensitive. The illustrative masterplan and associated plans probably do not provide a sufficient landscape transition from the countryside to the employment and mixed use development. Opportunities for landscaping are provided for within the site. ☒

Wide Boulevards – The proposed access details are a matter included within the outline application. The proposed western end of the B1428 access includes part of a boulevard design with a central tree belt. However the central and eastern ends of the B1428 do not take the form of a boulevard. Alternating street trees are proposed along the B1428 and on the main access road into the site within a 4m wide verge. The proposals overall meet the broad principle of boulevards. ✓

Roundabouts – A proposed ‘urban square’ is indicated for the centre of the new main roundabout on the illustrative masterplan however no detail is indicated on the access plans. ☒

Landscaping Mix – This is a matter of detail to be addressed through the Reserved Matters Approval. ✓

Local Distinctiveness – This is a matter of detail to be addressed through the Reserved Matters Approval. ✓

Design and Heights – This is mostly a matter of detail to be addressed through the Reserved Matters Approval. The storey heights plan indicate a transition of building height to the northern countryside edge. A range of heights are also proposed within the overall site. ✓

Parking and Traffic

NDP Policy No.	Policy Requirement	Fully Complies – Yes/No
Policy PT1 – Sustainable Travel	Walking and Cycling Opportunities on-site and off-site	No
Policy PT2 – Parking Standards	Design-led approach to parking	This is a detailed issue to be considered at Reserved Matters
Policy PT3 – Car Parks	Town Centre car parking	N/A

Walking and Cycling Opportunities – The illustrative layout and the access and links plan identifies a network of designated walking and cycling routes. The amended access plans also indicate the provision of off-site routes along the B1428, however the proposed new roundabout is a potential obstacle and no defined crossing provision in the form of refuges is illustrated. ☒

Parks

NDP Policy No.	Policy Requirement	Fully Complies – Yes/No
Policy P1 – Local Green Space	Protect Priors Park, Riverside Park, Sudbury Meadow, Regatta Meadow, and The Coneygeare	N/A
Policy P2 – Open Space	Protect existing open space and development providing new open space	No
Policy P3 – River Setting	Protect setting and enhancement of River Great Ouse	N/A
Policy P4 – Flooding	New development to include Sustainable Urban Drainage	Yes

On-Site Open Space – The illustrative masterplan and the open space and landscaping plan indicates a good ratio of open space and landscaping to the proposed built areas. ✓

Useable Open Space – The illustrative masterplan and the open space and landscaping plan indicates a mix of formal sports pitches, 3 play areas including a MUGA in one of these, formal open space, informal open space, urban squares, allotments and orchards. In addition many of the green corridors will provide informal open space corridors. This is considered to represent a wide range, the area and mix required should meet the Huntingdonshire Developer Contributions SPD, at the outline stage this cannot fully addressed for compliance. ✓

Accessible Open Space – The NDP requires open space to be centrally located, much of the proposed provision is located within the heart of the development and is also accessible to the development to the west. The formal sports pitches are located on the northern edge which aids the transition between the development and the countryside. However this means that its accessibility is compromised and as such it is likely to be reliant upon car borne journeys. The formal sports pitches element is therefore not compliant with the NDP Policy P2. ☒

Flooding – The proposals incorporates the use of SUDS, these are proposed to be located to not only provide a role for flood risk management but they also provide a central green amenity corridor. ✓

Rejuvenation

NDP Policy No.	Policy Requirement	Complies – Yes/No
Policy RD1 – Economic Development	General support for economic development	Yes
Policy RD2 – Protection of Employment Land	Existing established employment sites and premises and allocated employment sites will be protected	N/A
Policy RD3 – Eastern Expansion Employment Allocation	Encourage high quality employment, business start-ups and creative industries	No
Policy RD4 – Training Facilities	Support lifelong learning and skills development or training facilities	No

Economic Development – The proposed development is for a mix of uses including B1 business uses. B1 uses are compatible with residential areas, whilst no B2 or B8 employment opportunities are proposed the NDP does not explicitly require such a mix. In addition B2 and B8 uses tend not to provide the quality edge of town design the NDP is seeking. ✓

Employment Allocation – The proposal incorporates a 7.6Ha mixed use area, this will include the B1 business uses but will also include a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), and care accommodation (use Class C2). The quantum of proposed employment provision is not therefore clearly defined. ☒

Lifelong Learning, Training and Skills – The S106 Heads of Terms includes an element relating to lifelong learning. However the proposed development does not include any commitment to local labour provision or skills development for example through local apprenticeships. This objective of Policy RD4 should be included within the overall planning obligation. ☒

Shops and Services

NDP Policy No.	Policy Requirement	Complies – Yes/No
Policy SS1 – Town Centre	Expansion of Town Centre	N/A
Policy SS2 – Utilising Historic Buildings	Re-use of historic buildings within the Town Centre	N/A
Policy SS3 – Service and Provision	New residential development will be delivered alongside necessary community facilities and services	Yes

Contribution to Services and Facilities – The S106 Heads of Terms includes contributions to: Play equipment on-site provision; Allotment on-site provision; Outdoor sports on-site provision; Maintenance contributions to support any facility provision; Management of on-site facilities; Green space phasing delivery strategy; Provide footpaths and other forms of access; Health service facility financial contribution; Community facility financial contribution; Library and Life Long Learning Facility financial contribution; Pre-school on-site provision; On-site provision of pre-school; Primary school on-site provision. In general principle this meets the requirements of Policy SS3 of the NDP. The phasing plan however does not indicate when these are to be provided, however this is as a matter which can be addressed through the S106 planning obligation and the Reserved Matters submission through a planning condition. ✓

Objectives

NDP Objective	Requirement	Generally Complies – Yes/No
Promote the growth of high quality and sustainable employment	Balance of New Homes and Jobs	Yes
<i>Encourage the growth of retail, leisure and community facilities</i>	N/A	N/A
Protect and enhance St Neots' natural and historic environment, countryside and river setting	Provision of green infrastructure, open space, address risks of flooding, provision of landscaping and boulevards, attractive approaches to the town and integrated communities	Yes
Improve Availability and Accessibility of Housing Stock and Improve Community Assets	Facilities to support growth; integrated development, and provision of health and education provision	Yes
Improve the Provision of Sustainable Transport throughout the Town	Walking and cycling opportunities	Yes

Assessment Summary

This is an outline application with all matters, except access reserved, I have been asked to advise St Neots Town Council on the compliance of the application against the St Neots Neighbourhood Plan. The NDP has formed part of the statutory development plan since the 24th February 2016. Consequently in accordance with s38(6) of the Planning and Compulsory Purchase Act 2004 the application should be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

Indicated above is a specific assessment of the proposals against each of the relevant policies of the NDP. As part of the assessment as to whether any planning application meets the provisions of the development plan it is necessary to take an overall view on compliance. The application overall is not considered to meet the policy requirements of the St Neots Neighbourhood Plan, in particular policies A2; A4; PT1; P2; P4; RD3; and RD4.

It would be possible to address the issues relating to Aesthetics and Parking & Transport through the imposition of planning conditions. The issues relating to Rejuvenation (Training and Skills) could be addressed through the S106 planning obligation. However the other concerns relating to Parks and Rejuvenation (Employment Allocation) are matters which require further amendments to the outline application.



Anthony Northcote HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIQB, MInstLM, MCMI, MRTP

Appendix

Previous Town Council Comments

7th June 2013 - The Council resolved to recommend refusal of this application for the following reasons: It will increase the weighting of facilities on one side of the town and increase the traffic crossing the river to an unacceptable level. There was not enough information provided, specifically reports from other agencies such as the EA. The provision of land for facilities – for example a cemetery – is insufficient.

7th May 2014 - St Neots Town Council would like the following comments to be considered regarding the above application.

Overall application

It is noted that this application is a large application which is part of the St Neots Eastern Expansion Project. This specific application is for 1020 houses, and a number of amenities and service provision areas. St Neots Town Council would like to see that the specifics applied for, namely the number of houses, remain as per the application and are not subjected to increased revisions at a later date.

Economic comments and concerns

St Neots Town Council are pleased to note the overall increase in the Mixed Use Area from 7.31 to 7.6ha and that the two 2FE primary schools have been removed from this allocation resulting in a further real-term increase in Mixed Use Area allocation. The Council would however prefer to see specific allocation for employment land and that this land be subject to a covenant or similar protecting it from residential development in the future and thus protecting the Town's economic prosperity and viability. The Council has concerns regarding the rapid expansion of the town without the necessary economic infrastructure to support its residents. Currently, a large proportion of the population commute out of the town to work, this would indicate a need for more local jobs. More houses without adequate provision of employment will only increase the number of commuters and consequently have a detrimental impact on the road and public transport network.

Infrastructure

The Council has strong concerns regarding the capability of the local infrastructure network to support an increase in population. Specifically, the A428 is felt to be at capacity during peak travel times with journeys into Cambridge taking in excess of 60 minutes. The plans for access to the new development using a series of roundabouts are, in the opinion of the Council, unacceptable and will worsen the traffic flow. The Highways Agency report appears to indicate that development traffic will have a detrimental effect on traffic flow. The Council feel that the option to 'manually adjust' the figures to suit, as suggested in the report, is not an acceptable, nor appropriate solution and that better access to the development should be designed, including planning for the dualling of the A248. The services are also running at above capacity during peak times and it is felt that further development will only increase the use of the rail services. As such, adequate provision should be made to provide additional services. The Council would also like to see provisional identification of the need for the Oxford/Cambridge line re-opening with a stop at St Neots in order to relieve some of the congestion on the A428 into and out of Cambridge during peak times.

Residential comments and concerns

The Council have some concerns regarding the average density quoted; 35 dwellings/ha. An average would indicate that some areas destined to be built at a density greater than 35 dwellings/ha. The Council feels that this would be unacceptable and that a maximum density of 35 dwellings/ha be requested. The Council would also like to see at the detailed planning stage details regarding defensible space at the front of

residential units, as this has been identified as important for the social well-being of new developments. Parking provision is also of concern. Parking provision in recent developments across the Town has been inadequate resulting in on-street parking which has at times caused obstructions. It has been demonstrated very clearly that providing parking space at the rear of properties, in car courts does not encourage people to park there; cars still remain parked outside the front of properties, potentially causing obstructions. It is also clear from recent developments that providing no parking spaces at all does not deter people from driving or parking but only adds to on-street congestion. It is therefore the opinion of the Council that the risk posed by on-street parking, specifically regarding obstruction of the highway to emergency vehicles is too great. The Council respectfully requests that a quota of 1.5 spaces per dwelling for properties of 3 bedrooms or less, or 0.5 spaces per bedroom for properties of 4 bedrooms or more be imposed to reduce this risk.

Open and amenity space comments and concerns

The Council appreciates that a number of facilities have been included specifically in the application, however it notes with concern the lack of allocation for cemetery or allotment provision. Allotments are mentioned in the application bundle, but no land is specifically allocated on any drawings. Cemetery space is disregarded due to access reasons, namely the inappropriateness of travelling through residential areas to access the site. The Council believes that this is a non-issue and that a cemetery land allocation should form part of the application. The Council would therefore wish to see both these facilities provided for. Regarding open space, it is noted that a number of SUDs have been incorporated to the design. The council is pleased to see that the issue of flooding is being taken seriously and that flood defence is being considered at the design phase rather than an afterthought. The Council does not understand the relevance of Rutland Water to the site, and queries the accuracy of its mention. The Council does however note the reduction in formal playing space as a result of the flood protection measures. It would therefore request that the formal playing space is relocated elsewhere in the site rather than disaggregated into informal open space. Throughout the application bundle, the mention of buffer zones is inconsistent. The Council feel that the use of buffer zones along the extents of the development, specifically the approach to the town from the East and the Cambridge Road are essential in order to provide a soft landscaped frontage.

St Neots Neighbourhood Plan

St Neots Neighbourhood Plan as an emerging plan should be complied with and as such due consideration should be given to policies xxx.

Phasing

The Council wish to raise concerns regarding the phasing of the project, specifically the points at which the amenities and services will be completed. The Council feels very strongly that amenities and services such as the school and retail units are provided toward the beginning of the project rather than toward the end. Previously on new developments, residents have been aggrieved that their community has been disadvantaged as a result of lack of community facilities. It is well published that in new developments and communities, facilities and services should be provided at stage 1 in order to promote community cohesion. In St Neots many residents have ultimately been disappointed that services and amenities have not been provided as promised, either because they are provided so late in the development build phasing, or because the application has been amended to provide further residential properties.

Conclusion

St Neots Town Council is a modern and dynamic council. It recognises the need for development. However it believes that development needs to be a balance between residential, economic, community and infrastructure provision. No one element is more important than another, and no one element can be sustained on its own. St Neots Town has seen a huge influx of residential development with only minor community provision to support it. The economic and infrastructure provision is yet to catch up. As such, St Neots Town Council urges the District Council in its capacity as Local Planning Authority to ensure that appropriate protection is assigned to the Mixed Use Allocation in this application and that adequate employment land is specified and the infrastructure concerns regarding the A428 and rail network are seriously planned and considered such that the economic wellbeing of the town is preserved and improved.

Response to Loves Farm East Planning Application

St Neots Town Council would like the following comments to be considered regarding the above application.

Overall application

It is noted that this application is a large application which is part of the St Neots Eastern Expansion Project. This specific application is for 1020 houses, and a number of amenities and service provision areas. St Neots Town Council would like to see that the specifics applied for, namely the number of houses, remain as per the application and are not subjected to increased revisions at a later date.

Economic comments and concerns

St Neots Town Council are please to note the overall increase in the Mixed Use Area from 7.31 to 7.6ha and that the two 2FE primary schools have been removed from this allocation resulting in a further real-term increase in Mixed Use Area allocation. The Council would however prefer to see specific allocation for employment land and that this land be subject to a covenant or similar protecting it from residential development in the future and thus protecting the Town's economic prosperity and viability. The Council has concerns regarding the rapid expansion of the town without the necessary economic infrastructure to support its residents. Currently, a large proportion of the population commute out of the town to work, this would indicate a need for more local jobs. More houses without adequate provision of employment will only increase the number of commuters and consequently have a detrimental impacts on the road and public transport network.

Infrastructure

The Council has strong concerns regarding the capability of the local infrastructure network to support an increase in population. Specifically, the A428 is felt to be at capacity during peak travel times with journeys into Cambridge taking in excess of 60minutes. The plans for access to the new development using a series of roundabouts are, in the opinion of the Council, unacceptable and will worsen the traffic flow. The Highways Agency report appears to indicate that development traffic will have a detrimental effect on traffic flow. The Council feel that the option to 'manually adjust' the figures to suit, as suggested in the report, is not an acceptable, nor appropriate solution and that better access to the development should be designed, including planning for the dualling of the A248.

The services are also running at above capacity during peak times and it is felt that further development will only increase the use of the rail services. As such,

adequate provision should be made to provide additional services. The Council would also like to see provisional identification of the need for the Oxford-Cambridge line re-opening with a stop at St Neots in order to relieve some of the congestion on the A428 into and out of Cambridge during peak times.

Residential comments and concerns

The Council have some concerns regarding the average density quoted; 35dwellings/ha. An average would indicate that some areas destined to be built at a density greater than 35dwellings/ha. The Council feels that this would be unacceptable and that a maximum density of 35dwellings/ha be requested. The Council would also like to see at the detailed planning stage details regarding defensible space at the front of residential units, as this has been identified as important for the social well-being of new developments.

Parking provision is also of concern. Parking provision in recent developments across the Town has been inadequate resulting in on-street parking which has at times caused obstructions. It has been demonstrated very clearly that providing parking space at the rear of properties, in car courts does not encourage people to park there; cars still remain parked outside the front of properties, potentially causing obstructions. It is also clear from recent developments that providing no parking spaces at all does not deter people from driving or parking but only adds to on-street congestion. It is therefore the opinion of the Council that the risk posed by on-street parking, specifically regarding obstruction of the highway to emergency vehicles is too great. The Council respectfully requests that a quota of 1.5 spaces per dwelling for properties of 3 bedrooms or less, or 0.5 spaces per bedroom for properties of 4 bedrooms or more be imposed to reduce this risk.

Open and amenity space comments and concerns

The Council appreciates that a number of facilities have been included specifically in the application, however it notes with concern the lack of allocation for cemetery or allotment provision. Allotments are mentioned in the application bundle, but no land is specifically allocated on any drawings. Cemetery space is disregarded due to access reasons, namely the inappropriateness of travelling through residential areas to access the site. The Council believes that this is a non-issue and that a cemetery land allocation should form part of the application. The Council would therefore wish to see both these facilities provided for.

Regarding open space, it is noted that a number of SUDs have been incorporated to the design. The council is pleased to see that the issue of flooding is being taken seriously and that flood defence is being considered at the design phase rather than an afterthought. The Council does not understand the relevance of Rutland Water to the site, and queries the accuracy of its mention. The Council does however note the reduction in formal playing space as a result of the flood protection measures. It would therefore request that the formal playing space is relocated elsewhere in the

**St Neots Town Council
Planning Committee**

Schedule of Plans - 7th September 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	18/08/2017	17/01590/HHFUL	Proposed rear/side extension	17 Longsands Road, St Neots, PE19 1SS	Miss Rita Lo	08/09/2017	Cllr Thorpe Cllr Taylor	Deferred	The committee would like to request that the plans reflect the current buildings of the adjoining neighbours property at No: 15
2	23/08/2017	17/01689/HHFUL	Replace single storey rear extension with rear extension with balcony and dormer window	3 The Crescent, Eaton Socon, St Neots, PE19 8HF	Mr Scott	13/09/2017	Cllr Maslen Cllr Dunford	Approved	Improves the property. Satisfactory proposal in terms of scale and pattern of development.
3	29/08/2017	1300388OUT		Loves Farm Eastern Expansion Development Area, Cambridge Road, St Neots	Mr David Keyse	12/09/2017	Cllr Usher Cllr Dunford	Referred	The committee have referred this planning application to be added to the Full Town Council meeting scheduled for 24th October 2017.
4	29/08/2017		Proposal to dispose of land between 7 & 9 Queens Court, Eaton Socon	Queens Court, Eaton Socon, St Neots	HDC	26/09/2017	Cllr Maslen Cllr Dunford	Noted	
5	30/08/2017	17/01764/HHFUL	Demolish existing conservatory. Construct single storey. Mono pitch roof. Rear extension	14 Lottings Way, Eaton Ford, St Neots, PE19 7QX	Mr M Swallow	20/09/2017	Cllr Usher Cllr Thorpe	Approved	Minimum impact on neighbours. Improves the property. Satisfactory proposal in terms of scale and pattern of development.
6	30/08/2017	17/01647/FUL	Proposed extension and conversion of existing domestic garage to form two bedroom house.	Land at 1 Welland Court, Eaton Ford, St Neots	Mr & Mrs Plumb	20/09/2017	Cllr Maslen Cllr Dunford	Approved	Satisfactory proposal in terms of scale and pattern of development
7	31/08/2017	17/01308/HHFUL	Two storey extension to rear of property, additional windows to first floor front and rear, addition of new bay window ground floor and extension of porch roof to cover	21 Flint Way Eynesbury St Neots PE19 2RU	Mr B Prout	14/09/2017	Cllr Maslen Cllr Dunford	Rejected	Overlooking/loss of privacy. Scale of the development. Demonstrable harm to the amenity of the residents.

.....
Chairman

From: [Ed Reilly](#)
To: [DevelopmentControl](#)
Subject: Planning Application 13300388OUT
Date: 24 September 2017 16:56:07
Attachments: [image001.gif](#)

Planning Application 13300388OUT (Loves Farm 2)

St Neots Town Council accept the principle of development at the site but have some concerns about the Development Plans. These include the lack of detail regarding public transport, a lack of education provision and the fact that there is not enough sports provision. Sport England commented in 2013 about the shortage of provision for indoor and outdoor sport in the town and the council believe that the situation that was highlighted still exists. The lack of any large expanse of community land included is also disappointing.

Councillors also feel there should be an additional four exits onto Cambridge Street, and that the provision for a cemetery that was removed from the outline plan for Loves Farm 1 should also be included.

More information on the travel proposals for the development should be included and the Town Council would like to be assured that there is adequate parking throughout the development.

Finally, there is no mention at this point of the provision of the additional medical facilities that are likely to be needed.

Ed Reilly

E Reilly CMgr FCMI FILCM
Town Clerk & RFO
St Neots Town Council
Priory Lane
St Neots
Cambs
PE19 2BH

01480 388913

ed.reilly@stneots-tc.gov.uk

www.stneots-tc.gov.uk

**St Neots Town Council
Planning Committee**

Schedule of Plans - 2nd November 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	13/10/2017	17/02084/HHFUL	Single and two storey side and rear extension to the property with associated landscaping	38 Wordsworth Avenue, Eaton Ford, St Neots, PE19 7RE	Mr & Mrs Tudor	03/11/2017	Clr Dunford Clr Thorpe	Approved	Improves the property. Satisfactory proposal in terms of scale and pattern of development.
2	13/10/2017	17/02080/HHFUL	Single and two storey rear extension, first floor side extension (above garage) and porch	83 Longsands Road, St Neots, PE19 1TW	Ms Sherman	03/11/2017	Clr Maslen Clr Thorpe	Approved	In keeping with locality. Improves the property. We consider that the proposal would assimilate itself to the existing part of the town.
3	13/10/2017	17/019919/TREE	T1-3 Yew - retirm height by at most 50cm to previous pruning points & around sides to shape. G1 mixed hedgerow - reduce height to 2.5m to previous pruning points & trim up side to clear footpath	2 Manor House Close, Eaton Socon, St Neots, PE19 8JA	Bradsworth	03/11/2017	Clr Usher Clr Dunford	Approved	Will have no negative impact on the wider landscape character of the area. Tree to be felled over a period of time in accordance with best arboricultural practice.
4	18/10/2017	17/02026/HHFUL	Demolition of kitchen/garage with replacement single storey extension	26 Berkley Street, Eynesbury, St Neots, PE19 2NB	Mr Heng Khoo	08/11/2017	Clr Maslen Clr Usher	Approved	In keeping with locality. Improves the property.
5	18/10/2017	17/02027/LBC	Demolition of kitchen/garage with replacement single storey extension	26 Berkley Street, Eynesbury, St Neots, PE19 2NB	Mr Heng Khoo	08/11/2017	Clr Maslen Clr Usher	Approved	In keeping with locality. Improves the property.
6	19/10/2017	16/01507/OUT	Residential development of site for 79 dwelling & associated open space, including new access from Potton Road	Land Between the Railway Line and St Neots Bypass & Potton Road Eynesbury	Mr Richard Banks	08/11/2017	Clr Dunford Clr Maslen	Rejected	Adequacy of parking/loading/turning. Highway safety. Unsafe pedestrian access. Traffic congestion. Road Access. Local, strategic, regional and national planning policies. Disabled persons' access. Previous planning decisions (including appeal decisions)
7	26/10/2017	1300388OUT	Outline application for the development of up to 1020 dwellings, up to 7.6 has of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), care accommodation (use Class C2) and employment uses (Use Class B1), connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space and other related infrastructure. Site Address: Loves Farm Eastern Expansion Development Area Cambridge Road St Neots. Amended Transport Assessment Amended Public Transport Note Junction Arrangements Oct 2017	Loves Farm Eastern Expansion Development Area, Cambridge Road, St Neots	Mr David Keyse	11/11/2017		Referred to Full Council	

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Development Management Committee



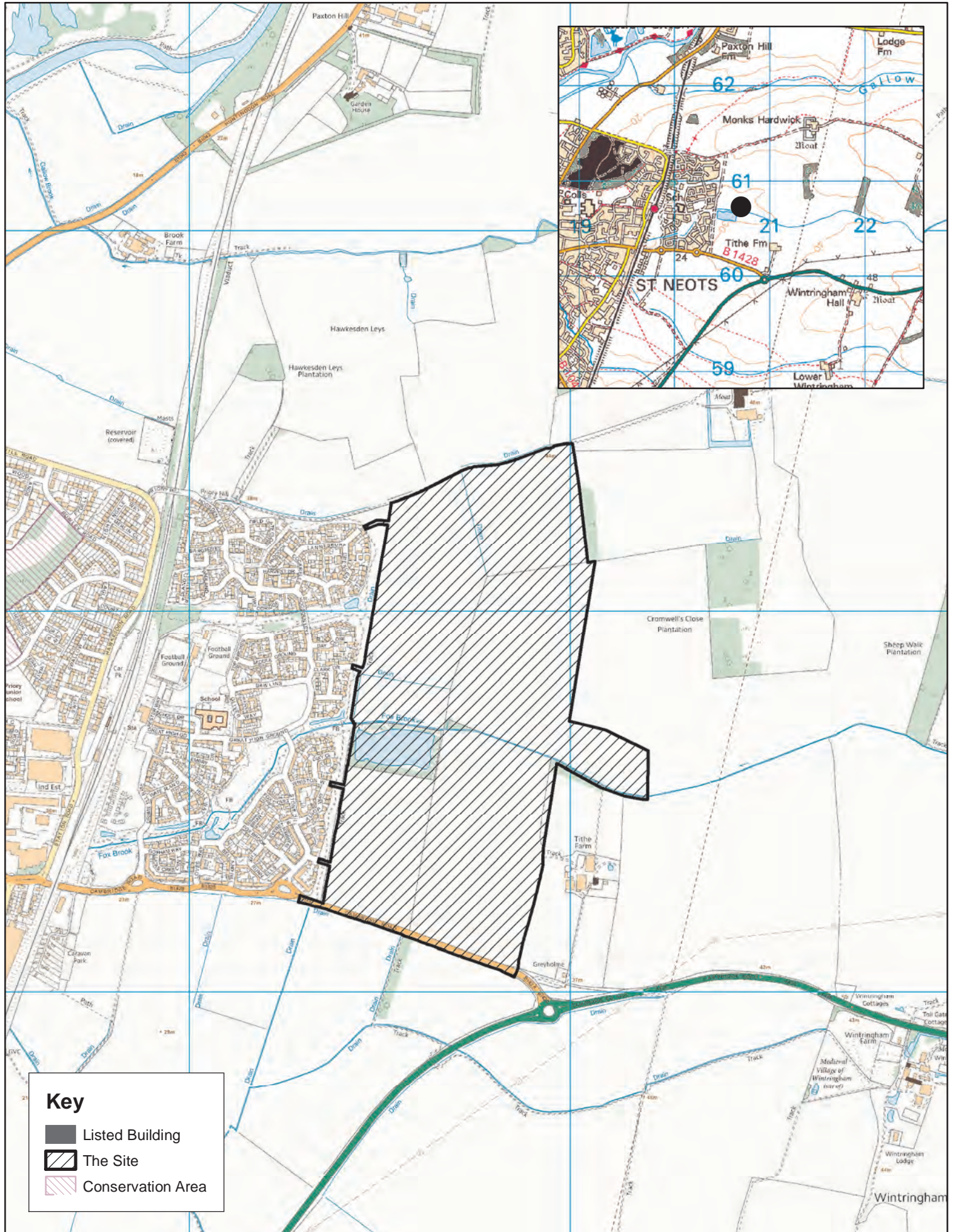
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Application Ref: 1300388OUT

Date Created: 28/03/2018

Location: St Neots

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Ordnance Survey HDC 10002322

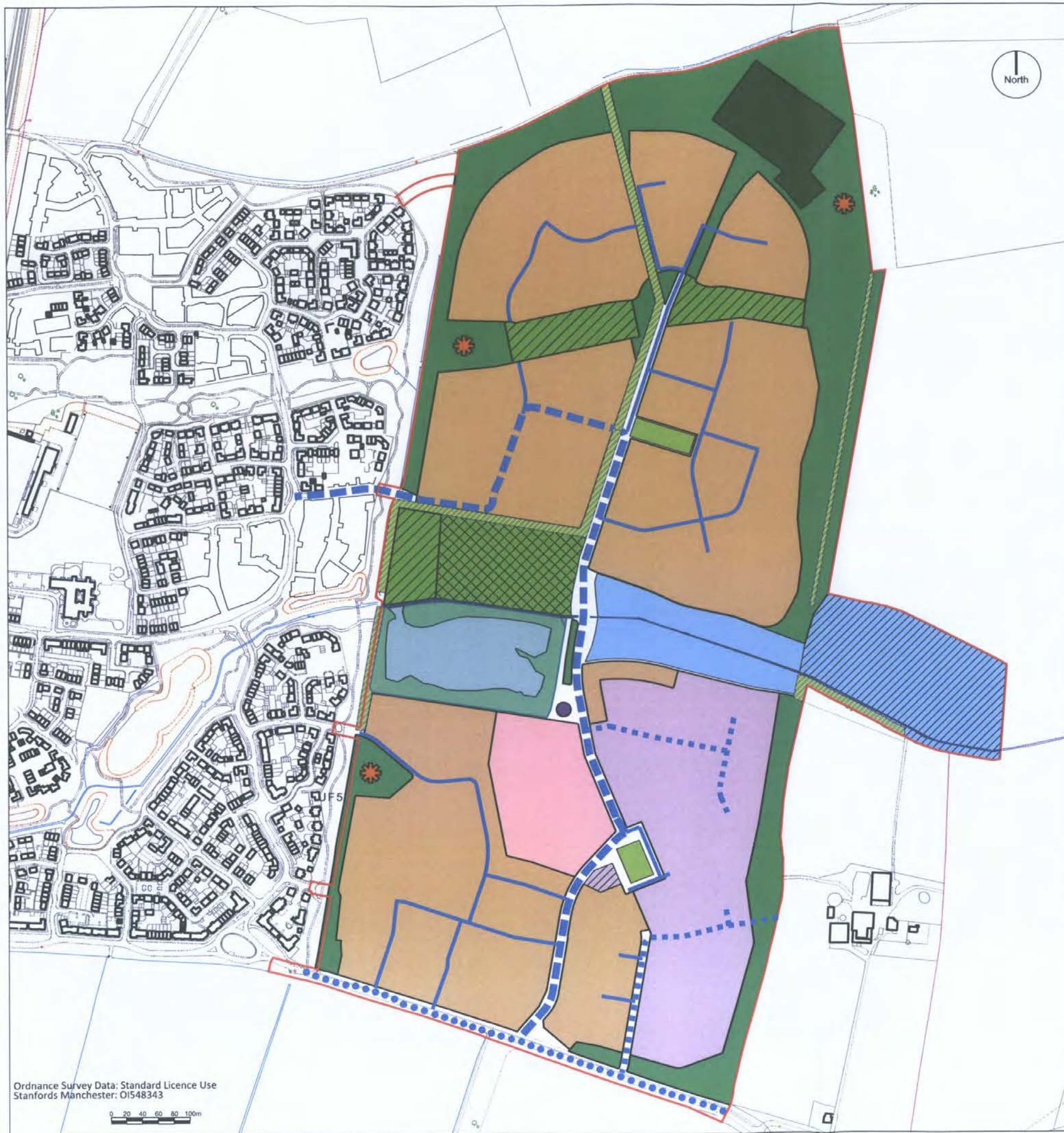




Love's Farm East, Illustrative Masterplan 1:2000@A1 Rev G
Iceni Projects for Gallagher Estates

18 November 2015

3.1 Outline Development Plan



- Site Boundary
 - Residential
 - Mixed use
 - Site for new Primary School
 - Part of mixed use area made available for day nursery
 - Public Open Space - Green corridors
 - Public Open Space - Urban
 - Public open space - allotments and/or orchards
 - Play area
 - Retained hedgerows (except for places subject to highway crossing)
 - Fox Brook
 - Existing Pond including planting
 - Public Open Space suitable for formal play
 - Formal sports provision including parking and changing room facilities
 - Flood mitigation area for development
 - Flood mitigation area for St neots urban area including landscape margin
 - Reconfigured Cambridge Street
 - Principal residential street suitable for bus route
 - Residential access street
 - Employment access street
 - Pump Station location
- Note: For connections to Loves Farm see 3.4 Access and Links

Rev J 10.11.2015

Client
Gallagher Estates

23-25 GREAT SUTTON STREET
LONDON EC1V 6DN
T. +44(0)20 7017 1785
W. info@pauldrewdesign.co.uk

Project
St. Neots Eastern Expansion

PAUL DREW DESIGN

Drawing Title
3.1 Outline Development Plan

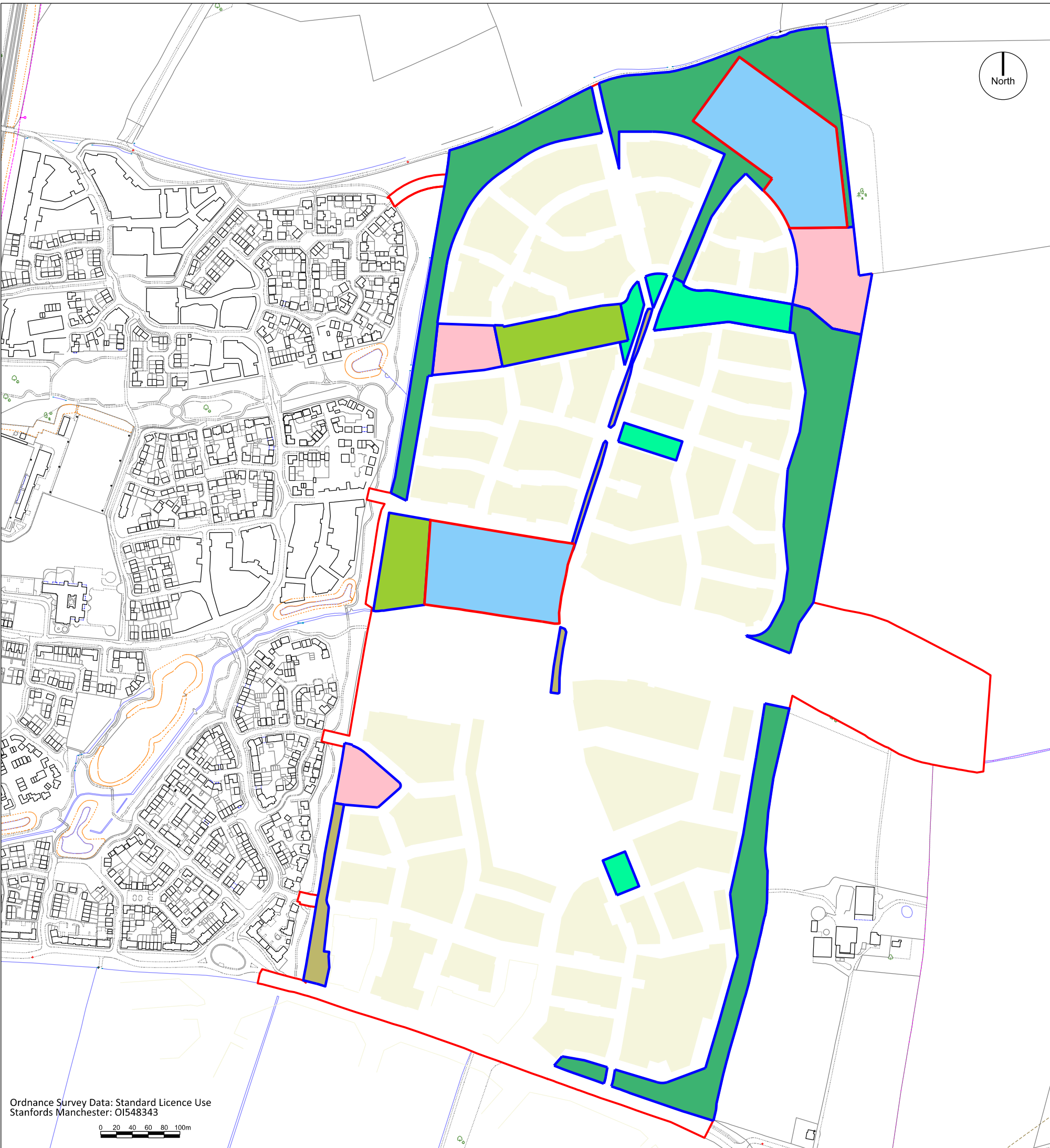
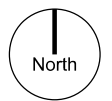
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Scale	1:5,000 @ A3	Date	15.03.2012
Drawing no.	006	Rev.	J

Ordnance Survey Data: Standard Licence Use
Stanfords Manchester: OI548343



Public Open Space Areas

71.52 Ha

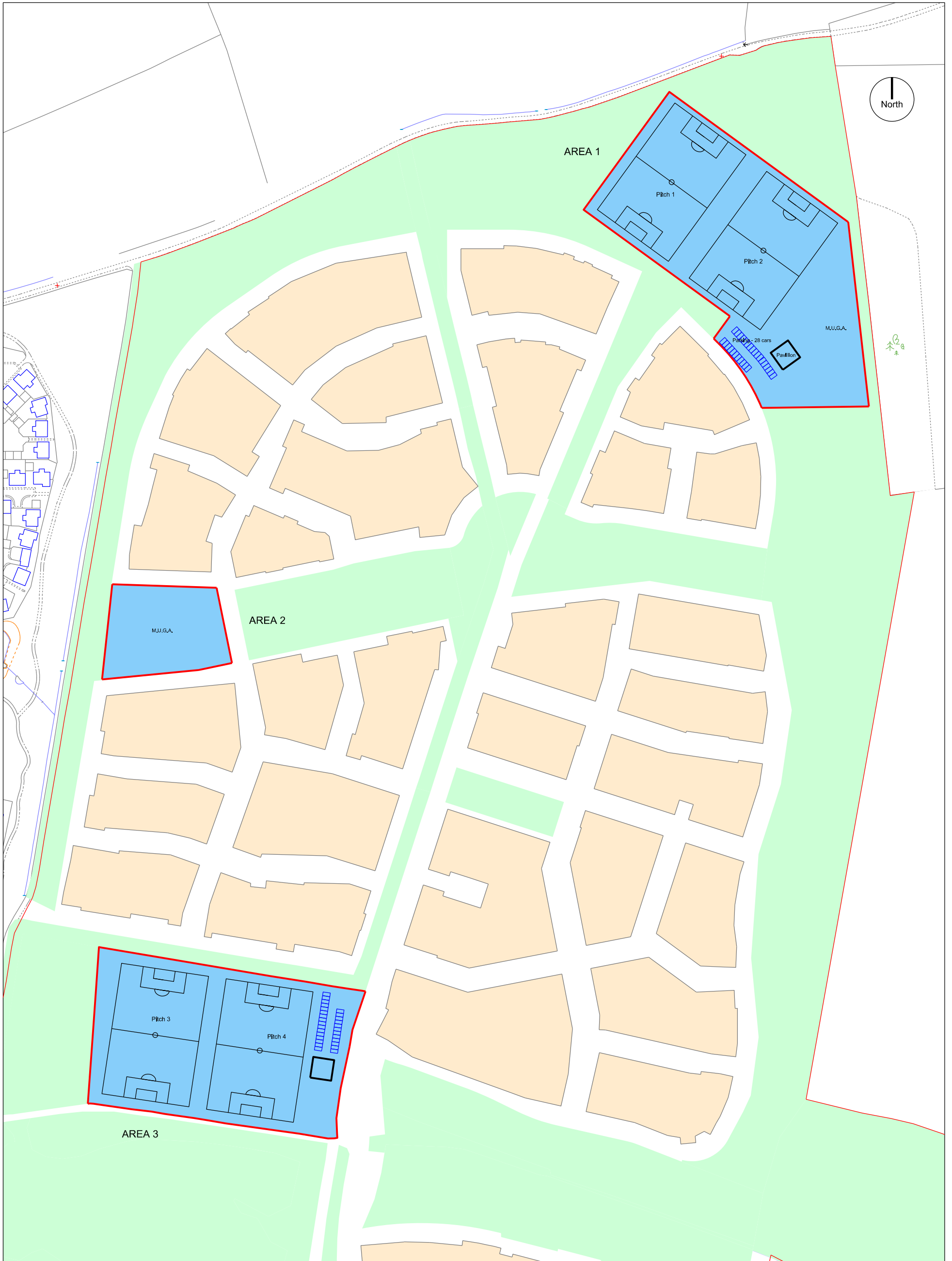


	Hectares	
Informal - Parks and Gardens	1.141	
Informal - Natural and Semi-natural	0.606	
Informal - Amenity Green Space	8.649	
Informal - Play	1.901	
Informal - Allotments	1.473	
Informal - TOTAL		13.77
Formal - Sport	3.91	
Formal - TOTAL		3.91
SITE - TOTAL		17.68

- Informal - Parks and Gardens
- Informal - Natural and Semi-natural
- Informal - Amenity Green Space
- Informal - Play
- Informal - Allotments
- Formal - Sport

Ordnance Survey Data: Standard Licence Use
Stanfords Manchester: OI548343

Client	Gallagher Estates		
	FLITCROFT HOUSE 114-116 CHARING CROSS ROAD LONDON WC2H 0JR T. +44(0)20 3640 1014 W. info@iceniprojects.com		
Project	St. Neots Eastern Expansion		
	Job Ref.	15-M024	Drawn PD
Drawing Title	Scale	1:5,000 @ A3	Date 7.11.2017
	Drawing no.	019	Rev.



- Area 1 - 2.18Ha
including:-
2 full sized pitches (potential arrangements shown)
parking for 28 cars
Pavilion
Multi use games area
- Area 2 - 0.47Ha
Including:-
Multi use games area
- Area 3 - 1.82Ha
including:-
2 full sized pitches (potential arrangements shown)
parking for 28 cars
Pavilion

Client	Gallagher Estates		FLITCROFT HOUSE, 114-116 CHARING CROSS ROAD LONDON WC2H 0JR	
			T. +44(0)20 3640 8508	
			W. mail@iceniprojects.com	
Project	St Neots Eastern Expansion			
	Job Ref.	15-M024	Drawn	PD
Drawing Title	Scale	1:2,500 @ A3	Date	31.10.2017
	Drawing no.	018	Rev.	B

3.2 Storey Heights Plan



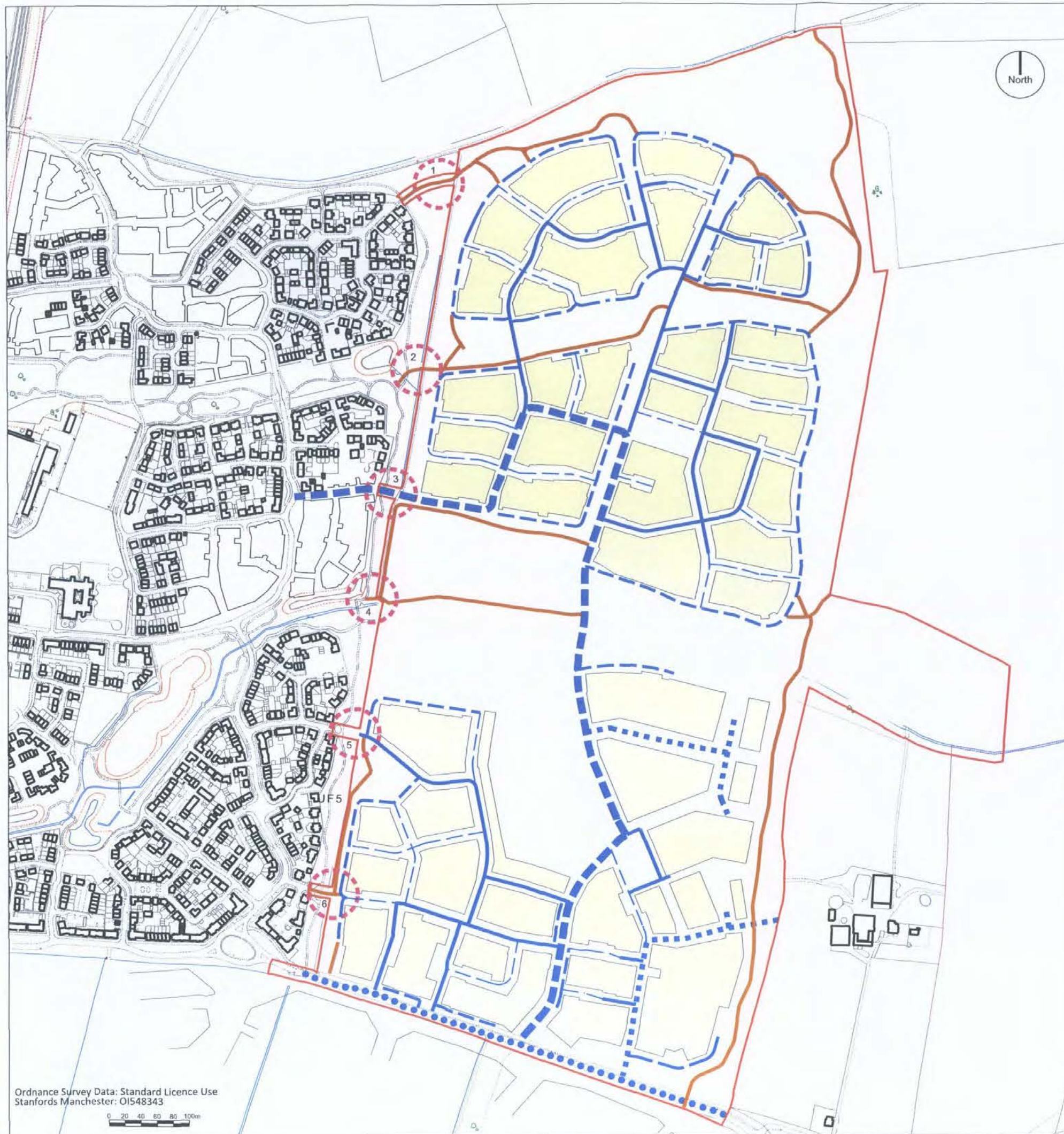
- Ridge height not more than 14.7m above finished ground level
Accommodating maximum of 3 storey mixed use
- Ridge height not more than 14.2m above finished ground level
Accommodating maximum of either 2 storey mixed use or 3 storey residential
- Ridge height not more than 11.7m above finished ground level
Accommodating maximum of 2.5 storey residential deep plan
- Ridge height not more than 11.2m above finished ground level
Accommodation maximum of 2.5 storey shallow plan
- Ridge height not more than 10.2m above finished ground level
Accommodating maximum of 2 storey shallow to ensure low visual impact
- Ridge height not more than 7m above finished ground level
Accommodating maximum of 1 storey on changing rooms
- Existing levels to be modelled subject to drainage, between 25-43m OAD

Notes on storey height assumptions:
 Dimensions include height of ground floor slab of 0.15m
 Residential floor to floor dimensions of 3m
 Mixed use and educational floor to floor dimensions of 4.5m
 All dimensions are to ridge of building and above finished ground levels.
 Finished ground levels are generally existing levels. However, specific level increases of approximately 1m may occur on buildings close to the brook.

Ordnance Survey Data: Standard Licence Use
 Stanfords Manchester: OI548343
 0 20 40 60 80 100m

Rev J 10.11.2015			
Client	Gallagher Estates	23-25 GREAT SUTTON STREET LONDON EC1V 6DN T. +44(0)20 7817 1785 W. info@pauldrewdesign.co.uk	
Project	St. Neots Eastern Expansion	PAUL DREW DESIGN	
Drawing Title	3.2 Storey Heights Plan	Job Ref.	Job Ref.
		Scale	1:5,000 @ A3
		Drawing no.	007
		Drawn	PD
		Date	15.03.2012
		Rev.	J

3.4 Access and Links



- Site Boundary
- Reconfigured Cambridge Street
- Principal residential street suitable for bus route
- Residential access street
- Mixed use access street
- Either edge lanes or linked driveways
- Community street
- Pedestrian and cycle route

- Loves Farm East-West links
 - 1 Pedestrian and cycle only
 - 2 Pedestrian and cycle only
 - 3 Gated bus route plus pedestrian and cycle
 - 4 Pedestrian and cycle
 - 5 Gated emergency access plus pedestrian and cycle
 - 6 Pedestrian and cycle only

Ordnance Survey Data: Standard Licence Use
Stanfords Manchester: 01548343



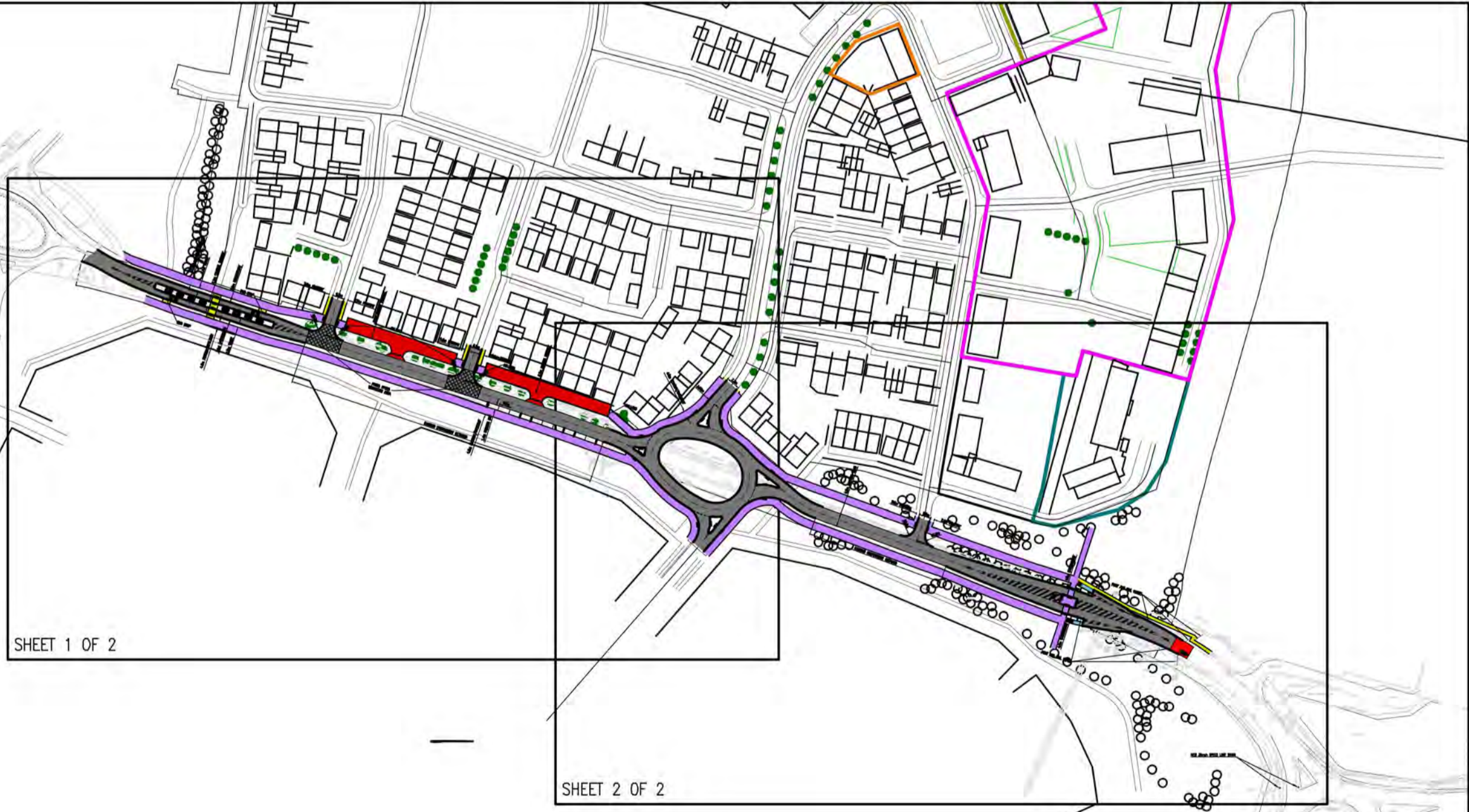
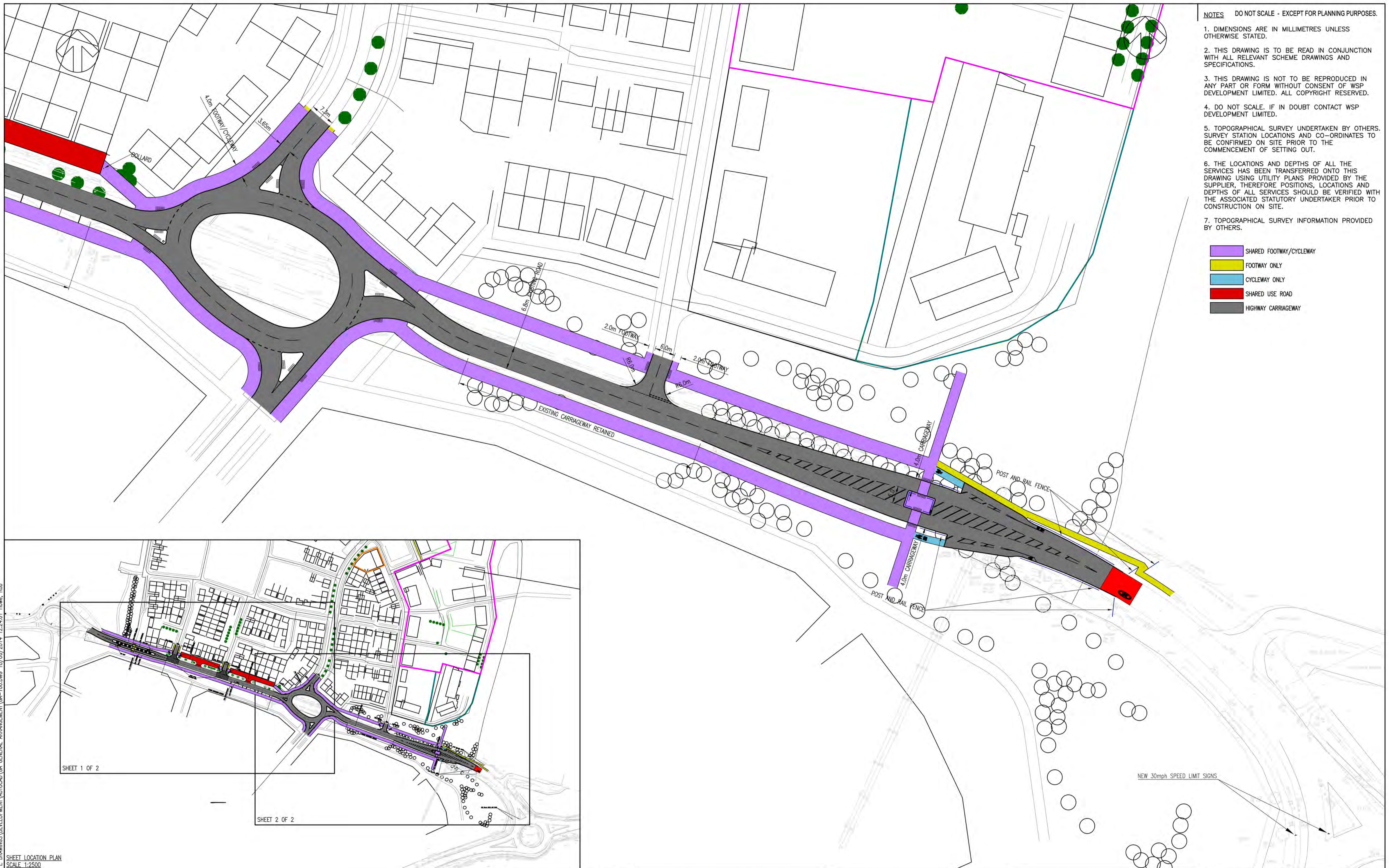
Rev J 10.11.2015

Client	23-25 GREAT SUTTON STREET LONDON EC1V 0DN		
Gallagher Estates	T.	+44(0)20 7017 1785	
	W.	info@pauldrewdesign.co.uk	
Project	PAUL DREW DESIGN		
St. Neots Eastern Expansion	Job Ref.	Job Ref.	Drawn PD
Drawing Title	Scale	Date	15.03.2012
3.4 Access and Links	1:5,000 @ A3		
	Drawing no.	010	Rev. J

NOTES DO NOT SCALE - EXCEPT FOR PLANNING PURPOSES.

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- FOOTWAY ONLY
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- HIGHWAY CARRIAGEWAY



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SHEET LOCATION PLAN
SCALE 1:2500

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D	25/04/2014	AC	FOOTWAY AMENDED	AG	CHP
C	17/04/2014	BAH	ROAD LAYOUT AMENDED	PAH	CHP
B	20/02/2013	BAH	ROAD LAYOUT AMENDED	SW	KZ
A	16/08/2012	JW	INITIAL ISSUE	PAH	KZ

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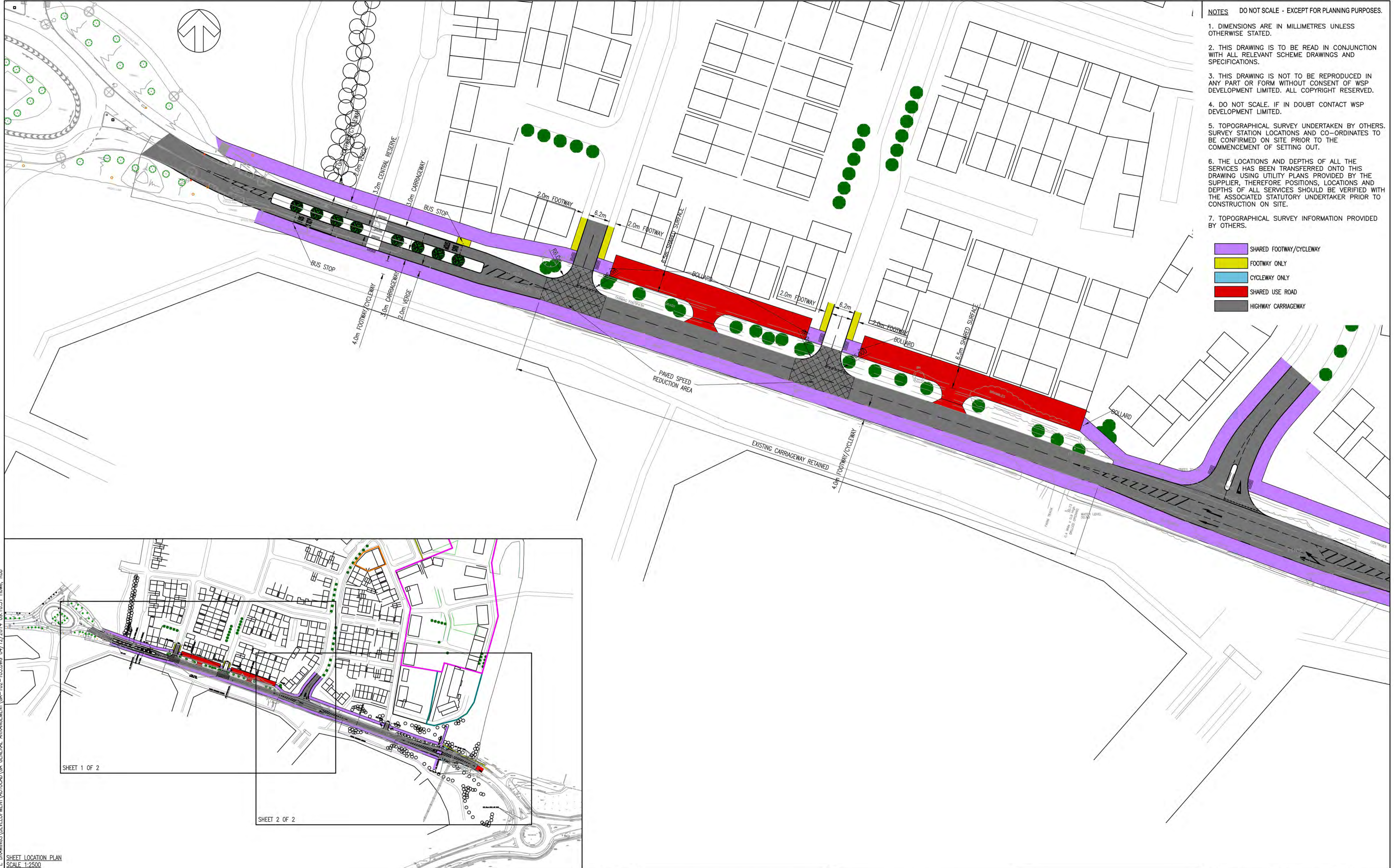
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PROJECT:	ST NEOTS EASTERN EXPANSION
TITLE:	GENERAL ARRANGEMENT (SHEET 2 OF 2)

SCALE @ A1:	1:500	CHECKED:	RH	APPROVED:	KE
CAD FILE:	GA-100	DESIGN-DRAWN:	JW	DATE:	August 2012
PROJECT No:	11051025	DRAWING No:	025/GA/101	REV:	E

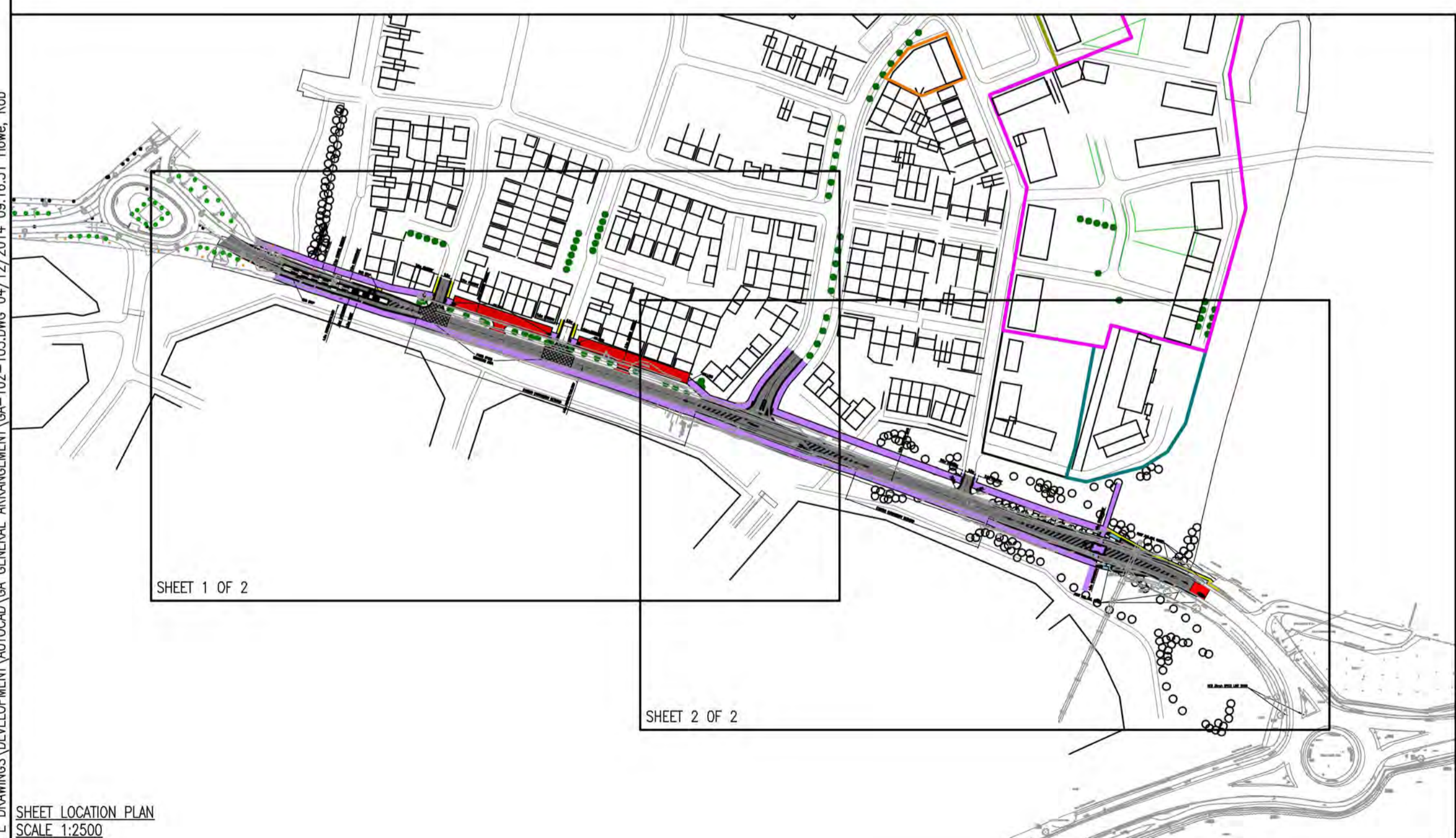
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REV	DATE	BY	DESCRIPTION	CHK	APP
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TITLE:	GENERAL ARRANGEMENT GHOST ISLAND JUNCTION (SHEET 1 OF 2)

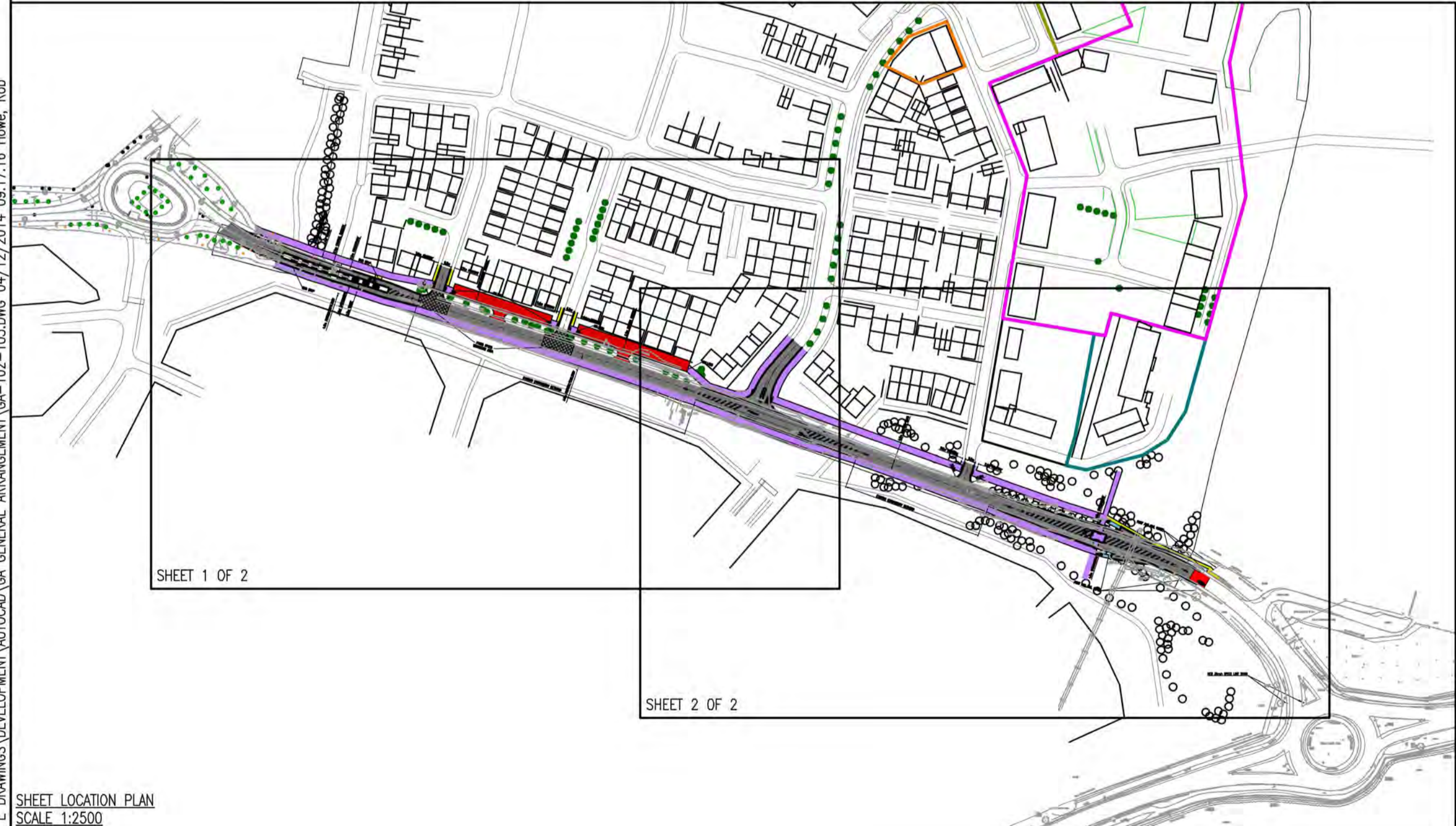
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CAD FILE:	GA-102-103	DESIGN-DRAWN:	JW	DATE:	December 2014
PROJECT No:	11051025	DRAWING No:	025/GA/102	REV:	A

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REV	DATE	BY	DESCRIPTION	CHK	APP
A	04/12/2014	RAH	INITIAL ISSUE	EZH	KE

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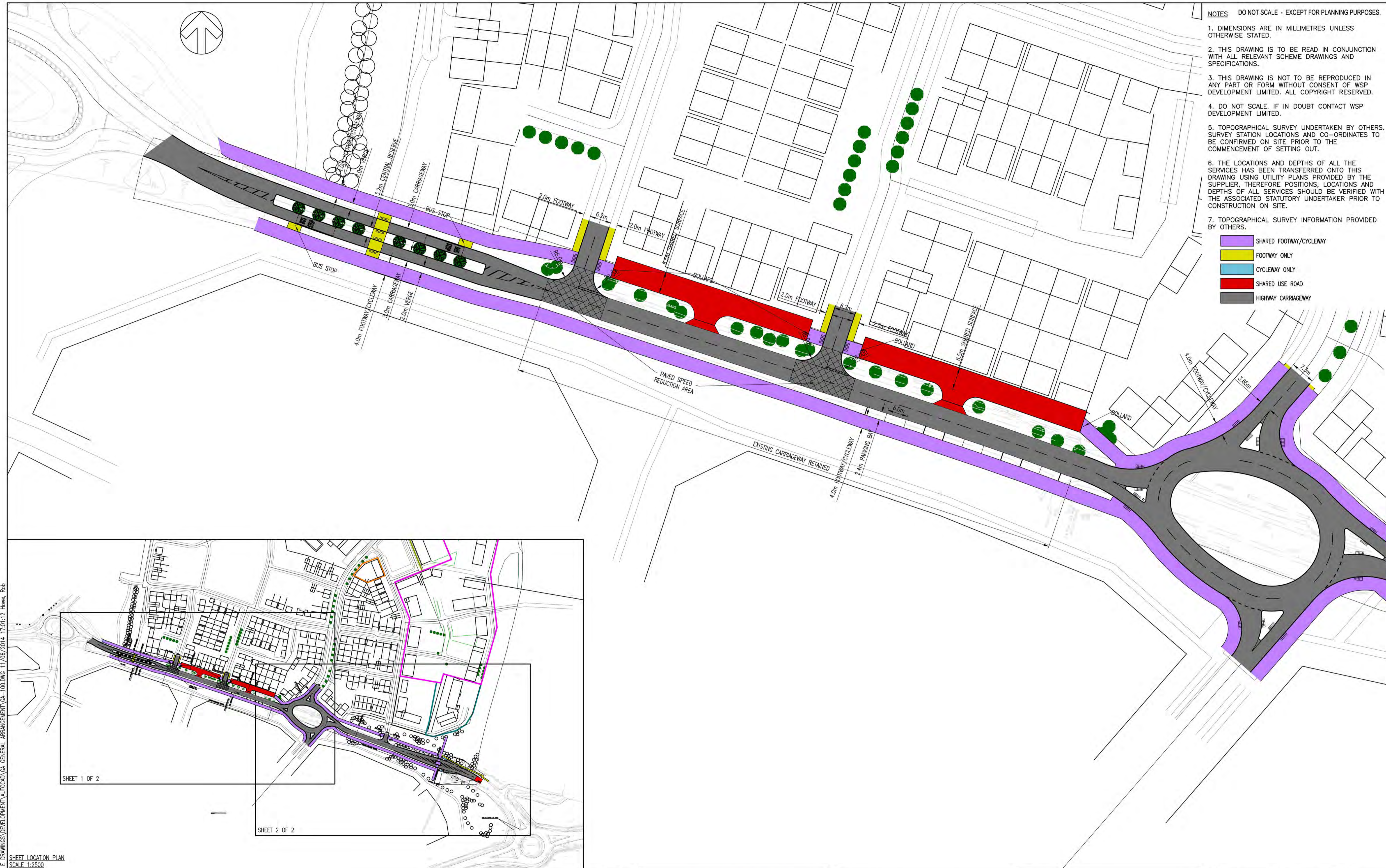
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PROJECT No:	11051025	DRAWING No:	025/GA/101	REV:	A

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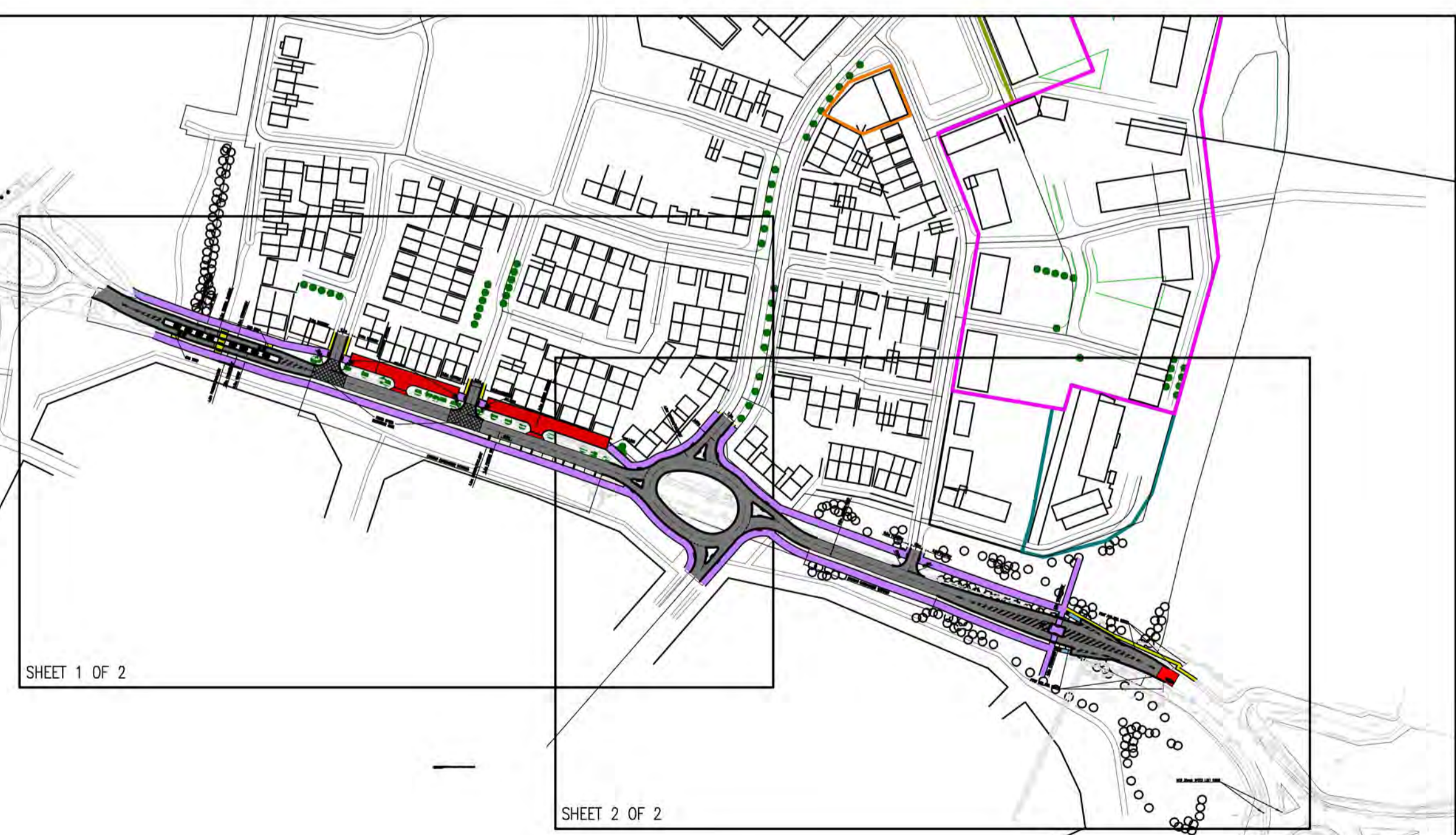
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SHEET LOCATION PLAN
SCALE 1:2500

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C	17/04/2014	RAH	ROAD LAYOUT AMENDED	RAH	CMS
B	20/02/2013	RAH	ROAD LAYOUT AMENDED	SW	KZ
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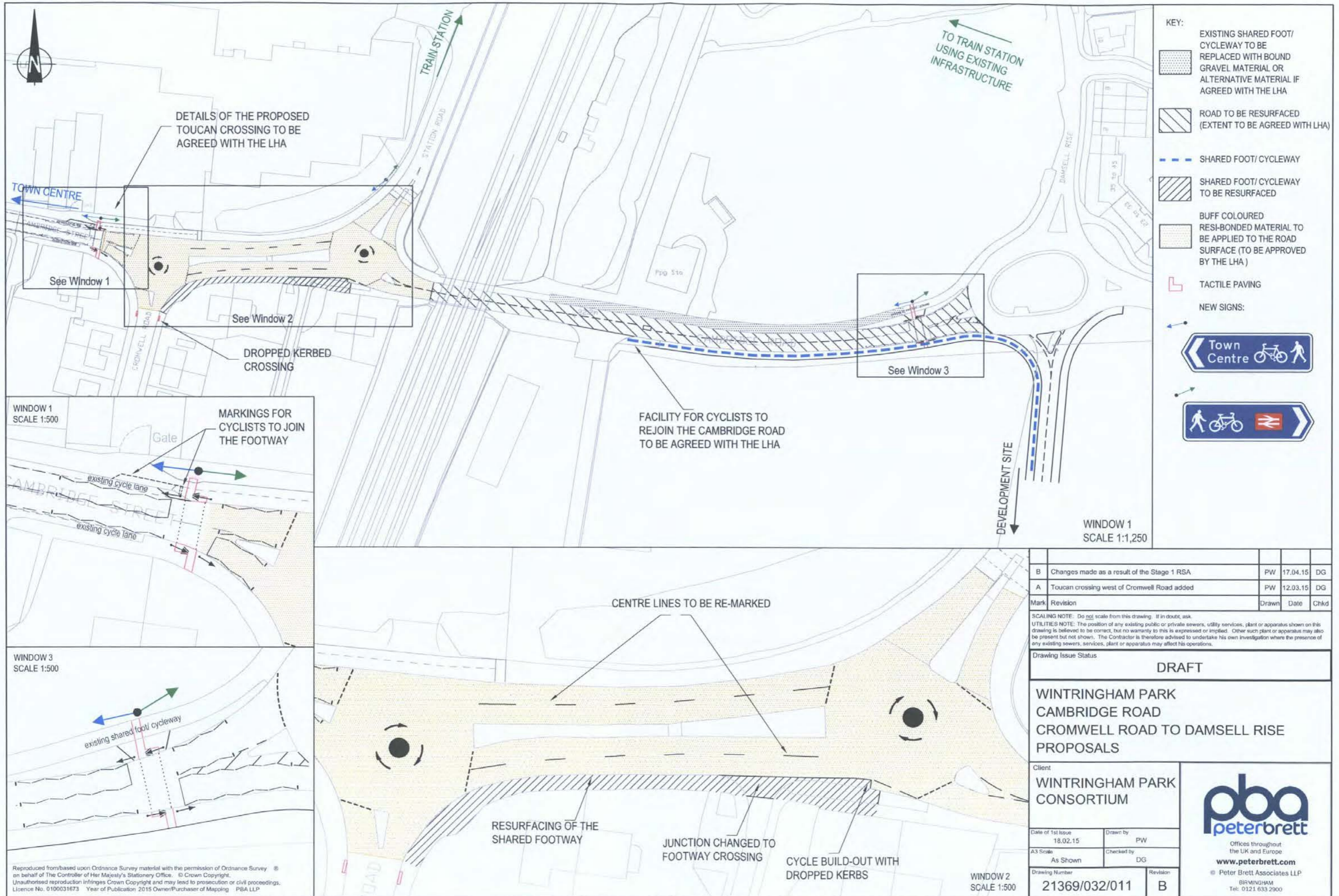
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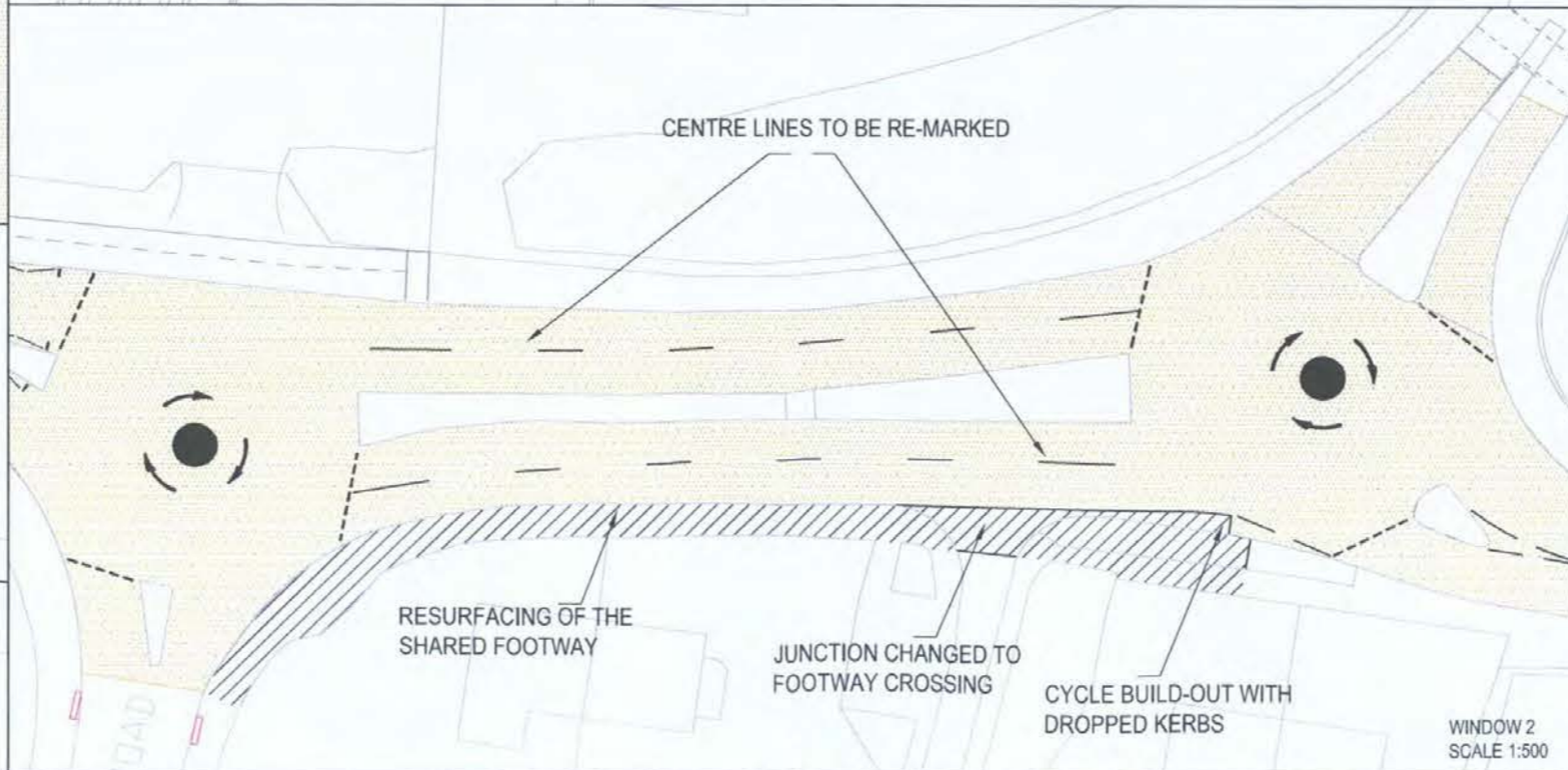
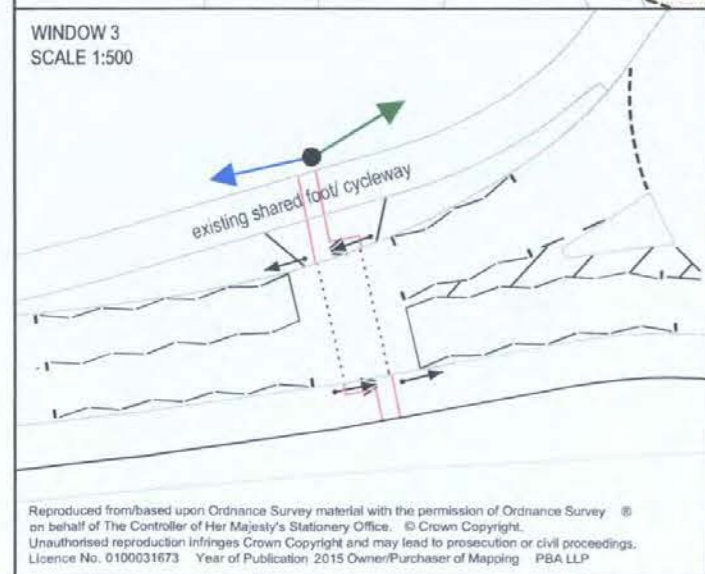
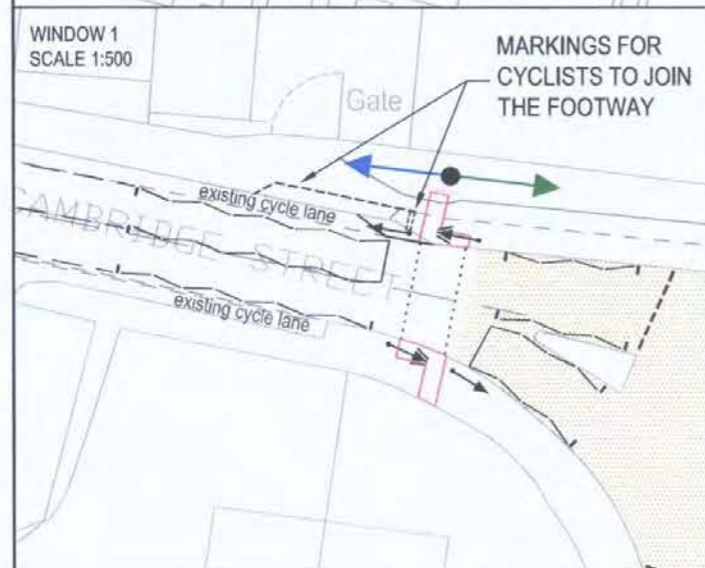
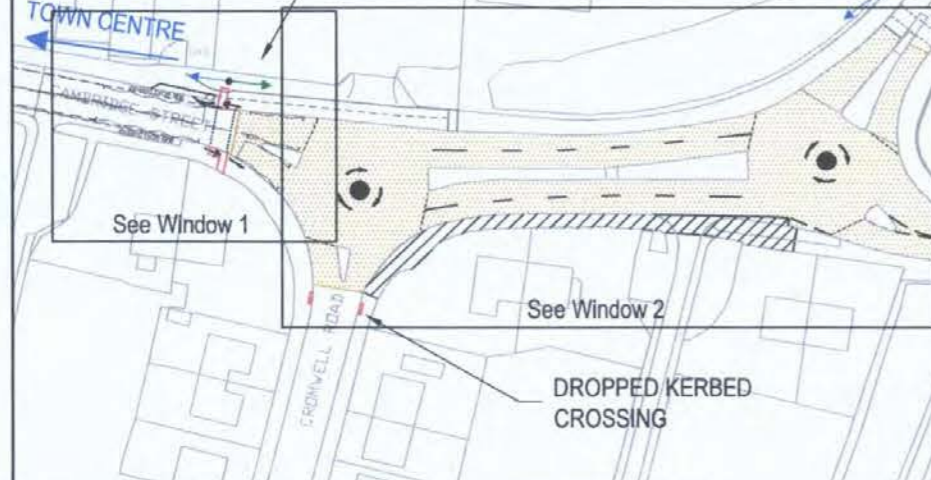
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TITLE:	GENERAL ARRANGEMENT (SHEET 1 OF 2)

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- KEY:**
- EXISTING SHARED FOOT/ CYCLEWAY TO BE REPLACED WITH BOUND GRAVEL MATERIAL OR ALTERNATIVE MATERIAL IF AGREED WITH THE LHA
 - ROAD TO BE RESURFACED (EXTENT TO BE AGREED WITH LHA)
 - SHARED FOOT/ CYCLEWAY
 - SHARED FOOT/ CYCLEWAY TO BE RESURFACED
 - BUFF COLOURED RESIN-BONDED MATERIAL TO BE APPLIED TO THE ROAD SURFACE (TO BE APPROVED BY THE LHA)
 - TACTILE PAVING
 - NEW SIGNS:**
 - Town Centre
 - No Entry



Mark	Revision	Drawn	Date	Chkd
B	Changes made as a result of the Stage 1 RSA	PW	17.04.15	DG
A	Toucan crossing west of Cromwell Road added	PW	12.03.15	DG

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UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

Drawing Issue Status: **DRAFT**

**WINTRINGHAM PARK
CAMBRIDGE ROAD
CROMWELL ROAD TO DAMSELL RISE
PROPOSALS**

Client: **WINTRINGHAM PARK CONSORTIUM**

Date of 1st Issue: 18.02.15
A3 Scale: As Shown

Drawn by: PW
Checked by: DG

Drawing Number: **21369/032/011**
Revision: **B**



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GREEN PAPERS FOLLOW

Case No: 1300388OUT (OUTLINE APPLICATION)

Proposal: OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 1020 DWELLINGS, UP TO 7.6HAS OF MIXED USES INCLUDING A NURSERY/CRÈCHE (USE CLASS D1), PUBLIC HOUSE (USE CLASS A4), HOTEL (CLASS C1), CARE ACCOMMODATION (USE CLASS C2) AND EMPLOYMENT USES (USE CLASS B1), CONNECTIONS WITH LOVES FARM, ON-SITE ROADS AND PEDESTRIAN/CYCLE ROUTES, OPEN SPACE AND OTHER RELATED INFRASTRUCTURE.

Location: LOVES FARM EASTERN EXPANSION DEVELOPMENT AREA CAMBRIDGE ROAD ST NEOTS

Applicant: GALLAGHER ESTATES

Grid Ref: 520713 260787

Date of Registration: 20.03.2013

Parish: ST NEOTS

RECOMMENDATION -

For the Head of Development to continue to seek a resolution of the issues relating to open space requirements and local highway requirements, and to continue to negotiate obligations based on the principles established in this report and the report of July 2014 to make the development acceptable in planning terms and subsequently report back to the Panel on the outcome of these discussions together with suggested matters to be the subject of conditions

In July 2014 DMC resolved to agree:

“Subject to it being demonstrated that the necessary quantum of formal public open space in addition to all the other proposed uses can be accommodated on site, the resolution of the remaining local highway network matters and archaeology and the consideration of any comments received in response to the EIA publicity, to support in principle the proposed amount of development and the proposed uses; and that the Head of Development continue to negotiate obligations based on the principles established in this report to make the development acceptable in planning terms and subsequently report back to the Panel with details of the negotiations together with suggested matters to be the subject of conditions. “

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The proposed St. Neots Eastern Expansion is made up of 2 separate planning areas, separated by Cambridge Road, and comprises approximately 233.82ha of Greenfield land to the east of the existing town, that is currently in agricultural use for the growing of crops. It is located to the east of the East Coast Main Line railway track and to the east and south of the existing Loves Farm development. The

wider expansion area is bounded to the south and south east by the A428 trunk road. To the north of the expansion area is Priory Hill public footpath (FP5) which leads to Monks Hardwick, and beyond that open countryside.

1.2 This report will focus on planning application 1300388OUT, known as Loves Farm Eastern Expansion/ Loves Farm Phase 2.

1.3 The land to the south of Cambridge Road, known as Wintringham Park does not have a current planning application on the land. Planning application 1300178OUT was refused on the 25th April 2016. That refusal was subject of a planning appeal which was withdrawn by the appellants on the 11th April 2017. The current owners have comments a new pre-application enquiry with officers and a new application is expected later this year (2017).

Loves Farm Phase 2:

1.4 This application comprises 71.52 hectares of arable land to the north of Cambridge Road (B1428). To the east of the site is Loves Farm Phase 1. To the north and east is open countryside. To the south east is Tithes Farmyard and buildings, which include a Grade II listed building.

1.5 The balancing pond that serves Loves Farm Phase 1 (LFP1) is a central feature of the site, adjacent to the Fox Brook Corridor which connects LFP1 to the open countryside to the east. A public footpath (FP5) and Priory Hill farm track bound the northern edge of the site.

1.6 The topography of the site is not flat. There is a shallow valley forming the central area surrounding Fox Brook and the existing balancing pond, the land gently rises to the south, toward Cambridge Road. It also rises to the north, forming a plateau.

1.7 Access is the only matter to be approved at this stage with layout, scale, appearance and landscaping to be reserved for subsequent approval. The application seeks outline planning permission only for:

- Up to 1020 dwellings
- A primary school
- Up to 7.6ha of mixed uses including (Use Class D1), nursery/creche (Use Class D1), public house (Use Class A4), hotel (Use Class C1), care accommodation (use class C2) and employment uses (Use class B1)
- Connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space, and other related infrastructure.
- Approval of 4 new accesses onto Cambridge Road

1.8 The Documents submitted:

This outline planning application is accompanied by the following documentation:

- Application forms
- Schedule of Application Documents – Amended February 2014
- 1:5000 Location Plan
- Parameter Plan – Outline Development Plan (amended February 2016)

- Parameter Plan – Access and links (amended February 2016)
- Parameter Plan – Building Storey Heights (amended February 2016)
- Parameter Plan – Open Space and Landscape. (amended February 2016)
- Parameter Plan - Phasing Plan.
- Illustrative Layout
- A Density Plan
- Sustainability and Energy Statement
- Design and Access Statement – Amended 29.01.2016 including:
 - Planning Statement
 - Crime reduction
 - Economic Statement
 - Photographs
 - Statement of Community Involvement
 - Landscape Details
 - Lighting assessment
 - Open Space and Parking.

- Section 106 Heads of Terms, Affordable Housing Statement and Community Infrastructure Levy report.
- Environmental Statement with 16 chapters Inc. Chapter 11 (Transport and Access) Amended February 2014.
- Environmental Statement Technical Appendices – amended February 2014
- Environmental Statement Addendum: Non-Technical Summary – Amended February 2016
- Hotel Sequential Test Assessment.
- Off site Highways Mitigation (amended February 2016)
- TN Supplementary Note TN2 V3 (October 2017)
- Revised formal open space 15-M024 018 revB (November 2017)

For the avoidance of doubt a new application has been submitted for Wintringham park under reference 17/02308/OUT and its currently under consultation. The application is described as:

Hybrid planning application comprising:

- 1) *Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and*
- 2) *Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.*

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.
- 2.2 Paragraphs 203-205 state that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:
- * necessary to make the development acceptable in planning terms;
 - * directly related to the development; and
 - * fairly and reasonably related in scale and kind to the development.
- Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.”

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H23: “Outside Settlements” –
 - H31: “Residential privacy and amenity standards”
 - H37: “Environmental Pollution”
 - H38: “Noise Pollution”
 - E1: “Economic and Employment Growth”
 - E2: “Provision of Land”
 - S6: “Small Shopping Centres” –
 - S14: “A3 Uses”
 - T18: “Access requirements for new development”
 - T19: “Pedestrian Routes and Footpath”
 - T21: “Public transport services”
 - R1: “Recreation and Leisure Provision”
 - R2: ”Recreation and Leisure Provision”
 - R3: “Recreation and Leisure Provision”
 - R6: Adequate provision of Public Open Space

-
- R7: "Land and Facilities"
- R8: "Land and Facilities"
- R12: "Land and Facilities"
- R13: "Countryside Recreation"
- En2: "Character and setting of Listed Buildings"
- En12: "Archaeological Implications"
- En13: "Archaeological Implications"
- En17: "Development in the Countryside",
- En18: "Protection of Countryside features"
- En20: "Landscaping Scheme"
- En22: "Conservation"
- En23: "Conservation"
- En24: "Access for the disabled"
- En25: "General Design Criteria"
- CS5: "Health and Social Services"
- CS6: "Improvements to Library Services"
- CS8: "Water"

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL5 – Quality and Density of Development
- HL6 - Housing Density
- HL10 - Housing Provision
- OB2 – Maintenance of Open Space

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS2: "Strategic Housing Development"
- CS4: "Affordable Housing in Development"
- CS7: "Employment Land"
- CS8: "Land for Retail Development" –
- CS10: "Contributions to Infrastructure Requirements"

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

3.4 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (2011)

- CS1: "Strategic Vision and Objectives for Sustainable Minerals Development" –CS2: "Strategic Vision and Objectives for Sustainable Waste Management Development"
- CS7: "Recycled and Secondary Aggregates"
- CS14: "The Scale of Waste Management Provision"
- CS15: "The Location of Future Waste Management Facilities"
- CS16: "Household Recycling Centres"
- CS17: "Waste Water Treatment Works"
- CS22: "Climate Change"
- CS23: "Sustainable Transport of Minerals and Waste"

- CS24: “Design of Sustainable Minerals and Waste Management Facilities”
- CS28: “Waste Minimisation, Re-use, and Resource Recovery”
- CS29: “The Need for Waste Management Development and the Movement of Waste”
- CS30: “Waste Consultation Areas”
- CS32: “Traffic and Highways”

3.5 Huntingdonshire Local Plan 2036: Consultation Draft 2017:

- LP1 “Strategy for Development”
- LP2 “Green Infrastructure”
- LP3 “Contributing to Infrastructure Delivery”
- LP4 “Waste Water Management”
- LP8 “The Countryside”
- LP9 “Flood Risk”
- LP10 “Design Context”
- LP11 “ Design Implementation”
- LP12 “Strategic Placemaking”
- LP13 “Amenity”
- LP14 “Surface Water”
- LP15 “ Sustainable Travel”
- LP16 “Parking Provision”
- LP17 “Established Employment Areas”
- LP21 “Local Services and Community Facilities”
- LP22 “Tourism and Recreation”
- LP23 “ Affordable Housing Provision”
- LP24 “ Housing Mix”
- LP25 “Specialist Housing”
- LP29 “Health Impact Assessment”
- LP31 “ Trees, Woodland, Hedges and Hedgerows”
- LP34 “Heritage Strategy”
- LP35 “Heritage Assets and their Settings”
- LP36 “Renewable and Low Carbon Energy”
- LP37 “Air Quality”
- LP38 “Ground Contamination and Groundwater Pollution”
- Strategic Expansion Location “St. Neots East”

Proposed Allocation (Mixed use) SEL 2 “Eastern Expansion, St. Neots” – sets out the allocation for a mix of uses including residential, employment, retail, education and community facilities, green open space and transport infrastructure improvements. It details that successful development of the site will require:

- A satisfactory resolution of the impact of additional traffic on the A428 having regard to a transport assessment and travel plan.
- A masterplan completed as part of an outline application.

3.6 St. Neots Neighbourhood Plan

- A2 - “Development on the edge of St. Neots
- A3 - “ Designed to a high quality”

- A4 – “Landscape Backdrops”
- PT1 – “Sustainable modes of Transport”
- PT2 – Vehicle Parking
- PT2 – “Open Spaces”
- P4 – “Sustainable Drainage” (SuDs)
- RD3 – “Eastern Expansion Employment”
- RD4 – “Lifelong learning and skills”
- SS3 - “Community facilities and Services”

Additional Policy

- 3.7 The St. Neots Urban Design Framework (UDF):
- 3.8 The UDF has been developed by the district council in partnership with the main landowning and developer interests. It was adopted as council policy in February 2011.
- 3.9 The Huntingdonshire Design Guide 2017
- 3.10 The Huntingdonshire Landscape and Townscape Assessment 2007
- 3.11 The Huntingdonshire Developer Contributions SPD 2011

4. PLANNING HISTORY

- 4.1 This planning application was referred to the Development Management Panel in July 2014 ([Green Papers])

5. CONSULTATIONS

- 5.1 Full details of the consultation responses can be found in Section 5 of the 2014 report [Green Papers]. This report will focus on the responses to the consultation in March 2016.
- St Neots Town Council [SEE ATTACHED]
 - The Environment Agency
Comments remain the same as earlier comments, subject to sharing of their letter with the applicant.
 - CCC comments are to be read in conjunction with the 2014 report attached as a GREEN PAPER. Additional comments below
 - CCC Footpaths
No further comment.
 - CCC Highways
No objection. Full details of the highways position is set out later in this report
 - CCC Education
This site will require 1 x 2FE school at a cost of £8,649, 805.00, which include 2 x early years class rooms

- CCC Footpaths – no additional comment
- Natural England – no additional comment
- Central Bedfordshire Council
Central Bedfordshire Council does not object to the application subject to the following:
*The impact of town centre uses within the development on Central Bedfordshire's Town Centres, and in particular Biggleswade and Sandy, is demonstrated as not being harmful.
*The impact of the development on the Central Bedfordshire's highway network is demonstrated as not being harmful.
*Affordable Housing and school places/contributions towards local education are provided in line with your Council's adopted policy so as to ensure that the development does not place undue pressure on affordable housing and school places in Central Bedfordshire
- National Grid
NG has identified as bring in the vicinity of your proposed worked is a high pressure gas pipeline and the developers should consult the Gas Distribution Pipelines Team.
- Sport England – comments are awaited
- HDC Active Lifestyles – comments awaited
- HDC Operations (informal open space) – comments awaited.
- Historic England – no further comment
- Highways England - the funding for the Caxton Gibbet improvements would continue to be associated solely with the Wintringham Park development rather than jointly funded as per the other mitigation improvements. Conditions will be required Cambridge Rd and Barford Road improvements only.

6. REPRESENTATIONS

- 6.1 The application before Members in 2014 highlighted that there were 10 letters or representation. 5 were letters of objection and 5 were neither for nor against.
- 6.2 Since 2014 a further 4 representations have been submitted; 3 letters of objection from 1 individual and 1 further resident comment.

Objections:

- Road widths and and parking arrangements lead to significant on-street parking.
- Lack of a northern access
- The provision of facilities is eroded by developers over time.
- Facilities need to be phases in favour of the development, not the developer, with sufficient capacity from day 1 (roundhouse is at capacity)

Neither Objecting or Supporting the application:

- Needs to be considered with Wintringham park
- The A428 is already at peak capacity
- The development should be placed on hold such that first occupation coincides with A428 upgrade
- There are two vehicle access points to the whole estate (1250 homes) via the two roundabouts from Cambridge Road. A third of the estate would be cut off should there be a road blockage on Stone Hill.
- The Roundhouse school is oversubscribed and that therefore traffic movements along Cambridge Road are higher due to this at peak times.
- There is therefore likely to be increased traffic along Cambridge Road and towards the station by commuters aiming for fast services to London.
- No recognition of the changing demography of St Neots
- There is a higher than average proportion of social housing and a higher proportion of commuters living on Loves Farm. St Neots
- In 2018 there will not be enough reception school year places across St Neots for example.
- There needs to be reference to the St Neots town plan, the Mayors review of the town and how it is changing to ensure new infrastructure and travel plans for Loves Farm East and the connectivity of the existing new development and a plan to ensure it meets the needs of the rest of the town which is also changing.
- Loves Farm has a number of congestion and traffic issues due to incorrectly calculated traffic flow rates

7. THE ENVIRONMENTAL STATEMENT:

- 7.1 As noted in the first section of this report the development has been accompanied by an ES. The ES was scoped formally with the Council in December 2012. An ES was submitted with the original application. On the 28th February 2014 formal amendments were received to the original application. These included a Replacement Non-Technical Summary to the ES and an ES Addendum which included updates to chapters 1, 3, 10, 11, ES figures 3.1-3.4, 3.8 & 14.14. The replacement chapter relates to a reduction in housing numbers and an increase in employment/mixed uses.
- 7.2 On the 22nd February 2016 the ES information was updated, namely the Environmental Statement addendum 2016 and the Environmental Statement Non-Technical Summary 2016. The consultation commenced on the 17th March for 21 days.
- 7.3 The ES is considered to assess each issue satisfactorily for the purposes of the 2011, 2015 and 2017 Regulations. Clearly it is for the Council to consider whether it agrees or disagrees with the conclusions reached in each part of the ES and then to assess the impacts arising against planning policies and material considerations.

8. ASSESSMENT

- 8.1 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 the provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraphs 2, 11, 196 and 210 of the NPPF. 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”.
- 8.2 The development plan consists of:
- * Saved policies from the Huntingdonshire Local Plan 1995 (Parts 1 and 2)
 - * Saved policies from the Huntingdonshire Local Plan Alteration 2002
 - * Adopted Core Strategy 2009
 - * Huntingdon West Area Action Plan 2011
 - * Cambridgeshire & Peterborough Minerals and Waste Development Plan Core Strategy and Proposals Map C 2011 and Site Specific Proposals Plan and Proposals Map A and B 2012
- 8.3 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 land. In the consideration of this application the material considerations include the NPPF, national guidance, the emerging draft local plan policies including Proposed Allocation SEL2, the supplementary planning documents and other documents detailed above along with the comments received from consultees and all contributors where related to material planning matters.
- 8.4 The main issues to consider in assessing this application are those of the principle of development (including loss of existing land use, proposed uses and amounts), amount, indicative layout and scale parameters, access, transport and connectivity, economic development and employment, ecology, flood risk and drainage, archaeology and heritage assets, trees and landscape, noise and pollution, ground conditions and contamination, energy efficiency, waste, infrastructure requirements and planning obligations.

THE POLICY POSITION/PRINCIPLE OF DEVELOPMENT

- 8.5 The adopted Core Strategy 2009 sets out the strategic spatial planning framework for how it is considered Huntingdonshire will develop up to 2026. Policy CS2 of the adopted Core Strategy 2009 advises that “In the St. Neots Spatial Planning Area... about 2500 homes will be on greenfield land and about 1060 will be affordable. Provision will be in the first phase of a significant mixed use urban extension on Greenfield land to the east of the town” . Policy CS7 goes on to identify that about 25ha of employment land will be provided in a significant mixed use urban extension for B1, B2 and B8 uses on Greenfield land to the east of St. Neots. In addition to that policy CS8 identifies 9,000sqm of comparison floorspace will be located in St. Neots with priority given to proposals in the town centre but complementary and appropriate

development will be located as part of a significant mixed use urban extension to the east of the town.

- 8.6 As already highlighted under the policy section of this report, in February 2011 the 'St. Neots Urban Design Framework' (hereafter referred to as the UDF 2010) was formally adopted. This UDF was subject of a public consultation and consultation with Cambridgeshire County Council. It was developed by the District Council in partnership with the main landowning and developer interests. The purpose of the UDF 2010 is to describe the main planning and design factors and requirements that developers should address in delivering a sustainable urban extension to the east of St Neots. Excluding the existing Love's Farm development, the UDF 2010 has identified that sustainable urban extension has the capacity to provide land for the development of some 3,500 new dwellings and associated community facilities and services, schools, shops, recreation areas, open space and some 25ha new employment land.
- 8.7 St. Neots East, inclusive of this site is also known as SEL 2 on the Huntingdonshire Local Plan 2036: Consultation Draft 2017.
- *Development shall comprise:
 - *Approximately 3820 homes
 - *22 ha employment land (class B)
 - *Local centre (approximately 3ha)
 - *Neighbourhood centre (approximately 0.3ha)
 - *Specialist accommodation for older people
 - *Educational facilities
 - *Transport Infrastructure
 - *Strategic green space and open space.
- 8.8 Land east of the east coast mainline continues to be the primary direction of growth for St. Neots.

The Huntingdonshire Employment Land Study (2014)

- 8.9 This study has been carried out to accompany the emerging Local Plan to 2036, and responds to the development of the Enterprise Zone (EZ) at Alconbury Weald.. The conclusion of that report is that 25ha of employment land should remain the requirement as part of a development of approximately 3700 houses to the east of St. Neots up to 2036. It is considered that the proposed delivery of up to 3820 dwelling is compliant with the approach and advice of Proposed Allocation SEL 2.
- 8.10 The application site is classified as Grade 2 Agricultural Land. The Agricultural Land Classification system classifies land into five grades. The best and most versatile land is defined as Grade 1, 2 and 3a. The NPPF within paragraph 112 states that where significant development of agricultural land is demonstrated to be necessary, Local Planning Authorities should seek to use areas of poorer quality land in preference to that of higher quality. Through the Core Strategy Examination process it has been established that the loss of this area of agricultural land is acceptable.

THE DEVELOPMENT AMOUNT AND MIX

Layout and Scale

- 8.11 Layout and Scale are reserved matters. However to allow full evaluation and consideration of the development to determine whether the proposed amount of development can be satisfactorily accommodated on the site, an indicative layout plan is required detailing the approximate location of buildings, routes and open spaces, and scale parameters of upper and lower limits for the dimensions of the buildings and detail on the use of development. As the proposed development is Environmental Impact Assessment (EIA) development scale parameters are necessary.
- 8.12 The Density Plan: This plan is found on P51 of the amended Design and Access Statement (29.01.2016), submitted 23rd February 2016. The density plan highlights that the density of residential parcels will be primarily around 35 dwellings per hectare (dph), with a lower density (around 24dph) on the northern edge. A higher density of around 40 dph is proposed for the Cambridge Street Frontage, with a higher density (around 50dph) adjacent to the Cambridge Street Gateway. This is considered acceptable and in keeping with the character of the surrounding area and makes efficient use of the land.

Maximum Building Heights

- 8.13 Parameter Plan 3.2 (amended February 2016) sets out the storey heights. The majority of residential dwellings will be a maximum of 2.5 stories (ridge height not exceeding 11.2m -11.7m). The dwellings fronting Cambridge Street will not exceed 3 stories in height (ridge height not to exceed 14.2m). The dwellings along the northern edge will be a maximum of 2 stories in height, with a ridge height not exceeding 10.2m.
- 8.14 The ridge heights for the employment area are proposed to not exceed ridge heights varying from 14.2 – 14.7m.
- 8.15 Detailed heights and densities would be subject to scrutiny at reserved matters stage. Again, this is considered acceptable and in keeping with the character of the surrounding area.

Residential

- 8.16 The proposal before members is for 'up to 1020' dwellings. This quantum of housing being proposed for Loves Farm Phase 2 is considered by officers to be acceptable and broadly accords with the direction of thought of the UDF and is considered to be approximately 3700 for the purposes of policy SEL2 of Draft Huntingdonshire Local Plan to 2036: Consultation Draft 2017. To ensure the quantum of housing development does not exceed the target of 1020 houses, it is considered reasonable to attach a condition relating to the amount of development.

Other Uses:

- 8.17 The golden thread of the NPPF is the presumption in favour of sustainable development. There are 3 dimensions to sustainable

development: economic, social and environmental. Chapter 1 of the NPPF 'Building a strong, competitive economy' sets out the government's commitment to ensuring the planning system does everything it can to support economic growth. To achieve economic growth local planning authorities should plan proactively to meet the development needs of business.

- 8.18 Loves Farm Phase 2 seeks to deliver a designated mixed use area to the south east of the site. The scheme relating to this element of the proposal was amended in February 2014 and now proposes to deliver:
- 5.52ha for B1(a) office use (estimated employment generation 1,766 FTE employees)
 - 1.10ha for care home accommodation (estimated employment generation 120 FTE employees)
 - 0.48ha for a hotel (estimated employment generation 33 FTE employees)
 - 0.40ha for a public house (estimated employment generation 16 FTE employees)
 - 0.10ha for a nursery
- 8.19 The primary school will also generate employment and it is estimated that the school and the nursery will generate an estimated full time equivalent of 70 full time jobs.
- 8.20 The site will be accessed from Cambridge Street. The final details relating to scale, layout and appearance will be for consideration as part of any future reserved matters applications.
- 8.21 In February 2014 a sequential test for the hotel was submitted. That document utilised a methodology to provide an impact assessment and a review of alternative sites closer to the town centre. The conclusion of that report is that there are no available sites within the town centre to accommodate a 100 bed hotel. It further concludes that a comparative hotel is not available within the town and this proposal is likely to bring economic benefits to St. Neots.
- 8.22 The paramount theme is building sustainable communities with a high quality of life, by providing for essential infrastructure and community facilities and enhancing accessibility to facilities and employment. The Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) also makes reference to the need for residential institutions and supported living , which may include care homes for the elderly, disabled and vulnerable people. It is therefore considered that the hotel, care home and pub are acceptable as part of a sustainable mixed use urban extension.
- 8.23 LFP2 proposes approximately 27% of the 3820 dwellings proposed across the St. Neots East allocation. If it provided the same proportion of the 25ha of employment land, this would equate to 6.67ha. On this basis, the proposed provision of 5.52ha is an under provision on this site by approximately 1.15ha. However, the other uses will be employment generators and have a strong potential to employ people locally. This element is given significant weight and for that reason it is considered the mixed uses as proposed are acceptable. The mix of uses proposed on this site is considered appropriate as part of the provision of circa 25 hectares on WP and LFP2. The proposal thereby complies with the NPPF, policy CS8 of the Adopted Core Strategy 2009, proposed allocation SEL2 of the Draft Huntingdonshire Local

Plan to 2036: Consultation Draft 2017 and the thrust of advice in the UDF.

Phases

- 8.24 In February 2014 an amended phasing plan was submitted. This plan identifies that the residential elements of the site will be broken primarily into 5 phases, in addition to the school and employment areas (including the care home, hotel, public house and nursery)
- Phase 1 – located to the south west of the site and comprises 6 parcels
Phase 2 – located to the east of the access and comprises 2 parcels.
Phase 3 – located to the north west of the site and comprises 4 parcels
Phase 4 – located to the north east of the site and comprises 4 parcels
Phase 5 – located to the north of the site and comprises 5 parcels

The applicant proposes the following:

- 8.25 Years 1-2 : Undertake archaeological mitigation: construct the access off Cambridge Road, implement land forming and drainage features through the fox brook corridor and complete 145 dwellings near Cambridge Street.
- 8.26 Years 2-4: Complete an additional 370 dwellings and release land for the school site school, subject to agreement with CCC Education and commence marketing of the employment land
- 8.27 Years 4-6: Extension of principal spine road through the site, complete perimeter land form and open space features (unless pp conditions and S106 triggers require this to be delivered at different times), commence development of employment land (assuming market take up), complete an additional 300 houses.
- 8.28 Years 6-9: Completion of principal spine road through the site, complete any outstanding areas of POS and transfer to relevant body, continue construction of employment land, complete remaining 205 houses.

ACCESS AND TRANSPORT

- 8.29 The NPPF requires all developments that generate significant amounts of movement to be supported by a Transport Assessment (Para 32) and that large scale residential developments should have a mix of uses in order to undertake day-to-day activities, including work on site, with key facilities such as primary schools and local shops located all within walking distance of most properties (Para 38).
- 8.30 Travel Plans, Transport Assessments and Statements can positively contribute to:
- encouraging sustainable travel;
 - lessening traffic generation and its detrimental impacts;
 - reducing carbon emissions and climate impacts;
 - creating accessible, connected, inclusive communities;
 - improving health outcomes and quality of life;

- improving road safety; and
 - reducing the need for new development to increase existing road capacity or provide new roads.
- 8.31 They support national planning policy which sets out that planning should actively manage patterns of growth in order to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable

Local Highway Network

- 8.32 This application was accompanied by a Transport Assessment which has been amended and updated during the consideration of the application following discussions with Highways England, as Trunk Road authority and the County Council, as local highway authority. Residential, employment-related development, local facilities, and schools are all proposed within walking and cycling distances. The Transport Assessment considers the expected impacts of the development and an overview of the likely transport-related interventions for a fully-built out development. The application is supported by a substantial amount of technical modelling information, summarised in the Transport Assessment and associated appendices.
- 8.33 Given the passage of time since the Committee last saw this application, and having regard to the appeal against refusal of planning permission at Wintringham Park a further assessment was required to consider the assumptions and conclusions of the Loves Farm East Transport Assessment of March 2013 and confirm that they are still valid. WSP produced a series of notes following discussion with CCC Highways, the most recent being TN Supplementary Note TN2 V3 in October 2017, following Loves Farm TN Supplementary Note TN2 V1 dated 30 August 2017) These supplementary notes are to be read to be read in conjunction with the original Transport Assessment. Based on the evidence presented, CCC is satisfied that the conclusions of the March 2013 remain valid therefore have no objection subject to the inclusion of suitable conditions / S106.
- 8.34 The junctions relevant to this scheme are set out in paragraph 7.32 of the Original report to DMC members [Green papers] . For the avoidance of doubt they are:
- *Cambridge Road (B1428)/ Site Access (east)*
 - *Station Road/ Cambridge Road (B1428)/ Cromwell Road Double Roundabout:*
 - *Huntingdon Street (B1043)/ Cambridge Street (B1428)/ Church Street (B1043)/ High Street (B1428):*
 - *Huntingdon Road (B1043)/ Priory Hill Road/ Mill Lane Double Mini-Roundabout*
- 8.35 Section 5 and Appendix D of the TN Supplementary Note TN2 V3 in October 2017 have provided an updated position in respect of traffic flows and demonstrates that there is no material change from the 2014 position. CCC Highways are satisfied, subject to a condition requiring the development of a traffic monitoring strategy.

- 8.36 On the 24th September St. Neots Town Council submitted additional comments suggesting that there should be an additional 4 exists from this, the Loves farm development, onto Cambridge Street. Having due regard to the comments of CCC in their role as the Local Highways Authority, and that no additional information or justification has been submitted by the Town Council for additional access points, the request for 3 additional points of access into Loves farm Phase 2 is not justified, and therefore not reasonable to request from the developers. It is, however recognised that the consultation on TN Supplementary Note TN2 V3 is still live and any additional comments will reported on or before the Committee meeting.

Cyclist and Pedestrian Facilities:

- 8.37 In 2014 it was reported that Chapter 11 of the ES sets out that there are a number of provisions already in place for cyclists in this part of St. Neots due to the development of LFP1. In addition to a number of routes proposed between LFP1 and LFP2 to allow connections between key land uses and amenities throughout the site, a shared pedestrian footway/cycleway is provided along the northern side of the carriageway. Chapter 6 of the Planning, Design and Access Statement (PDAS) sets out further details relating to the bus, cycle and pedestrian connectivity between LFP1 and this scheme. The PDAS identifies 4 pedestrian links between LFP1 and LFP2. That approach remains the same within the PDAS amended in February 2016. The concerns regarding access from Whitson Way were clarified this is proposed to be a gated emergency access and a cycle/pedestrian route. CCC Highways continue to have no objection to use of this route for emergency vehicles, pedestrians and cycles.

Bus Infrastructure Provision:

- 8.38 Loves Farm TN Supplementary Note TN2 V1 dated 30 August 2017 also includes a Public Transport Strategy Note. This Technical Note has been prepared in order to provide an update to the public transport strategy for the Loves Farm East development. A review of the existing bus services has been undertaken and discussions have been carried out with Cambridgeshire County Council (CCC) regarding the proposed strategy. That Strategy Note looks at baseline services, principles of bus services, the proposed strategy and the proposed financial contribution. On the 15th September 2017 CCC Highways, in their role as LHA had no objection subject to a financial contribution to cover the delivery of the required bus service and the inclusion of Real Time Information Units (RTPIs)

Travel Plan

- 8.39 The TA sets out the existing bus provision in this part of St. Neots. The applicant proposes a public transport strategy to deliver a comprehensive bus service linking the whole site to the town centre and facilitating interchange with other available services. Concerns have been raised in respect of the bus routing which appears to be via Clarke Drive. However, the routing of buses has been carefully considered by Cambridgeshire County Council and found to be acceptable.

Strategic Highway Network/ A428

- 8.40 On the 6th April 2014 members supported the direction of discussions with Wintringham Park. That report discussed the impact of traffic generation on the A428. That discussion included the traffic generated from this development, namely Loves Farm Phase 2. For the avoidance of doubt the relevant extract from that report is included below.
- 8.41 *In reviewing the cumulative traffic and impact of this proposal it is assumed that some elements of the residential traffic from Wintringham Park and LFP2 will be drawn to the employment uses at Wintringham Park. The agreed internalisation factor of 14.78% within the TA has been applied to the outbound residential trips in the morning peak and the inbound residential trips in the evening peak. This figure has been agreed by both applicants and the relevant highway authorities.*
- 8.42 That view was maintained throughout the application for Wintringham Park , and subsequent appeal which was withdrawn on the 11th April 2017. Highways England have no objection to the proposal subject to a S106 agreement for highway improvements at Barford Road and Cambridge Road. That view was maintained in the comments received from Highways England on the 7th November which highlighted that any improvements to Caxton Gibbet will be the responsibility of Wintringham Park alone given the scale of that . Other improvements, namely Barford Road will be the subject of joint mitigation.
- 8.43 For the avoidance of doubt the Black Cat to Caxton Gibbet road improvements, are also part of the governments Road Investment Strategy April 2015 – March 2020. The relevant improvements are:
- A428/Barford Road Improvements (Highways England)
 - A428/Cambridge Road Improvements (Highways England)
 - Caxton Gibbet (Highways England)

The Oxford to Cambridge Expressway does not impact on this this scheme .

- 8.44 Highways conclusion:

This scheme has been reviewed by the Local Highway Authority and the Strategic Network Authority and found to be acceptable in respect of highway impacts subject to use of appropriately worded conditions and obligations which will be reported back to the Committee in due course, and anticipated in December 2017. TN Supplementary Note TN2 V3 (October 2017) is out to consultation at the time of drafting this report, and a further update will be provided on or before the Committee meeting.

HERITAGE ASSETS

- 8.45 Appendix 7 of the ES sets out the applicant's approach to archaeology and cultural heritage on the site. The nearest heritage assets are Tithe Farm to the north of the B1428/A428 roundabout and Monks Hardwick

Farm on Priory Hill to the northeast of the application site. These heritage assets are Grade 2 listed buildings. English Heritage has no objections and defer to HDC Conservation.

HDC Conservation comments:

- 8.46 *Tithe Farm: This listed property, despite the B1428/A428 to the south and the Loves Farm development to the east, still retains its open field, rural setting. It is surrounded on all sides by farmland and sits amongst its farmyard outbuildings. The development proposed under this application will run up to its closest eastern hedgerow, approximately 100m away from the principle listed structure and approximately 50m away from the closest farmyard structure. This development will clearly affect Tithe Farm's rural setting.*

"Monks Hardwick Farm: This property was listed early (1951), it is a moated site and sits on a ridge of land overlooking St Neots. I have not been able to gain access to this building but have driven along Priory Hill and the extent of the application's northern boundary. The same concerns are raised regarding the setting of this property as with Tithe Farm. In this case, the proposed development will run up to one side of the access track and stop approximately 400m from its moat".

- 8.47 There are some concerns regarding the setting of these listed heritage assets. Landscaping is not a matter for consideration at outline stage. The setting of these heritage assets will be carefully considered as part of any future reserved matters application for the site. It is considered that this proposal can be made acceptable and ensure the proposal will lead to less than substantial harm of the significance of the heritage assets. In accordance with paragraph 134 of the NPPF, it is considered that public benefits of this scheme will be significant and outweighs concerns relating to the significance of the heritage asset, and is therefore supported.

Archaeology:

- 8.48 Cambridgeshire County Council Archaeology advises that records demonstrate that the site is located in an area of high archaeological potential. The site is located within 500m of a main Roman road linking the towns at Godmanchester and St Neots which has had a significant influence on the pattern of settlement and land use in the Roman period. Archaeological excavations in advance of the Love's Farm development to the immediate west revealed evidence for extensive and intensive land use in the late prehistoric and Roman periods with areas relating to settlement, industry and agriculture (HER ECB2482). Elements of this land use clearly extend into the current proposal area.
- 8.49 Archaeological assets have also been identified within the current proposal area, including an enclosure group identified on aerial photographs (HER 19034). Non-intrusive surveys, including geophysical survey, have identified this as a likely Roman rural settlement and other sites of probable late prehistoric and Roman origin are also evident.
- 8.50 There are clearly significant archaeological assets within the proposed development area. However, at present the character, extent and significance of these are unknown. Furthermore, the non-intrusive

techniques employed to date can be effective at identifying sites of a particular character (enclosed, rural settlements of late prehistoric and Roman date) but these rely on features, predominantly enclosure ditches, where deposits are of sufficiently different character to the background subsoils, in appropriate conditions. The geophysical survey technique used can be less effective at identifying unenclosed sites, or settlements pre dating the late Iron Age.

- 8.51 At present, the application does not present a mitigation strategy, but does include a methodology for assessing the character and significance of archaeological remains likely to be affected by the development.
- 8.52 CCC Archaeology advise that without a pre-decision evaluation they do not have sufficient information to determine the impact of the development and are unable to advise on the mitigation requirements. For this reason they would object to the proposal and recommend that the application is refused in the absence of a pre-determination archaeological evaluation. A pre-decision evaluation would determine whether any assets need to be retained in-situ which may impact on the developable area of the site.
- 8.53 The applicant advises that the land is currently in agricultural use and it is not possible to carry out a pre-determination mitigation strategy. Instead, they propose to undertake the evaluation between the grant of any outline permission but prior to the submission of reserved matters. It is normal for most financial contributions secured via a S106 agreement to be calculated based on the actual amount of development that is implemented. However, in this instance the applicant has stated that where there are going to be fixed sums for certain items (e.g. primarily infrastructure), which will be split between Wintringham Park and Loves Farm East on an equalised basis, then they accept that those sums will remain unaltered if the quantum of employment/commercial floor space and/or no. of dwellings has to be amended in light of any significant archaeological finds that reduce the developable area of the site. As this is an outline application, there remains flexibility at the reserved matters stage to retain some finds in situ without reducing the developable area. The applicant's commitment to pay the fixed sums is important to ensure that, if the amount of developable land is ultimately reduced due to the need to retain assets in-situ, all the necessary infrastructure for the WP and LFP2 developments, and the improvements to the strategic highway network in particular, will still be secured. The Section 106 Agreement and any planning permission will need to cater for this scenario.
- 8.54 Taking into consideration that the applicant accepts the risk associated with not investigating the likely level of archaeology to be on site prior to determining this planning application, it is considered that the necessary archaeological investigation, recording and where necessary preservation can be secured and the fixed sums for infrastructure and community requirements can be secured via a section 106 agreement.

TREES, LANDSCAPING AND OPEN SPACE

- 8.55 HDC landscaping team have made suggestions that can be applied to a future design code to inform applications for reserved matters. This scheme is also required to provide informal open space equating to

5.039ha (including 2.591 ha green amenity space). The applicant is proposing to provide the required amount of informal open space. A break down of the informal open space provision and maintenance costs is set out in more detail under S106 matters that are necessary to make the development acceptable. .

ECOLOGY AND BIODIVERSITY

- 8.56 Appendix 9 of the ES sets out the applicant's approach to ecology and biodiversity on the site. Natural England has reviewed the submission and is of the view that the applicant has not covered green infrastructure in sufficient detail and recommend a green infrastructure strategy is secured by way of a planning condition. They are satisfied with the mitigation measures proposed, with the exception of the impact of the proposal on farmland birds and encourage off site provision to be considered by the LPA as they are unlikely to be accommodated on site. It is considered that in view of the proposed enhancements this proposal can be made acceptable by way of a planning condition demonstrating the protection of designated areas for nesting birds.

CONTAMINATION

- 8.57 Appendix 6 of the ES contains the Desk Study (report reference WM10526, dated March 2013). HDC's Environmental Protection Officer has reviewed this proposal and concludes that this scheme can be made acceptable by way of applying conditions to ensure that the applicant complies with the recommendations contained within section 7.10 of the above report. If additional contamination is identified, mitigation measures should be submitted to and agreed with the local planning authority

NOISE AND POLLUTION

- 8.58 Appendix 13 of the ES sets out the applicant's approach to noise and vibration from development of this site. Cambridgeshire County Council expresses concerns in respect of the location of the Care Home in such close proximity to the school. The care home is classed as C2 and it has not been specified for a particular user group. It is considered that the relationship between the care home and the school/ Tithe Square can be carefully considered as part of any reserved matters application. A condition for construction activities that have the potential to impact upon residential amenity by way of noise is recommended to the hours 07:00 – 19:00 Monday to Friday and 07:30 – 13:00 on Saturdays. A Construction Environmental Management Plan would also be conditioned and will need to include any noisy equipment of plant.

FLOOD AND DRAINAGE

- 8.59 Appendix 8 of the ES sets out the applicant's approach to surface water drainage and flood risk, following consultation with the EA.
- 8.60 The ES addresses Flood Risk, Water Quality/Waste Water and Water Resources. Fox Brook, where it runs north of the balancing pond to LFP1 is in EA flood zone 3 (SFRA 1:100) . The remainder of Fox Brook is not within a designed flood zone.

- 8.61 The EA consider the Outline Drainage Strategy will be a significant benefit for the existing downstream development areas. The FRA has also demonstrated via watercourse modelling and the drainage strategy that the development itself will not be at risk of flooding and will not cause or exacerbate flood risk elsewhere. However, detailed design will need to be agreed prior to commencement of the development for a number of matters regarding drainage and flood risk.
- 8.62 A SuDs system is proposed to manage surface water run-off and the EA has advised minimum floor levels throughout the site.
- 8.63 The EA recommend conditions relating to
- Surface Water Drainage Strategy
 - A detailed layout scheme
 - A scheme for the future responsibilities for the management of the surface water drainage scheme
 - On-Site foul water
 - A remediation strategy for contamination risks on site
 - A verification report
 - A remediation strategy for previously unidentified contamination
 - A scheme for the improvement and/or extension of the existing sewerage system
- 8.64 If the EA have any additi they will be reported on or before the Development Management Committee meeting.

CRIME PREVENTION

- 8.65 This scheme has been reviewed by the Cambridgeshire Architectural Liaison Officer who has no objection to this scheme. That view was reiterated on the 2nd November 2017.

WASTE

- 8.66 The proposed development is located on a Greenfield site, therefore it is not expected there will be any significant demolition waste arising. The proposed development is not considered to cause any significant adverse impacts in respect of production of waste and is therefore considered to be compliant with national and local planning policy in this regard, subject to condition for a Construction Environmental Management Plan (CEMP).

FIRE HYDRANTS

- 8.67 This proposal has been reviewed by Cambridgeshire Fire and Rescue. They proposed that adequate provision be made for fire hydrants which may be secured by way of a S106 agreement or a planning condition. A condition would secure provision.

SOCIO-ECONOMIC IMPACTS

- 8.68 Chapter 7 of the ES assesses the potential impacts and likely significant socio-economic effects of the Proposed Development.

- 8.69 New development should ultimately be sustainable. The NPPF recognises that development has an economic and social dimension to build a strong, responsive and competitive economy and to support strong, vibrant and healthy communities.
- 8.70 This proposal will deliver additional housing, a new school, community facilities, open space, contribution toward health care facilities, and employment opportunities. This scheme proposes 1935 Full Time Equivalent Jobs.
- 8.71 Overall it is considered that the proposed development will create a beneficial socio-economic impact and is acceptable in this regard.

INFRASTRUCTURE REQUIREMENTS AND PLANNING OBLIGATIONS

9. (Regulation 122) require that S.106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 9.01 Without prejudice to the eventual determination of the planning application, negotiations will be held with the applicants in order to determine the extent of the obligations required to make the development acceptable. These negotiations will be in line with the Regulations. The contributions required by policy and/or being sought by consultees are summarised below. Other relevant matters will be addressed via specific planning conditions.
- 9.02 This section will focus on what is considered to be necessary to make the development acceptable. Full details on what was originally sought, including infrastructure that was not deemed necessary or should be sought under the Community Infrastructure can be found in the original report, as part of the Green Papers.

CIL Phasing

- 9.03 Viability discussions are underway and there will be a further report to the Committee in due course. However, it is assumed that any permission would be subject to a CIL phasing condition

Affordable Housing

- 9.04 The site is over 0.5 hectares in size and therefore this development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4, the Developer and Contributions SPD (part A). The provision should be made on site and with a tenure split of 70% social rented and 30% shared ownership. This would equate to 408 dwellings. The policy does however acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations, including viability, will be taken into account.

- 9.05 Affordable housing will be part of ongoing S106 negotiations and will be reported back to the Committee in due course.

Informal Open Space

- 9.06 The quantum of information open space remains the same as paragraph 7.52 of the 2014 report, namely

Calculations			
Population = 1020 x 2.33 = 2377 people			
	Requirements of SPD	Population	Area Required
Parks and Gardens	0.00048	2377	1.141
Natural & Semis Natural Green Space	0.00023	2377	0.547
Allotments & Community Gardens	0.00032	2377	0.761
Amenity Green Space	0.00109	2377	2.591 **
Total Informal space	0.00212	2377	5.039

** This Amenity Green Space is made up of the following:-			
	Requirements of SPD	Population	Area Required
Play Facilities - Casual space for play	0.00055	2377	1.307
Play Facilities - Equipped	0.00025	2377	0.594
Left over Green Spaces (Amenity Green Space)	0.00029	2377	0.689
Amenity Green Space			2.591

- 9.07 On the 8th November the applicant has submitted plan 019_Public Open Space Areas_16_M024_7.11.2017 to demonstrate how the quantum could be delivered on site. That plan is out to consultation and a further update will be reported on or before the Committee meeting.

Formal Outdoor Sports Provision

- 9.08 The applicant is seeking to provide the quantum of open sports (3.9ha of flexible sports use) required along with ancillary parking and changing facilities. On the 2nd of November a revised plan was submitted, along with plan 019_Public Open Space Areas_16_M024_7.11.2017, submitted on the 8th November, both of which are under consideration at the time of this report. A further update on how will be submitted on or before the Committee meeting.

Formal Indoor Provision

- 9.09 HDC Environmental and Community Health Services advise of the following indoor sports requirements:
- 9.10 Sports Halls/Indoor Sports Space Swimming Pools Contribution Indoor Bowls Synthetic Turf Pitches
- 9.11 The need for a full facility will not be generated from a development of this size, but some provision should still be sought and in particular

indoor sports space should be provided as part of any community building where a full sports hall is not practicable.

- 9.12 Indoor sports facilities is listed as a possible negotiated requirement within the SPD (para 5.4). With regard to the statutory tests, it is considered that a contribution can only be requested if this is related to a specific identified project. This project would need to be on site and specifically related in scale and need to the development.
- 9.13 Projects off site would fall within CIL. As a contribution is sought for a project off site, as highlighted in the report of 2014, in this case there is considered to be no justification for seeking an obligation as part of the S106 Agreement. England

Education Requirements

- 9.14 Core Strategy policy CS10 and policy LP2 of the Draft Local Plan to 2036 are relevant to this infrastructure requirement. Proposed allocation SEL 2 advises that the successful development of this site will require primary school provision. Part G of the SPD is also relevant.
- 9.15 CCC education have been consulted and confirm that the site will require 1 x 2FE school (420 places) with an early years facility comprising 2 classrooms (52 places) at a cost of £8, 649, 805. It is noted that this is higher than originally suggested, and higher than suggested within the Developer Contribution SPD. Having regard to indexation from when this application was first considered, this is considered reasonable and will be secured via the S106 agreement.
- 9.16 For the avoidance of doubt Secondary education contributions were agreed through the CIL charging schedule, in partnership with the County Council. Wintringham Park and LFP2 formed part of the evidence base for the CIL examination, which came into effect on the 1st May 2012. For that reason S106 contributions towards secondary school education are not being sought as part of this proposal.

Community Facilities

- 9.17 Policy CS4 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy 2009 and policy LP2 of the Draft Local Plan to 2036 are relevant to the provision of community facilities. Part E of the SPD also refers and states that on site provision within the development can be sought to accommodate identified community building needs. The application includes 0.1h of community development (Use Class D1) proposed to be used as a nursery. Dual use of the school building will also be explored. In addition, this development would be expected to contribute towards the provision of community facilities in the District Centre on Wintringham Park. Further details will be reported to the committee in due course.

Health Requirements

- 9.18 Policy CS10 of the Core Strategy seeks to secure appropriate health service facilities to meet the needs of communities from new development sites. Policy LP2 of the Draft Local Plan to 2036 relates to provision for infrastructure needs and Part D of the SPD refers to

health service facilities. Within paragraph D.10 the SPD states that the Council will negotiate with the prospective developers with a view to securing the necessary health service facility needs for the development. The SPD sets out how this will be assessed

- 9.19 A new facility will be required east of the rail line, to provide necessary services to the future occupiers of Wintringham Park and LFP2. It is proposed that this facility will be constructed on Wintringham Park, however, LFP2 will need to make the necessary contributions to health provision within the S106 process. The NHS estimates that 1000sqm will be required to deliver health services. However, they request that flexibility to this approach is built into the S106 process.

Residential Wheeled Bins

- 9.20 Each dwelling will require the provision of one black, blue and green-wheeled bin. The cost of such provision in 2017 is £68.59. For flats within the development, communal 1100 litre bins could be provided rather than individual bins for each dwelling. The cost for communal bins in 2017 is £669.. As such a formula based approach is suggested with the scheme and final details will be secured through the S106 Agreement.

CCC Libraries

- 9.21 Policy CS6 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy and policy LP2 of the Draft Local Plan to 2036 relate to the provision of library facilities. Part F of the SPD also refers to libraries and lifelong learning. The Public Libraries, Archives and New Development: A Standard Charge Approach was first published by the Museums, Libraries and Archives (MLA) Council in 2008 and sets the nationally recognised standards.
- 9.22 The County Council have stated that the requirement for a contribution is determined according to the County Council's Service Levels Policy for the provision of a range of levels of library service to ensure equality of access across the County. An increase in population generated through new development will require an increase in the level of resources to be made available. Financial contributions are sought for new library provision at £97.00 per head of population increase.
- 9.23 This obligation is considered to meet the statutory tests and is compliant with policy and the SPD.

Transport Matters

- 9.24 Policies T11, T18 and T21 of the Huntingdonshire Local Plan 1995, CS10 of the Core Strategy and policies LP17 and SEL2 of the Draft Local Plan are relevant. Transport and highways is included within the SPD as a negotiated requirement which is dependent on the development and its impact on the local area.
- 9.25 The County Council as Local Highways Authority and the Highways Agency have requested a number of measures to include within the S106 Agreement.

- 9.26 In addition to matters already discussed in this report financial contributions are sought toward off-site real time passenger information facilities and a bus contribution. A figure has not yet been specified.
- 9.27 Transport contributions will be discussed as part of future S106/viability discussions. However, matters relating to on-site works and travel plans can be secured through imposition of appropriately worded planning conditions. Given the relationship with Wintringham Park this will need careful negotiation with all parties. Details will be reported back to the committee in due course.

CCC Water Management

- 9.28 SuDs measures will be designed by the applicant. The detailed design and associated costs are unknown at this outline stage. The detailed design would be agreed by condition. The S.106 obligation would need to ensure the appropriate maintenance of the infrastructure and is necessary to make the proposal acceptable, and is directly, fairly and reasonably related to the development.

Archaeology

- 9.29 Taking into consideration that the applicant accepts the risk associated with not investigating the likely level of archaeology to be on site prior to determining this planning application, it is considered that the necessary archaeological investigation, recording and where necessary preservation can be secured and the fixed sums for infrastructure and community requirements can be secured via a section 106 agreement.

THE PLANNING BALANCE:

- 10 Policy CS1 of the adopted Core Strategy 2009 sets out the criteria for sustainable development and is broadly consistent with the NPPF. Having regard to the NPPF paragraph 215, this policy is considered to have full weight, given the NPPF requirement for development to be sustainable and jointly and simultaneously achieve economic, social and environmental gains
- 10.1 The policies relevant to the supply of housing (En17 and H23 of the Huntingdonshire Local Plan (HLP) and CS2 and CS3 of the Huntingdonshire Core Strategy (HCS)) were set against a lower Objectively Assessed Need figure. Therefore strict application of these policies would result in failure to achieve the objectively assessed housing need figure that the Council currently has identified as part of the emerging Local Plan to 2036, and these policies taken in isolation could be considered not to be up-to-date.
- 10.2 However the emerging Draft Local Plan to 2036 contains a number of site allocations which will meet the up-to-date housing needs figure and many of which already have the benefit of planning permission. As already highlighted in this report the Huntingdonshire Core Strategy 2009 forms part of the Development Plan. Policy CS2 of the HCS2009 identifies the Eastern Expansion of St. Neots as a direction of growth. As such the relevant Development Plan and Draft Local Plan policies relating to housing supply policies will ensure that the objectively assessed need up to 2036 will be met and these policies, along with

other planning permissions and resolutions to approve, provides a five year housing land supply with 20% buffer (which means these policies are considered up-to-date for purposes of NPPF 49).

- 10.3 The reduction in weight which should be given to the conflict of Development Plan policies (when considered in isolation) with the NPPF aims is very limited given that the Council's current development approach is ensuring a continuous supply of housing and provides a sound and sustainable policy framework for meeting our housing needs over the next 5 years, and the period up to 2036. As such these policies should be given significant weight in the determination of residential development proposals.
- 10.4 Having regard to policies relating to contributions - Saved policy OB2 of the HLP advises that financial contributions for the maintenance of open space may be sought to benefit the development. This is consistent with the social dimension under NPPF 7 which says that development should contribute to healthy communities and a high quality environment and also Core Planning Principle in NPPF 17(4) of the NPPF which requires a good standard of amenity and high quality design, and NPPF 73 which highlights the contribution that high quality open spaces can make to the health and well-being of communities. The degree of consistency between saved policy OB2 and the NPPF in this regard warrants giving policy OB2 significant weight.
- 10.5 Policy CS4 of the HCS seeks to secure 40% affordable housing provision for residential development (of above 15 or more homes). Chapter 6 of the NPPF 'Delivering a wide choice of high quality homes' notes that LPAs should significantly boost the supply of housing and refers to the need to provide market and affordable housing and states that policies should be set to meet the identified need for affordable housing. CS4 is based upon identified need and it is therefore considered that policy CS4 can be given full weight.
- 10.6 Policy CS10 in the HCS is the relevant policy for securing contributions to infrastructure requirements, including affordable housing, open space and waste recycling facilities. This policy is consistent with NPPF 50, 203 and 204, and therefore carries significant weight. This policy relates to the Developer Contributions SPD 2011, which sets out the standards and formulae for calculating developer contributions.
- 10.7 Having regard to flood matters Policy CS8 of the HLP seek to secure satisfactory arrangements for water supply, sewerage and sewage disposal facilities, surface water run-off, and land drainage. These are all consistent with considerations within the NPPF and can be accorded full weight.
- 10.8 Paragraph 216 advises that policies in emerging plans can be given weight from the day of publication according to:
- * the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - * the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - * the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the

emerging plan to the policies in the Framework, the greater the weight that may be given).

- 10.9 The Local Plan to 2036 is the only emerging plan which is engaged having regard to NPPF 216.
- 10.10 The draft Local Plan policies are still at a pre-submission stage and may be subject to change in the forthcoming stages. They have however been subject to public consultation and the extent of objections to individual policies are known. Furthermore these policies have been produced post publication of the NPPF and are therefore considered to be compliant with the objectives and principles of the NPPF.

SUMMARY:

- 11 Viability discussions have commenced and the applicant is committed is providing the quantum of formal and informal open space. Discussions are ongoing with the relevant stakeholders and a public consultation is underway at the time of writing this report. It is also acknowledged that a public consultation in respect of the local highway network also remains open at the time of drafting this report. A further update will be reported back to the Committee.
- 11.1 It is considered that:
- the principle of development is acceptable in this location and compliant with the Development Plan and the NPPF
 - the proposed revised parameters of development are acceptable and demonstrate the site can appropriately accommodate the development as described
 - the proposed development will contribute to the creation of a mixed community integrating homes, jobs, services and facilities
 - it will promote healthy, active lifestyle through green space and sport and recreation facilities
 - it will maximise opportunities for use of public transport, walking and cycling
 - it will minimise pollution
 - it will manage flood risk and drainage effectively
 - it will have less than substantial harm to heritage assets that is outweighed by the community benefits
 - it will have no significant adverse impacts on features of landscape or ecological value
 - it will incorporate energy efficiency measures
 - it will generate an acceptable level of waste and promote recycling, and
 - it will provide appropriate infrastructure to meet the needs generated by the development
- 11.2 Having regard to national and local planning policies, the ES and all comments received, and subject to the resolution of the matters identified above, it is considered that the amount of development and proposed uses are acceptable in principle, the amount of proposed development can be satisfactorily accommodated on the site and the development can deliver a sustainable extension to St Neots.

- 12. RECOMMENDATION** - For the Head of Development to continue to seek a resolution of the issues relating to open space requirements and local highway requirements , and to continue to negotiate obligations based on the principles established in this report and the report of July 2014 to make the development acceptable in planning terms and subsequently report back to the Panel on the outcome of these discussions together with suggested matters to be the subject of conditions

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Clara Kerr Planning Services Manager (Growth) 01480 388430**

DEVELOPMENT MANAGEMENT COMMITTEE – 20th November 2017
LATE REPRESENTATIONS SUMMARY

Agenda

Item No. Address & Description

5 (a) Outline application for the development of up to 1020 dwellings, up to 7.6has of mixed uses including a nursery/crèche (use class d1), public house (use class a4), hotel (class c1), care accommodation (use class c2) and employment uses (use class b1), connections with loves farm, on-site roads and pedestrian/cycle routes, open space and other related infrastructure.

- Further to paragraph 8.36 no further comments have been received. The County Council Highways (CCH) comments of approve, subject to appropriate conditions, remains valid.
- CCH have confirmed that improvements to the ECML relate to Wintringham Park only.
- Comments have been received from Highways England on the 17th November.

6(a) Proposed infill of land between existing residential properties to erect 3 detached dwellings with integral garages - land north of 215 Ugg Mere Court Road Ramsey Heights PE26 2RJ

CCC Highways as Local Highway Authority: The access and the vehicle to vehicle visibility is in accordance with the speed of the road and therefore acceptable.

No objections to that proposed, please append the following conditions to any consent granted

- access min width of 5m for min distance of 10m
- prior to first occupation sufficient space on site for parking and turning
- prior to the first occupation visibility splays provided and thereafter maintained
- permitted development rights removed for gates
- prior to the first occupation the vehicular access shall be laid out and constructed in accordance with a scheme to be submitted to and agreed
- prior to commencement the vehicular crossing of the ditch/watercourse shall be constructed in accordance with a scheme to be submitted to and agreed
- access constructed with adequate drainage measures to prevent surface water run-off

Officer response: *If Members are minded to approve the application contrary to officer advice, the above conditions should be attached to any consent granted*

6(c) Change of use of part orchard, laying of associated hard standing, and demolition of existing barns to provide three additional Gypsy/Traveller mobile homes, erection of new washroom facilities and retention of play area – Hilltop Orchard, St Ives Road, Somersham PE28 3ET

APPLICATION INVALIDATED AND WITHDRAWN FROM THE PLANNING COMMITTEE AGENDA FOR 20 NOVEMBER 2017

A signed Unilateral Undertaking received after 2pm today has revealed that the site is not in the ownership of the applicants. Land ownership Certificate A which was submitted with the application only applies when the applicant is the sole owner of the land. The correct certificate when the applicant is not the sole owner and the names and addresses of all the other owners are known is Certificate B.

In order to be valid, a planning application must comply with the national information requirements. Paragraph 024 of the section of the national Planning Practice Guidance which relates to Making an Application states that applications for planning permission must be accompanied by an ownership certificate providing details about the ownership of the application site and confirming that an appropriate notice has been served on any other owners. An application is not valid and therefore cannot be determined by the local planning authority, unless the relevant certificate has been completed.

The application is therefore withdrawn from this agenda.

6(d) Erection of dwelling - Land AT 26 The Mallards St Ives PE27 6HT

CCC Highways as Local Highway Authority: No objections in principle as parking is similar to the surrounding properties, the proposed access from number 26 will be required to be located as far to the North as possible, be of single access width and incorporate appropriate pedestrian visibility. Please append the following conditions to any consent granted

- the new vehicular access to the existing dwelling from the Mallards shall be positioned as far to the north-west as possible
- permitted development rights removed for gates
- prior to the commencement of the first use the vehicular access shall be laid out and constructed in accordance with a scheme to be submitted to and agreed
- prior to the commencement of the first use on-site parking shall be laid out and retained
- prior to the commencement of the use visibility splays provided and thereafter maintained
- access constructed with adequate drainage measures to prevent surface water run-off

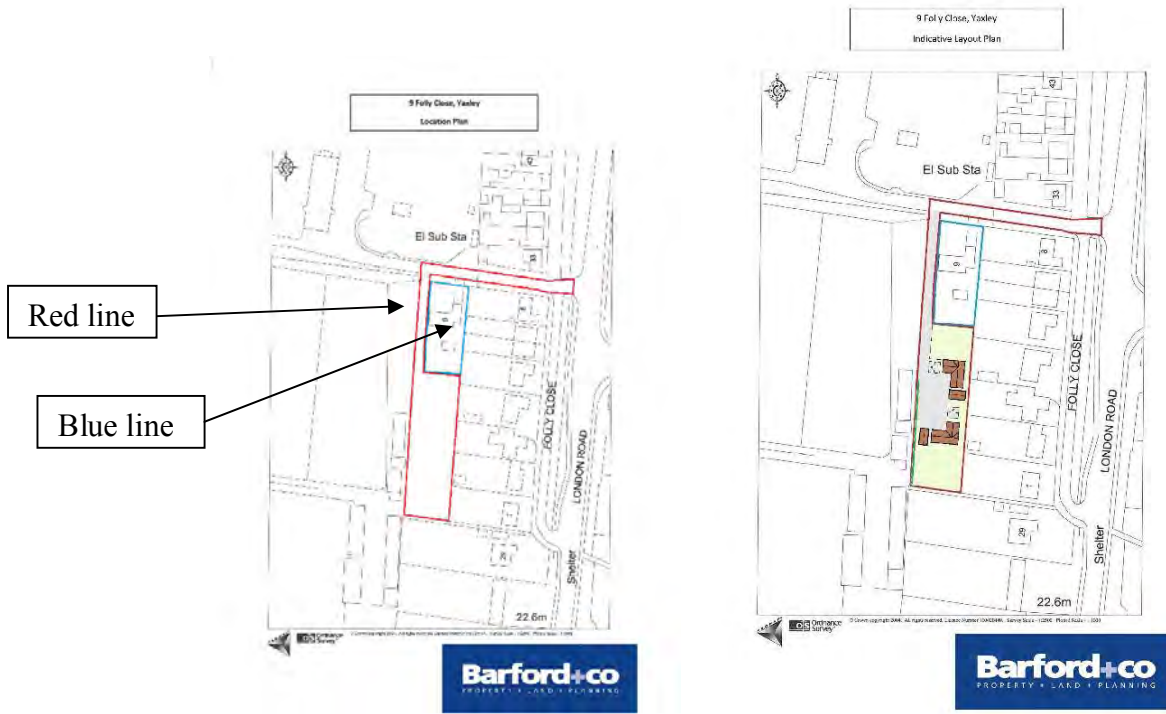
Officer response: If Members are minded to approve the application, the above conditions should be attached to any consent granted.

6(e) Erection of two dwellings, including associated detached garages and hardstanding - Land At 9 Folly Close Yaxley

- Since the report was drafted officers have received a second email from the occupants at 3 Folly Close. The email raises the following points:
 - The report is not correct – the report states that the site is to be accessed from Folly Close along an adopted road
 - The access road is a private road for use of the residents of nos 1-8 Folly Close and has to be maintained by them
 - that not enough consideration has been given to the Comments from Third Parties

Officer response: Can confirm as stated in paragraph 5.2 of your report that the proposed development is served directly from a private road. In addition, a summary of the third party representations are included in paragraph 6.2 of your report, and an officer's response to each of the issues raised by third parties are available on pages 239 and 240 of the report.

- Parish comments and plans are missing from the published officer's committee report. Parish comments attached and plans below.



6(f) Hybrid application for proposed residential development of 5 dwellings accessed from Peppercorns Lane (outline), new access to cricket club from Shakespeare Road and change of use of land to town park (full) Land North Of 17 Peppercorn Lane Eaton Socon

1. Additional information submitted since Officer report prepared:

The applicant submitted 2 reports on 15th November 2017. The two reports are:

-Skilled Ecology Consultancy Ltd: Biodiversity enhancement scheme and management plan for proposed development and town park November 2017

-Tree survey, arboricultural impact assessment, tree protection plan and arboricultural method statement November 2017 by Richard Morrish Associates Ltd regarding the area around the proposed cricket club access off Shakespeare Road.

The Landscape officer and Bedfordshire and Cambridgeshire Wildlife Trust have been consulted and their advice is awaited on the report by Skilled Ecology Consultancy Ltd.

The Skilled Ecology Consultancy Ltd report has also been submitted to St Neots Town Council for information/ comment.

The applicant submitted a wheeled bin unilateral undertaking on 17th November 2017.

2. Additional representations submitted since report written:

Historic England: No comments regarding the access revisions

CCC Highways: No objection to revised accesses subject to conditions.

One Third party objection: 29 Shakespeare Road objects on safety grounds to new cricket club access

HDC Tree Officer: Objects to proposed access to Shakespeare Road: The proposal would harm two veteran Ash trees (T1 and T2 in the submitted arboricultural report) as inadequate space has been allowed for their long term retention and maintenance, contrary to the advice in BS5937:2012.

3. Officer response:

3.1. Reason 1 of the recommendation still applies (pages 268 and 269 of the report)

3.2. The CCC Highways Officer does not object to the revised access plans and the plans are considered to overcome the highways part of reason 2.

3.3 However, taking the advice of HDC Tree Officer into account, it is recommended that reason 2 be revised to:

'The proposed vehicular access and cycleway from Shakespeare Road to the cricket club would harm two significant veteran Ash trees (T1 and T2) located south of the new road and cycleway (National Cycle Route 12) and adjoining path/cycleway 194/56 as inadequate space has been allowed for their long term retention and maintenance, contrary to the advice in BS5937:2012. Harm to the Ash trees would detract from the character and appearance of the conservation area and views into and out of the conservation area and the proposal would therefore fail to preserve or enhance local character and distinctiveness, contrary to policies En18 En5 and En9 of the Huntingdonshire Local Plan (1995) and LP31 and LP35 of the Huntingdonshire's Local Plan to 2036: Consultation Draft 2017'.

3.4 The consultation period on the revised access plan and revised documents expires after the committee meeting. The recommendation on reason 3 remains under review (regarding ecology and biodiversity enhancement) because the advice of the Landscape officer and Bedfordshire and Cambridgeshire Wildlife Trust on the report by Skilled Ecology Consultancy Ltd is awaited.

3.5 However, as a satisfactory wheeled bin unilateral undertaking has been received, reason 4 for refusal can be removed.

3.6 Subject to the consultations and notifications raising no new material new issues the recommendation on page 268 is revised to adjust reason 2 and exclude reason 4 as explained above:

3.7 Recommendation: that Members resolve to refuse the application for the reasons set out below. However, reason 3 may fall away, as set out above, and it is recommended that the decision be delegated to the Head of Development.

Recommendation Refuse for the following reasons:

1. The proposed residential development is a non-essential residential development in the countryside outside the built-up area of Eaton Socon in St Neots Conservation Area which

would not be appropriately located in the built up area of St Neots, and would not protect the character of the countryside and is therefore contrary to policy LP1 and LP5 of the Huntingdonshire's Local Plan to 2036: Consultation Draft 2017. The residential development fails to meet any of the exception criteria set out in the National Planning Policy Framework 2012 (NPPF) and local policies regarding development in the countryside (such as 'exceptional quality or innovative nature' sought by the NPPF or homes for rural workers (LP19 of Huntingdonshire's Local Plan to 2036: Consultation Draft 2017)) and is therefore unacceptable in principle.

The residential development would have an adverse impact on the character and appearance of the conservation area due to the loss of part of the former meadow/ remnant of countryside/ this rural part of St Neots Conservation Area, and the visual intrusion of the residential development in its wider rural setting and in views out of the built up area and from the rural area, for example in views from the public path to the north. The domestication/urbanisation of part of the site and the intrusion of the residential development into the open, relatively flat, pastoral landscape setting would harm the character and appearance of the conservation area and countryside, the setting of the scheduled monument (Scheduled Ancient Monument (The Hillings, Castle Hills)). The proposal would therefore fail to preserve or enhance local character and distinctiveness.

The residential development is not considered to contribute positively to the landscape value and character and appearance of the Great Ouse Valley as a key landscape corridor area and strategic green space separating Eaton Socon from Eynesbury. The public benefits of the additional housing and the proposed change of use of part of the application site for a public park (and transfer of ownership of the cricket club) have been taken into account but are not considered to outweigh the harm identified above, and the policy objections.

The residential development is therefore considered to be contrary to policies En5, En9 En17 and H23 of the Huntingdonshire Local Plan 1995, policies CS1, CS3 and CS9 of the adopted Core Strategy 2009, policy HL5 of the Huntingdonshire Local Plan Alteration (2002) and policies LP1, LP2, LP5, LP8, LP10, LP11, LP32 and LP35 of the Huntingdonshire's Local Plan to 2036: Consultation Draft 2017 and paragraph 55, and the overarching sustainability aims, of the National Planning Policy Framework (2012).

2. The proposed vehicular access and cycleway from Shakespeare Road to the cricket club would harm two significant veteran Ash trees (T1 and T2) located south of the new road and cycleway (National Cycle Route 12) and adjoining path/cycleway 194/56 as inadequate space has been allowed for their long term retention and maintenance, contrary to the advice in BS5937:2012. Harm to the Ash trees would detract from the character and appearance of the conservation area and views into and out of the conservation area and the proposal would therefore fail to preserve or enhance local character and distinctiveness, contrary to policies En18 En5 and En9 of the Huntingdonshire Local Plan (1995) and LP31 and LP35 of the Huntingdonshire's Local Plan to 2036: Consultation Draft 2017.

3. The application is considered to be accompanied by inadequate information to ensure that the proposal will not cause harm to protected species and habitats. The scope for a scheme to be secured to enhance biodiversity at the housing and recreation areas of the application site has been taken into account but is not considered to outweigh the potential harm caused with the lack of survey information. The proposal is therefore contrary the overarching sustainability aims of the National Planning Policy Framework (2012) and its aim to minimize impact on biodiversity, BS42020:2013 Biodiversity-code of practice for planning and development (2013) and policies En22 and R2 of the Huntingdonshire Local Plan 1995, CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and LP30 of Huntingdonshire's Local Plan to 2036: Consultation Draft 2017.

6(g) Proposed warehouse/office development including ancillary landscaping – Garden Farm, Great Staughton, PE19 5BE
Agent response to email (17.11.2017) from neighbour [abridged]:

Whilst Garden Farm was originally a mixed arable farm with a land holding far greater than that which comprises the application site, Barn B on the Site Plan and Block Plan accommodates livestock - 55 Highland cattle are currently registered on the holding (county parish holding (CPH) number 05/334/0111, herd number UK226902) – photos provided.

Other 'depots' are not depots but rather small satellite centres which are utilized to aid logistics. All of these buildings are less than 500m².

Great Staughton is the main distribution centre for the operation and is the **sole** office base for the business, with all key staff located there.

Other distribution centre locations are not viable for Zantra's business operation - agrichemical businesses serving the agricultural sector invariably have their distribution centres located on farms.

No meaningful evidence has been provided to substantiate the claims regarding a detrimental impact upon heritage assets, or elaborate on where harm is caused with regard to landscape impact, indeed it is noted that the Parish Council acknowledged that the development "will blend in well eventually".

Case No: 1300388OUT (OUTLINE APPLICATION)

Proposal: OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 1020 DWELLINGS, UP TO 7.6HAS OF MIXED USES INCLUDING A NURSERY/CRÈCHE (USE CLASS D1), PUBLIC HOUSE (USE CLASS A4), HOTEL (CLASS C1), CARE ACCOMMODATION (USE CLASS C2) AND EMPLOYMENT USES (USE CLASS B1), CONNECTIONS WITH LOVES FARM, ON-SITE ROADS AND PEDESTRIAN/CYCLE ROUTES, OPEN SPACE AND OTHER RELATED INFRASTRUCTURE.

Location: LOVES FARM EASTERN EXPANSION DEVELOPMENT AREA CAMBRIDGE ROAD

Applicant: GALLAGHER ESTATES

Grid Ref: 520713 260787

Date of Registration: 20.03.2013

Parish: ST NEOTS

RECOMMENDATION - To support in principle the proposed amount of development and the proposed uses; and that the Head of Development continue to negotiate obligations based on the principles established in this report to make the development acceptable in planning terms and subsequently report back to the Panel with details of the negotiations together with suggested matters to be the subject of conditions.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The proposed St. Neots Eastern Expansion is made up of 2 separate planning applications, separated by Cambridge Road, and comprises approximately 233.82ha of Greenfield land to the east of the existing town, that is currently in agricultural use for the growing of crops. It is located to the east of the East Coast Main Line railway track and to the east and south of the existing Loves Farm development. The wider expansion area is bounded to the south and south east by the A428 trunk road. To the north of the expansion area is Priory Hill public footpath (FP5) which leads to Monks Hardwick, and beyond that open countryside.
- 1.2 This report will focus on planning application 1300388OUT, known as Loves Farm Eastern Expansion/ Loves Farm Phase 2.
- 1.3 A report relating to the development to the south of Cambridge Road, known as Wintringham Park was presented at April's Development Management Panel where the Panel agreed that, subject to the resolution of issues described in that report, matters relating to the local highway network and public footpath no.54, *"To support in principle the proposed amount of development and the proposed*

uses; and that the Assistant Director, Environment, Growth and Planning continue to negotiate obligations based on the principles established in this report to make the development acceptable in planning terms and subsequently report back to the Panel with details of the negotiations together with suggested matters to be the subject of conditions”.

Planning application 1300388OUT:

- 1.4 This application comprises 71.52 hectares of arable land to the north of Cambridge Road (B1428). To the east of the site is Loves Farm Phase 1. To the north and east is open countryside. To the south east is Tithes Farmyard and buildings, which include a Grade II listed building. To the south is Cambridge Road and beyond that open countryside, which is subject of a separate application known as Wintringham Park (1300178OUT).
- 1.5 The balancing pond that serves Loves Farm Phase 1 (LFP1) is a central feature of the site, adjacent to the Fox Brook Corridor which connects LFP1 to the open countryside to the east. A public footpath (FP5) and Priory Hill farm track bound the northern edge of the site.
- 1.6 The topography of the site is not flat. There is a shallow valley forming the central area surrounding Fox Brook and the existing balancing pond, the land gently rises to the south, toward Cambridge Road. It also rises to the north, forming a plateau.
- 1.7 Access is the only matter to be approved at this stage with layout, scale, appearance and landscaping to be reserved for subsequent approval. The application seeks outline planning permission only for:
 - Up to 1020 dwellings
 - A primary school
 - Up to 7.6ha of mixed uses including (Use Class D1), nursery/creche (Use Class D1), public house (Use Class A4), hotel (Use Class C1), care accommodation (use class C2) and employment uses (Use class B1)
 - Connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space, and other related infrastructure.
 - Approval of 4 new accesses onto Cambridge Road
- 1.8 Hereafter this element of the St. Neots Eastern Expansion will be referred to as LFP2.
- 1.9 The Documents submitted:

This outline planning application is accompanied by the following documentation:

 - Application forms
 - Schedule of Application Documents – Amended February 2014
 - 1:5000 Location Plan
 - Parameter Plan – Outline Development Plan (amended February 2014)
 - Parameter Plan – Access and links (amended February 2014)
 - Parameter Plan – Building Storey Heights (amended February 2014)
 - Parameter Plan – Open Space and Landscape. (amended February 2014)

- Parameter Plan - Phasing Plan.
- Illustrative Layout
- A Density Plan
- Sustainability and Energy Statement
- Design and Access Statement – Amended 28th February 2014 including:

- Planning Statement
- Crime reduction
- Economic Statement
- Photographs
- Statement of Community Involvement
- Landscape Details
- Lighting assessment
- Open Space and Parking.

- Section 106 Heads of Terms, Affordable Housing Statement and Community Infrastructure Levy report.
- Environmental Statement with 16 chapters inc. Chapter 11 (Transport and Access) Amended February 2014.
- Environmental Statement Technical Appendices – amended February 2014
- Environmental Statement Addendum: Non-Technical Summary – Amended February 2014
- Hotel Sequential Test Assessment.

1.10 *Planning application 1300178OUT (Wintringham Park) is not for consideration at this time but the nature of the proposal is relevant That application is for:*

- Residential development of up to 2,800 dwellings (Use Class C3)
- Up to 63,500 sq. m (Gross Internal Area (GIA) of employment development (Use Classes (B1/B2/B8):

1.11 *District Centre including:*

- Up to 6,600 sq. m (GIA) of retail and service development (Use Class A1/A2/A3/A4/A5) (of which the supermarket is not more than 2,500 sq. m net sales floorspace);
- Up to 1,150 sq. m (GIA) of community development (Use Class D1) including a community centre and health centre;

1.12 *Local Centre including:*

- Up to 500 sq. m (GIA) retail and service uses (Use classes A1/A3/A4/A5);
- Up to 300sqm community space;
- Two 2-Form Entry Primary Schools (Use Class D1);
- Open space, play areas, recreation facilities and landscaping;

1.13 *Access to the site including:*

- Cambridge Road Western Access – Provision of a fourth arm at the existing roundabout junction of Cambridge Road / Dramsell Rise including pedestrian and cycle crossings;
- Cambridge Road Central Access – provision of a fourth arm at the existing roundabout junction of Cambridge Road / Stone Hill including pedestrian and cycle crossings;
- Cambridge Road Eastern Access - construction of a new roundabout junction on Cambridge Road including pedestrian and cycle crossings

- A428 Northern Access - Construction of a new T-Junction designed to allow all movements with the exception of right turning vehicles leaving the Site;

- A428 Southern Access – provision of new roundabout;

- Potton Road Access - Construction of a new T-junction designed to allow all movements.

Access is the only matter to be approved at outline stage with layout, scale, appearance and landscaping to be reserved for subsequent approval.

- 1.14 Hereafter within this report this element of the expansion area will be referred to Wintringham Park (WP)

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

2.2 Paragraphs 203-205 state that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:

* necessary to make the development acceptable in planning terms;

* directly related to the development; and

* fairly and reasonably related in scale and kind to the development.

Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.”

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H23: “Outside Settlements” – general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.

- H31: “Residential privacy and amenity standards” – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- H37: “Environmental Pollution” – housing development will not be permitted in locations where there is a known source of environmental pollution which would be detrimental to residential amenity.
- H38: “Noise Pollution” – development sites adjoining main highways, railways, industrial operations and other potentially damaging noise pollution sources will be required to adopt adequate design solutions to create acceptable ambient noise levels within the dwellings and their curtilage.
- E1: “Economic and Employment Growth” – will be promoted, commensurate with the planned residential and population growth and the Council’s aims to provide a range of employment opportunities and reduce commuting.
- E2: “Provision of Land” – land will be allocated for an adequate range of sites and premises, in terms of size, quality and location that would be suitable for industry, warehousing and distribution, office and high technology uses, providing individually and cumulatively they comply with other Local Plan policies.
- S6: “Small Shopping Centres” – of no more than 1,394 sq m will normally be permitted to serve new residential neighbourhoods.
- S14: “A3 Uses” – proposals for A3 uses will be subject to the following criteria: effect on adjacent properties and nearby residential properties; car parking facilities and highway implications; the proposed opening hours and whether they can be restricted by condition.
- T18: “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- T19: “Pedestrian Routes and Footpath” – new developments are required to provide safe and convenient pedestrian routes, having due regard to existing and planned footpath routes in the area.
- T21: “Public transport services” states that the District Council will support proposals which maintain or improve the present level of public transport services.
- R1: “Recreation and Leisure Provision” – will directly promote district wide recreation and leisure projects and generally support leisure and recreation facilities commensurate with population levels, housing developments and identified need.
- R2: “Recreation and Leisure Provision” – applications for recreational facilities will be considered on their merits bearing in mind: advice from sporting recreation authorities on the need for further provision; the effect on residential amenity; the effect on landscape, visual amenity,

nature conservation and archaeological interest; access, parking and traffic generation; the siting, design and materials of any building and structures.

- R3: "Recreation and Leisure Provision" – sets out the minimum standard requirements for the provision of recreation open space – Settlements with populations in excess of 1000 persons to be based on the standard of 2.43 hectares (6 acres) per 1000 population.
- R7: "Land and Facilities" – For new residential development of 30 dwellings or more (or 1.2 ha), in addition to the provision of children's casual and equipped play space, the District Council will normally seek the provision of (or equivalent contribution towards) formal adult and youth play space.
- R8: "Land and Facilities" – consideration will be given to the acceptance of contributions from developers towards improving recreational facilities in the vicinity of the site, to off set recreational requirements set out in R7.
- R12: "Land and Facilities" – the provision of children's play areas in housing estate developments will normally be sought. This provision should be enclosed, useable, safe, adequately equipped and appropriately located.
- R13: "Countryside Recreation" – provision of facilities for informal countryside recreation subject to the criteria of R2, will be supported.
- En2: "Character and setting of Listed Buildings" - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- En12: "Archaeological Implications" – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording, prior to development commencing.
- En13: "Archaeological Implications" – in areas of archaeological potential, planning applications may be required to be accompanied by the results of an archaeological field evaluation or desk-based assessment.
- En17: "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- En18: "Protection of Countryside features" – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- En20: "Landscaping Scheme" - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- En22: “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- En23: “Conservation” – development within or which adversely affects a site of special scientific interest, a national or local nature reserve or wildlife in an area will not normally be permitted.
- En24: “Access for the disabled” – provision of access for the disabled will be encouraged in new development.
- En25: "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- CS5: “Health and Social Services” – the development, improvement and extension of facilities for health and social care in the community will normally be permitted, subject to environmental and traffic considerations, and the supplanting of such facilities by other uses will generally be resisted.
- CS6: “Improvements to Library Services” – supports improvements to the library service including, where appropriate, the provision of buildings or sites for library development within schemes for housing or commercial development.
- CS8: “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL5 – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- HL6 - Housing Density - indicates that housing development shall be at a density of 30 - 50 dwellings per hectare.
- HL10 - Housing Provision – in the district should reflect the full range of the local community’s needs by ensuring a choice in new housing.
- OB2 – Maintenance of Open Space – contributions may be sought for the maintenance of small areas of open space, children’s play space and recreational facilities, woodland or landscaping to benefit the development.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including:

- * efficient use of land and infrastructure
- * maximisation of renewable energy provision on-site and improved energy efficiency
- * waste reduction and recycling
- * reduced water consumption and wastage
- * minimising impact on water resources and water quality and managing flood risk
- * preservation and enhancement of the diversity and distinctiveness of Huntingdonshire's towns, villages and landscapes, including conservation and management of buildings, sites and areas of architectural, historic or archaeological importance and their setting
- * protection and enhancement of habitats and species
- * promotion of sustainable, well designed and accessible places
- * protection and enhancement of green spaces
- * support of the local economy and
- * minimisation of the need to travel and increase of opportunities for sustainable travel.

- CS2: "Strategic Housing Development" – during the period 2001 – 2026, a total of at least 14,000 homes will be provided in areas including:

In the St Neots Spatial Planning Area at least 2650 homes will be provided. Of these, at least 150 homes will be on previously developed land, about 2500 homes will be on greenfield land and about 1060 homes will be affordable. Provision will be in the following general locations:

In the first phase of a significant mixed use urban extension on greenfield land to the east of the town and as redevelopment of previously developed land within the built-up area of the town.

- CS4: "Affordable Housing in Development" – Proposals of 15 or more homes or 0.5 ha or more should seek to achieve a target of 40% affordable housing, with a target of 70% social rented accommodation, with the balance being provided as intermediate housing. In determining the amount and mix of affordable housing to be delivered, specific site conditions and other material considerations including viability, redevelopment of previously developed land, or mitigation of contamination will be taken into account.

- CS7: "Employment Land" – At least 85 ha of new land for employment will be provided before 2026, in key identified areas.

In the St. Neots Spatial Planning Area where about 25ha, all of which is Greenfield land, will be provided in a significant mixed use urban extension for B1, B2 and B8 uses on Greenfield land to the east of St. Neots.

- CS8: "Land for Retail Development" - at least 20,000m² of comparison floorspace and 4,000m² of convenience floorspace will be provided before 2026 within defined areas including:

9,000m² of comparison floorspace in St Neots, concentrated in the town centre. Complementary and appropriate development will be located as part of a significant mixed use urban extension on Greenfield land to the east of the town.

4,000m² of convenience floorspace across the District to serve the population growth.

- CS10: “Contributions to Infrastructure Requirements” – proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms.

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

3.4 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (2011)

- CS1: “Strategic Vision and Objectives for Sustainable Minerals Development” – in delivering the growth agenda there will be an increased use of recycled and secondary aggregates in preference to land won materials.
- CS2: “Strategic Vision and Objectives for Sustainable Waste Management Development” – growth will be supported by a developing network of waste management facilities which will deliver sustainable waste management.
- CS7: “Recycled and Secondary Aggregates” – the Mineral Planning Authorities will give priority to the production and supply of recycled/secondary aggregates to be used in preference to land won aggregates.
- CS14: “The Scale of Waste Management Provision” – sets out the minimum capacities and space for waste management.
- CS15: “The Location of Future Waste Management Facilities” – a network of waste management facilities will be developed across Cambridgeshire and Peterborough, partly guided by new developments.
- CS16: “Household Recycling Centres” – new development will contribute to the provision of household recycling centres. Contributions will be consistent with the RECAP Waste Management Design Guide and additionally through planning obligations or through CIL.
- CS17: “Waste Water Treatment Works” – New waste water treatment capacity, including the improvement or extension to existing works, will be considered favourably where it is required to meet the growth in Cambridgeshire and Peterborough, subject to proposals demonstrating that certain criteria are met.
- CS22: “Climate Change” – Minerals and waste management proposals must take account of climate change for the lifetime of the development. This will be through measures to minimize

greenhouse gas emissions, and by measures to ensure adaptation to future climate changes.

- CS23: “Sustainable Transport of Minerals and Waste” – Sustainable transport of minerals and waste by rail, water, conveyor, and pipelines will be encouraged.
- CS24: “Design of Sustainable Minerals and Waste Management Facilities” – All proposals for minerals and waste management development will be required to achieve a high standard in their design and mitigation of environmental impacts including climate change.
- CS28: “Waste Minimisation, Re-use, and Resource Recovery” – Waste Planning Authorities will encourage waste minimisation, re-use and resource recovery by requiring a waste management audit and strategy for large development, submission of a RECAP Waste Management Design Guide Toolkit Assessment and provision of bring sites.
- CS29: “The Need for Waste Management Development and the Movement of Waste” – Proposals for new waste management development or an extension of existing waste development will be permitted where they meet a demonstrated need within Cambridgeshire and Peterborough.
- CS30: “Waste Consultation Areas” – Waste consultation areas will be identified in the Core Strategy and Site Specific Proposals Plan and defined on the Proposals Map at certain locations.
- CS32: “Traffic and Highways” - relates to constraints on minerals and waste development in relation to transport modes, highways infrastructure and lorry routing.

3.5 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- LP1 “Strategy and principles for development” – supports proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the detailed development strategy and expectations.
- LP2 “Contributing to Infrastructure Delivery” – a proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements through CIL and Planning Obligations.
- LP3 “Communications Infrastructure” – proposals will support and help implement the aims and objectives of the ‘Connecting Cambridgeshire’ broadband initiative.
- LP6 “Flood Risk and Water Management” – in relation to flood risk a proposal will be supported where it is not in an area at risk of flooding; suitable protection/mitigation measures can be agreed and there will be no increase in the risk of flooding. With

regard to surface water a proposal will be supported where SuDS are incorporated, the standing advice of the appropriate IDB has been taken into account and there is no adverse impact.

- LP7 “Strategic Green Infrastructure Enhancement” - proposals consistent with the Cambridgeshire Green Infrastructure Strategy 2011 (or successor documents) and/or which contribute towards the objectives of protecting, maintaining and enhancing, creating new and strengthening links with existing green infrastructure will be supported. In addition a proposal will be expected to provide replacement provision of equal or greater value than that which will be affected.
- LP8 “Development in the Spatial Planning Areas” – Four Spatial Planning Areas (SPAs) have been defined in Huntingdonshire:

St Neots Spatial Planning Area is comprised of St Neots and Little Paxton. St Neots is the primary settlement within this SPA.

Residential Development

A proposal which includes housing, including residential institution uses or supported housing, will be supported where it is appropriately located within the built-up area of an identified SPA settlement.

Economic Development.

A proposal which includes economic development will be supported where it is appropriately located within the built-up area of an identified SPA settlement. An appropriate location for a retail, office, leisure or tourism accommodation scheme will be determined through the application of the sequential approach set out in the National Planning Policy Framework. Where the proposal includes more than 600m² of net retail floorspace an impact assessment will need to be completed.

A series of sites are allocated for development in this plan in order to achieve the spatial strategy. In addition to these other proposals will be supported where they are in accordance with policies of this plan and the following requirements.

Mixed use development

A mix of uses will be supported where each use accords with the applicable requirements detailed above.

- LP13 “Quality of Design” – encourages design of a high standard based on a thorough understanding of the site and its context. Residential proposals for 10 or more homes should demonstrate how they meet the ‘Building for Life’ Silver (Good) Standard or higher or equivalent.
- LP14 “Reducing Carbon Dioxide Emissions” – A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO₂) emissions have been incorporated and compliance is demonstrated. All development

should use the principles of sustainable construction and embodied carbon in the design, materials and construction.

- LP15 “Ensuring a High Standard of Amenity” – A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- LP17 “Sustainable Travel” – Proposals should demonstrate that: -
 - a. opportunities are maximised for the use of sustainable travel modes
 - b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area
 - c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimized
 - d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and within the wider settlement for all potential users, including those with impaired mobility; and
 - e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of way
- LP18 “Parking Provision” – supports proposals where appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed. Parking should be an integral part of the design process. Parking facilities may be shared where location and patterns of use permit.
- LP22 “Tourism, Sport and Leisure Development” – Proposals for sport and leisure development in the countryside will be supported where it is well-related to a settlement, has been appropriately designed and landscaped, has safe access and adequate water and sewerage services can be provided.
- LP23 “Local Services and Facilities” – A range of available land or buildings within a neighbourhood is essential to maintain its sustainability. A proposal for an additional service will be supported where it is of a scale to serve local needs, without having an adverse impact on a designated town centre
- LP24 “Housing Mix” – housing development will be supported where sizes, types and tenures of housing responds to the advice and guidance provided by the Cambridgeshire and Peterborough Strategic Housing Market Assessments, local assessments of housing need and demand or other relevant housing and demographic studies and the Council’s Housing Strategy and Tenancy Strategy. All new build homes will be expected to comply with Lifetime Homes standards. A proposal

that includes 200 or more homes should seek to make a proportion of plots available for self-build homes.

- LP25 “Affordable Housing Provision” – Housing development should seek to deliver a target of 40% affordable housing where the scheme includes 10 or more. A target of 70% of new units should be comprised of social or affordable rented properties with the balance comprising of intermediate housing. It is recognised that there may be circumstances where it is necessary or appropriate to deliver a lower level of on-site provision where it can be demonstrated that the target is not viable. A development viability assessment will be required to justify an alternative level of affordable housing provision.
- LP28 “Biodiversity and Protected Habitats and Species” – a proposal will be supported where it does not give rise to a significant adverse impact on protected species or sites of local or regional importance for biodiversity or geology unless the need for, or benefits of, the proposal outweigh the impacts. If adverse impacts are identified and they are proven unavoidable, every effort will be made to mitigate the impact. Where this cannot be achieved then alternative forms of compensation will be considered. A proposal will aim to conserve and enhance biodiversity.
- LP29 “Trees, Woodland and Related Features” – a proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value.
- LP30 “Open Space” – proposals will be expected to include open space in accordance with the Adopted SPD and provide or improve connections to open spaces and green infrastructure nearby.
- LP31 “Heritage Assets and their Settings” – great weight is given to the conservation of any heritage asset; more weight is accorded to assets of greater significance. A proposal which affects the special interest or significance of a heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be justified and weighed against the public benefit. A proposal will be required to show that it would not have an adverse impact on views of, or from, the heritage asset or of the features which contribute positively to the asset.

Proposed Allocation (Mixed use) SEL 2 “Eastern Expansion, St. Neots” – sets out the allocation for a mix of uses including residential, employment, retail, education and community facilities, green open space and transport infrastructure improvements. It details that successful development of the site will require:

- A satisfactory resolution of the impact of additional traffic on the A428 having regard to a transport assessment and travel plan.
- A masterplan completed as part of an outline application.

Additional Policy:

- 3.6 The St. Neots Urban Design Framework (UDF):
- 3.7 The UDF has been developed by the district council in partnership with the main landowning and developer interests. It was adopted as council policy in February 2011.

4. **PLANNING HISTORY**

- 4.1 There is no planning history for these parcels of land.
- 4.2 Loves Farm Phase 1 gained outline planning permission in 2005 and the site is largely built out.

5. **CONSULTATIONS**

- 5.1 **St. Neots Town Council submitted comments pursuant to the original submission expressing concerns [ATTACHED].** They have also asked for representations submitted pursuant to consultation on the Local Plan to 2036 to be considered as part of their response to both 1300178OUT and this application [ATTACHED]. Any further comments received in relation to the amended Cambridge Street junction changes will be reported at or before the meeting.
- 5.2 Toseland Parish Council – Recommends approval. The scheme complies with the St. Neots Eastern Expansion UDF. It is crucial the development delivers 40% affordable housing in line with policy CS4.
- 5.3 Abbotsley Parish Council – Recommends refusal on the grounds of lack of transport infrastructure.
- 5.4 Bedford Borough Council do not object to the proposed development providing that the
* impact of the retails uses within the proposed District Centre is demonstrated as not being harmful to Central Bedfordshire's town centres, in particular Biggleswade.
* The impact of the development on the Central Bedfordshire's highway network is demonstrated as not being harmful.
*Affordable housing and school places/contributions towards local education are provided in line with HDC's adopted policy, so as to ensure that the development does not place undue pressure on affordable housing and school places in Central Bedfordshire.
- 5.5 Anglian Water – No Objection subject to appropriate conditions relating to strategies for foul water and surface water management.
- 5.6 Cambridgeshire County Council as the Local Highway Authority – Has no objections in principle, subject to the outcome of a safety audit.
- 5.7 Cambridgeshire County Council
* Archaeology – Require a site investigation to be carried out before a decision is made. They also require contributions towards site monitoring and public archaeology provision.

- * Early Years and Childcare – No objections and assumes that 0.1ha identified for a nursery will be to facilitate the delivery of a private day nursery, in addition to the 2 rooms within the primary school.
- * Ecology – No objection subject to a conditions relating to a sustainable urban drainage strategy (SuDS), a Green Infrastructure Strategy, including open spaces, landscaping and an ecological construction management plan.
- * Education – No objection to the location of the school. Require S106 agreement for the provision of land (2.3ha) and capital for a site large enough for 1 x 2FE (420 place) primary school, start up costs and Special School Provision.
- * Libraries and lifelong learning – No objection, subject to S106 contributions for the provision of a small community facility in the district centre and a financial contribution per head of population increase to cover construction and fit out costs.
- * Transport – No Objection subject to contributions to off-site real time passenger information facilities, Public Rights of Way, a contribution to cycling routes and highway/junction improvements
- * Water management – No objection subject to condition for further information on the design of sustainable drainage systems (SuDS), inclusive of long term management and maintenance.
- * Waste management – No objection - subject to conditions and S106 contributions towards strategic waste management facilities St. Neots Household Recycling Centre.
- * Footpaths – No objection, subject to informatives to ensure the footpath remains open and unobstructed at all times.

- 5.8 Cambridgeshire Constabulary – No comment to make at this time concerning these proposals in respect of crime prevention and fear of crime.
- 5.9 Cambridgeshire Fire and Rescue – No objection subject to securing provision for fire hydrants.
- 5.10 Environment Agency – No objection in principle subject to conditions regarding contaminated land, a detailed watercourse study, foul water, surface water, and improvement and/or extension to the existing sewerage system
- 5.11 HDC Environmental Health – No objection subject to conditions requiring compliance with section 7.10 of the report reference WM10526. That report is a desk study into ground conditions, as set out in appendix 6 of the ES
- 5.12 HDC One Leisure - No objections subject to S106 agreement – to secure provision and maintenance of indoor sports facilities and formal outdoor sports facilities.
- 5.13 HDC Operations –
 - * Informal Space – No objection in principle subject to conditions and S106 agreement – to secure provision and maintenance of 5.039 ha of informal green space including space for children’s play (6 LAPS, 3 LEAPS, 2 NEAPS).

* Refuse – No objections subject to applicant being made aware of standard measurements of refuse vehicles and subject to conditions and S106 agreements to secure provision of wheeled bins.

- 5.14 Highways Agency – No objection in principle subject to implementation of mitigation measures on the A428, the timing of their delivery and suitable trigger mechanisms (related to traffic monitoring through the build). The HA recommend that these triggers should be included in the S106 agreement.
- 5.15 Natural England – No objections in principle subject to an appropriate green infrastructure strategy.
- 5.16 NHS - No objection subject to appropriate S106 contributions toward the provision for a new health facility.
- 5.17 Sport England – Object to this proposal on the grounds of underprovision of formal outdoor and informal formal play provision.
- 5.18 English Heritage – recommend the application is determined in accordance with advice from HDC Conservation.

6. REPRESENTATIONS

- 6.1 10 letters of representation including 2 from one household. 5 Letters were objections and 5 were neither for or against the proposal but raise questions/make comments

Objections/Representations:

- The development will attract more commuters and trains are already standing room only.
- These commuters will travel by car
- A428 already congested and contributions should be sought from developers to improve infrastructure if national funding is not available.
- There should be a connection road for vehicles from Loves Farm 1.
- Parking within existing Loves Farm development are a problem
- People park on street rather than use allocated parking e.g. Stone Hill.
- Must learn lessons from Loves farm 1.
- Loves Farm 1 has little in the way of facilities and residents have to travel by car to the town centre.
- Inconsistent with the principles of sustainable development.
- Section 6 of the DAS shows an incorrect schematic in respect of the bus gate setting. The connection appears to be on Clark Drive. Point b is to Whitchurch Walk and is a pedestrian route only. There is insufficient width for a vehicle at this point.
- Insufficient space for access from Whitson Way.
- Detrimental impact on view
- Detrimental to pedestrian safety and highway safety.
- Impact on visual amenity
- Loss of privacy.
- Overbearing impact of the development
- Precedent of refusal (Wintringham Park)

- This development should reach code level 4.
- Will pub be a separate building?
- How much CIL money will be put back into St. Neots?
- There are already a significant number of unsold houses in Loves Farm 1.
- Is there a need for another public house?
- What is the need for a hotel?
- Impact on wildlife
- The Environmental Statement (ES) does not adequately record the wildlife present on the site.
- St. Neots Common has not been assessed in the ES
- St. Neots will become a concrete jungle.
- Result in anti-social behaviour
- Unsocial hours of operation
- Intrusive commercial use
- Pollution
- Impact on Tithe Farm (loss of 37% of holding will have a significant impact on viability and profitability of farming enterprise)
- Loss of 65.01ha of best and most versatile agricultural land leading to loss of employment.
- The site is in an area of high archaeological potential.
- Impact on listed buildings
- The principle of this development has not been robustly examined through a proper plan making process.

The Environmental Statement

- 6.2 As noted in the first section of this report the development has been accompanied by an ES. The ES was scoped formally with the Council in December 2012. An ES was submitted with the original application. On the 28th February 2014 formal amendments were received to the original application. These included a Replacement Non-Technical Summary to the ES and an ES Addendum which included updates to chapters 1, 3, 10, 11, ES figures 3.1-3.4, 3.8 & 14.14. The replacement chapter relates to a reduction in housing numbers and an increase in employment/mixed uses. Formal publicity as required by the 2011 EIA Regs still needs to be carried out in relation to the amendments and any comments received will need to be considered.
- 6.3 The ES is considered to assess each issue satisfactorily for the purposes of the 2011 Regulations. Clearly it is for the Council to consider whether it agrees or disagrees with the conclusions reached in each part of the ES and then to assess the impacts arising against planning policies and material considerations.

7. SUMMARY OF ISSUES

- 7.1 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 the provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraphs 2, 11, 196 and 210 of the NPPF. 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”.

The development plan consists of:

- * Saved policies from the Huntingdonshire Local Plan 1995 (Parts 1 and 2)
- * Saved policies from the Huntingdonshire Local Plan Alteration 2002
- * Adopted Core Strategy 2009
- * Huntingdon West Area Action Plan 2011
- * Cambridgeshire & Peterborough Minerals and Waste Development Plan Core Strategy and Proposals Map C 2011 and Site Specific Proposals Plan and Proposals Map A and B 2012

- 7.2 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 land. In the consideration of this application the material considerations include the NPPF, national guidance, the emerging draft local plan policies including Proposed Allocation SEL2, the supplementary planning documents and other documents detailed above along with the comments received from consultees and all contributors where related to material planning matters.
- 7.3 The main issues to consider in assessing this application are those of the principle of development (including loss of existing land use, proposed uses and amounts), amount, indicative layout and scale parameters, access, transport and connectivity, economic development and employment, ecology, flood risk and drainage, archaeology and heritage assets, trees and landscape, noise and pollution, ground conditions and contamination, energy efficiency, waste, infrastructure requirements and planning obligations.

The Policy Position/Principle of Development:

- 7.4 The adopted Core Strategy 2009 sets out the strategic spatial planning framework for how it is considered Huntingdonshire will develop up to 2026. Policy CS2 of the adopted Core Strategy 2009 advises that “In the St. Neots Spatial Planning Area... about 2500 homes will be on greenfield land and about 1060 will be affordable. Provision will be in the first phase of a significant mixed use urban extension on Greenfield land to the east of the town” . Policy CS7 goes on to identify that about 25ha of employment land will be provided in a significant mixed use urban extension for B1, B2 and B8 uses on Greenfield land to the east of St. Neots. In addition to that policy CS8 identifies 9,000sqm of comparison floorspace will be located in St. Neots with priority given to proposals in the town centre but complementary and appropriate development will be located as part of a significant mixed use urban extension to the east of the town.
- 7.5 As already highlighted under the policy section of this report, in February 2011 the ‘St. Neots Urban Design Framework’ (hereafter referred to as the UDF 2010) was formally adopted. This UDF was subject of a public consultation and consultation with Cambridgeshire County Council. It was developed by the District Council in partnership with the main landowning and developer interests. The purpose of the UDF 2010 is to describe the main planning and design

factors and requirements that developers should address in delivering a sustainable urban extension to the east of St Neots. Excluding the existing Love's Farm development, the UDF 2010 has identified that sustainable urban extension has the capacity to provide land for the development of some 3,500 new dwellings and associated community facilities and services, schools, shops, recreation areas, open space and some 25ha new employment land.

- 7.6 The Council has produced its new draft Local Plan to plan for a further 10 years i.e. to 2036. Proposed allocation SEL 2 in the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) allocates land to the east of Loves Farm and at Wintringham Park for a mixed use sustainable development in accordance with the UDF 2010 to be comprised:
- Approximately 3700 houses
 - Approximately 25ha of employment land (Class B1, B2 and B8)
 - A main centre of some 3ha
 - A neighbourhood centre of some 0.3ha
 - Primary school provision
 - Community facilities
 - Strategic green space and open space.
- 7.7 Land east of the east coast mainline continues to be the primary direction of growth for St. Neots.
- 7.8 The Huntingdonshire Employment Land Study (2014)
This study has been carried out to accompany the emerging Local Plan to 2036, and responds to the development of the Enterprise Zone (EZ) at Alconbury Weald.. The conclusion of that report is that 25ha of employment land should remain the requirement as part of a development of approximately 3700 houses to the east of St. Neots up to 2036. It is considered that the proposed delivery of up to 3820 dwelling is compliant with the approach and advice of Proposed Allocation SEL 2.
- 7.9 The application site is classified as Grade 2 Agricultural Land. The Agricultural Land Classification system classifies land into five grades. The best and most versatile land is defined as Grade 1, 2 and 3a. The NPPF within paragraph 112 states that where significant development of agricultural land is demonstrated to be necessary, Local Planning Authorities should seek to use areas of poorer quality land in preference to that of higher quality. Through the Core Strategy Examination process it has been established that the loss of this area of agricultural land is acceptable.

The Development Amount and Mix:

Layout and Scale Parameters:

- 7.10 Layout and Scale are reserved matters. However to allow full evaluation and consideration of the development to determine whether the proposed amount of development can be satisfactorily accommodated on the site, an indicative layout plan is required detailing the approximate location of buildings, routes and open spaces, and scale parameters of upper and lower limits for the dimensions of the buildings and detail on the use of development. As

the proposed development is Environmental Impact Assessment (EIA) development scale parameters are necessary.

- 7.11 The Density Plan: This plan is found on P52 of the Design and Access Statement, and was formally submitted as part of this proposal on the 13th June 2014. The density plan highlights that the density of residential parcels will be primarily around 30 dwellings per hectare (dph), with a lower density (around 24dph) on the northern edge. A higher density of around 40 dph is proposed for the Cambridge Street Frontage, with a higher density (around 50dph) adjacent to the Cambridge Street Gateway. This is considered acceptable and in keeping with the character of the surrounding area and makes efficient use of the land.

Maximum Building Heights:

- 7.12 Parameter Plan 3.2 (amended February 2014) sets out the storey heights. The majority of residential dwellings will be a maximum of 2.5 stories (ridge height not exceeding 11.2m -11.7m). The dwellings fronting Cambridge Street will not exceed 3 stories in height (ridge height not to exceed 14.2m). The dwellings along the northern edge will be a maximum of 2 stories in height, with a ridge height not exceeding 10.2m.

The ridge heights for the employment area are proposed to not exceed ridge heights varying from 14.2 – 14.7m.

- 7.13 Detailed heights and densities would be subject to scrutiny at reserved matters stage. Again, this is considered acceptable and in keeping with the character of the surrounding area.

Residential:

- 7.14 The proposal south of Cambridge Road (WP) is proposing 'up to 2800 dwellings'. This proposal being considered by members is for 'up to 1020' dwellings. Based on the applications as submitted, cumulatively it is proposed that the wider 'St. Neots Eastern Expansion' will deliver up to 3820 houses. This quantum of housing being proposed for Loves Farm Phase 2 is considered by officers to be acceptable and broadly accords with the direction of thought of the UDF and is considered to be approximately 3700 for the purposes of policy SEL2 of Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013). To ensure the quantum of housing development does not exceed the target of 1020 houses, it is considered reasonable to attach a condition relating to the amount of development.

Other Uses:

- 7.15 The golden thread of the NPPF is the presumption in favour of sustainable development. There are 3 dimensions to sustainable development: economic, social and environmental. Chapter 1 of the NPPF 'Building a strong, competitive economy' sets out the government's commitment to ensuring the planning system does everything it can to support economic growth. To achieve economic growth local planning authorities should plan proactively to meet the development needs of business.

- 7.16 Loves Farm Phase 2 seeks to deliver a designated mixed use area to the south east of the site. The scheme relating to this element of the proposal was amended in February 2014 and now proposes to deliver:
- 5.52ha for B1(a) office use (estimated employment generation 1,766 FTE employees)
 - 1.10ha for care home accommodation (estimated employment generation 120 FTE employees)
 - 0.48ha for a hotel (estimated employment generation 33 FTE employees)
 - 0.40ha for a public house (estimated employment generation 16 FTE employees)
 - 0.10ha for a nursery
- 7.17 The primary school will also generate employment and it is estimated that the school and the nursery will generate an estimated full time equivalent of 70 full time jobs.
- 7.18 The site will be accessed from Cambridge Street. The final details relating to scale, layout and appearance will be for consideration as part of any future reserved matters applications.
- 7.19 In February 2014 a sequential test for the hotel was submitted. That document utilised a methodology to provide an impact assessment and a review of alternative sites closer to the town centre. The conclusion of that report is that there are no available sites within the town centre to accommodate a 100 bed hotel. It further concludes that a comparative hotel is not available within the town and this proposal is likely to bring economic benefits to St. Neots.
- 7.20 The paramount theme is building sustainable communities with a high quality of life, by providing for essential infrastructure and community facilities and enhancing accessibility to facilities and employment. The Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) also makes reference to the need for residential institutions and supported living , which may include care homes for the elderly, disabled and vulnerable people. It is therefore considered that the hotel, care home and pub are acceptable as part of a sustainable mixed use urban extension.
- 7.21 LFP2 proposes approximately 27% of the 3820 dwellings proposed on LFP2 and WP. If it provided the same proportion of the 25ha of employment land, this would equate to 6.67ha. On this basis, the proposed provision of 5.52ha is an under provision on this site by approximately 1.15ha. However, the other uses will be employment generators and have a strong potential to employ people locally. This element is given significant weight and for that reason it is considered the mixed uses as proposed are acceptable. The mix of uses proposed on this site is considered appropriate as part of the provision of circa 25 hectares on WP and LFP2. The proposal thereby complies with the NPPF, policy CS8 of the Adopted Core Strategy 2009, proposed allocation SEL2 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the thrust of advice in the UDF.

Phasing:

7.22 In February 2014 an amended phasing plan was submitted. This plan identifies that the residential elements of the site will be broken primarily into 5 phases, in addition to the school and employment areas (including the care home, hotel, public house and nursery)

Phase 1 – located to the south west of the site and comprises 6 parcels

Phase 2 – located to the east of the access and comprises 2 parcels.

Phase 3 – located to the north west of the site and comprises 4 parcels

Phase 4 – located to the north east of the site and comprises 4 parcels

Phase 5 – located to the north of the site and comprises 5 parcels

7.23 The applicant anticipates that applications for reserved matters will start to be submitted in the winter of 2014, with a view to commencing construction in 2015. It is proposed to carry out construction over 5 phases

Years 1-2 : Construct the access off Cambridge Road, implement land forming and drainage features through the fox brook corridor and complete 140 dwellings near Cambridge Street.

Years 2-4: Complete an additional 150 dwellings and release land for the school site.

Years 3-5: Extension of principal road through the site, implement perimeter land form and open space features, employment land to be released, complete an additional 100 houses.

Years 4-8: Extension of principal road through the site, implement perimeter land form and open space features, employment land to be released, complete an additional 400 houses.

Years 5-9: Implement perimeter land form and open space features, and complete final dwellings.

7.24 To ensure that there is a co-ordinated approach to the development of the site, a condition relating to phasing will be attached to any future decision notice. This will ensure that infrastructure, residential, and community uses will be delivered and employment can be delivered as the wider site is being developed.

7.25 The applicant acknowledges that a robust strategy will need to be developed to consider the amenity of future occupants and manage construction traffic accordingly. P112 of the DAS makes reference to a construction management plan and this can be secured by way of a planning condition.

Access and Transport :

7.26 The NPPF requires all developments that generate significant amounts of movement to be supported by a Transport Assessment (Para 32) and that large scale residential developments should have a mix of uses in order to undertake day-to-day activities, including work on site, with key facilities such as primary schools and local shops located all within walking distance of most properties (Para 38).

- 7.27 This application was accompanied by a Transport Assessment (which has been amended and updated during the consideration of the application following discussions with the Highways Agency, as Trunk Road authority and the County Council, as local highway authority). Residential, employment-related development, local facilities, and schools are all proposed within walking and cycling distances. The Transport Assessment considers the expected impacts of the development and an overview of the likely transport-related interventions for a fully-built out development. The application is supported by a substantial amount of technical modelling information, summarised in the Transport Assessment and associated appendices.
- 7.28 Chapter 11 of the ES assesses the impact of this proposal on transport and access matters. It recognises that this application is part of the St. Neots Eastern Expansion and although will not have a direct access on to the A428, the additional traffic generation from these projects must be carefully considered. Both developers have worked together on transport matters. As Wintringham Park is the larger site, with direct access onto the A428, they have addressed the strategic highway network (A428) and also considered the impact of traffic generation from LFP2 on the strategic highway network, whereas LFP2 (WSP consultants) have led on the local highway network. The travel plan was amended in February 2014 to reflect the decrease in the number of houses and increase in employment.

Strategic Highway Network:

- 7.29 On the 6th April 2014 members supported the direction of discussions with Wintringham Park. That report discussed the impact of traffic generation on the A428. That discussion included the traffic generated from this development, namely Loves Farm Phase 2. For the avoidance of doubt the relevant extract from that report is included below.
- 7.30 *In reviewing the cumulative traffic and impact of this proposal it is assumed that some elements of the residential traffic from Wintringham Park and LFP2 will be drawn to the employment uses at Wintringham Park. The agreed internalisation factor of 14.78% within the TA has been applied to the outbound residential trips in the morning peak and the inbound residential trips in the evening peak. This figure has been agreed by both applicants and the relevant highway authorities.*

Impact on the A428:

- 7.31 *As part of the mitigation package the application submission recognises that this development, and LFP2, will have an impact on the stretch of A428 between The Black Cat roundabout on the A1/A421 in Bedfordshire and the Caxton Gibbet roundabout on the A428/A1198 in the South Cambridgeshire DC area. A package of mitigation measures have been proposed using results gained from traffic modelling. The results of this extensive modelling are set out in ES appendix 8.1 RevA: Transport Assessment, submitted to the LPA on the 17th February 2014. The proposed improvements to the A428 are as following:*

A428/Caxton Gibbet – Proposed Improvements

- Increase the approach width and entry width on the A428 (eastbound) approach
- Increase the approach width and entry width on the A1198 (southbound) approach
- Minor realigning of the A428 (westbound) entry; and
- Improved road markings around the roundabout gyratory.

These improvements will increase capacity at the A428(eastbound) and A1198(southbound) arms whilst the improved road markings will direct traffic around the junction more efficiently.

A428/Cambridge Road (B1428) – Proposed Improvements

- Increase to the approach width and entry width on the A428(eastbound) approach
- Increase to the approach width on the Cambridge Road (B1428) approach
- Improved road markings on the A428(westbound) approach; and
- Improved road markings around the roundabout gyratory.

These improvements will increase capacity at the A428(eastbound) and Cambridge Road (B1428) arms. The improved road markings will direct traffic around the junction more efficiently.

A428/Barford Road (B1043) – Proposed Improvements:

- Increase to the entry width on the Barford Road (northbound) approach and improved line markings on the exit
- Increase entry width on A428 (eastbound) approach
- Widen the exit of the A428 (eastbound) to allow 2 vehicles to enter the junction from the west and travel through the junction to the east with additional capacity to merge; and
- Improved road markings around the roundabout gyratory.

These improvements will increase capacity at the A428(west) and Barford Road (south) arms. The improved road markings will direct traffic around the junction more efficiently.

A428/ Wyboston roundabout:

The HA referred the applicant to a list of committed developments (including required junction improvements) in the vicinity of the A428/Wyboston roundabout. They also refer to those listed within the transport assessment for Wyboston Lakes Continuing Care Retirement Village (CCRV). These committed development sites and the CCRV have therefore been included within the transport modelling for this junction. The resultant modelling in relation to the impact on this roundabout concluded that it would operate within reserve capacity.

A428 Signalised Junction (proposed as part of EEDA Innovation & Technology Centre and to be close to the Wyboston roundabout (not yet built)):

The transport assessment concludes that the new signalised junction on the A428 would operate with reserve capacity.

A428/ Site Access (South)

The proposed southern access onto the A428 will take the form of a new three arm roundabout.

The Highways Agency (HA) Response to 1300178OUT (Wintringham Park):

This proposal has been subject to numerous meetings between the applicant and the HA. The HA are satisfied that all technical matters, with the exception of Caxton Gibbet are now resolved. In respect of ongoing technical matters relating to the width of the approaches to the roundabout at Caxton Gibbet the HA are satisfied that the matter can be resolved as the detailed design work progresses. PBA (the applicant's Highways Consultants) have confirmed that there is sufficient space within the highway to accommodate the proposed mitigation scheme. PBA are also satisfied that it does not require a departure from standard. The HA has agreed that in the event that a different solution is desired by the HA or in the unlikely event that the proposal did require a departure from standards and it was not granted at the detailed design stages, the costs associated with the current scheme on the table can be put to an alternative scheme of the same value. On this basis there will be an agreed cap on the contribution. The same approach was agreed for the Alconbury model.

The HA have no objections to the proposed development subject to conditions relating to the implementation of all mitigation measures above relating to the A428, the timing of their delivery and suitable trigger mechanisms (related to traffic monitoring through the build period). The HA recommend that these triggers should be included in the S106 agreement.

Highways Agency (HA) Response to this planning application 1300388OUT:

This proposal has been subject to numerous meetings between the applicant, Wintringham Park and the HA. The HA understand that the mitigation works are to be jointly delivered with Wintringham Park, with one exception, namely the mitigation measures at the Caxton Gibbet roundabout which will be funded solely by Wintringham Park. The HA have no objections to the proposed development subject to conditions relating to the implementation of all mitigation measures above relating to the A428, the timing of their delivery and suitable trigger mechanisms (related to traffic monitoring through the build period). The HA recommend that these triggers should be included in the S106 agreement.

Impact on the Local Highway Network-

- 7.32 Cambridge Road is an important gateway into St. Neots. The UDF advises that Cambridge Road should be re-engineered to a 'streetscape' and that these development proposals will enable a more attractive entrance to the town to be created. Proposals for Cambridge Street must include an attractive landscaped setting to the town including trees that should have ample space to mature. It should be a transition from the rural nature when emerging from the A428 to the urban nature associated with the proposed development, together with an appropriate range of traffic calming to change the nature of the road. At the time of drafting this report a number of amendments are under consideration by Cambridgeshire County

Council relating primarily to the design and layout of Cambridge Street. An update on this element of the scheme will be reported when available.

Cambridge Road (Street)/ Site Access:

There is a primary access proposed to this site from Cambridge Street. That primary access to the site was amended to an 'egg about' in February 2014. This will allow for access to LFP2 and WP to the south. The results from the traffic modelling indicate the junction would operate with reserve capacity.

In addition, 3 simple priority T junctions would serve the residential and commercial land uses. Within the site itself it is proposed to incorporate a number of access points to allow pedestrian and cycle movement between LFP1 and LFP2.

At the time of drafting this report details relating to the local highway network are under consideration. There is no objection in principle to the scheme and CCC Highways are working with both LFP2 and WP to finalise local highway matters.

The following is an extract from Wintringham Park (1300178OUT) which was supported by members on the 6th April 2014.

Cambridge Road (B1428)/ Site Access (east) – Interim Design. In the event that this site is built out earlier than LFP2 it is proposed that the eastern access to the site will form part of a new junction on Cambridge Road.

The results from the traffic modelling indicate the junction would operate with reserve capacity.

Station Road/ Cambridge Road (B1428)/ Cromwell Road Double Roundabout:

Potential improvements are proposed by way of a revised plan to enable the junction to give greater priority to pedestrians and cyclists. This approach is consistent with the Cambridge 'Street' proposals and the UDF and to change the nature of this route into/out of town. This approach has been developed in conjunction with Cambridgeshire County Council (CCC) and, at the time of writing, this report is subject of a Stage 1 Safety Audit.

Huntingdon Street (B1043)/ Cambridge Street (B1428)/ Church Street (B1043)/ High Street (B1428):

The results from the traffic modelling indicate the junction would operate with reserve capacity.

Huntingdon Road (B1043)/ Priory Hill Road/ Mill Lane Double Mini-Roundabout:

The results from the traffic modelling indicate the junction would be at capacity on the Prior Hill Road approach in the morning peak hour period. In the evening peak hour period the Mill Lane approach would be at capacity. It is proposed that a financial contribution will be made to provide a scheme with additional safety measures to reduce vehicle speeds on approach and through the junction. The applicant has also agreed with CCC that traffic flows at the junction would be

'monitored and managed' to ascertain if vehicle queues at the junction become significant as a consequence of the Wintringham Park and LFP2 developments. If necessary, further engineering measures would then be considered.

Cyclist and Pedestrian Facilities:

- 7.33 Chapter 11 of the ES sets out that there are a number of provisions already in place for cyclists in this part of St. Neots due to the development of LFP1. In addition to a number of routes proposed between LFP1 and LFP2 to allow connections between key land uses and amenities throughout the site, a shared pedestrian footway/cycleway is provided along the northern side of the carriageway. Chapter 6 of the Planning, Design and Access Statement (PDAS) sets out further details relating to the bus, cycle and pedestrian connectivity between LFP1 and this scheme. The PDAS identifies 4 pedestrian links between LFP1 and LFP2.
- 7.34 Concerns have been expressed regarding access from Whitson Way, however this is proposed to be a gated emergency access and a cycle/pedestrian route. It is not proposed to be used for general vehicular traffic. No objection has been raised by Cambridgeshire County Council to this route for emergency vehicles, pedestrians and cycles.

Bus Infrastructure Provision:

- 7.35 The TA sets out the existing bus provision in this part of St. Neots. The applicant proposes a public transport strategy to deliver a comprehensive bus service linking the whole site to the town centre and facilitating interchange with other available services. Concerns have been raised in respect of the bus routing which appears to be via Clarke Drive. No objection has been raised by Cambridgeshire County Council to this route for Buses.

Travel Plan

- 7.36 The applicant has submitted an outline travel plan that sets out additional measures to encourage a range of sustainable transport measures to be developed as the development progresses, including measures associated with public transport, including rail, cycling and walking

Cambridgeshire County Council Response on LFP2:

- 7.37 A detailed construction management plan will be required to be submitted and agreed by the County Council prior to commencement of construction on site. This should be secured via condition.

In light of the additional information provided to date, and subject to agreement being reached on the proposals for the off-site junctions, site access and bus service subsidy levels, the County Council has no objection to the proposed development, subject to the following being secured as part of any planning permission:

A suitable contribution for the implementation of the proposed public transport strategy for the site.

A final travel plan to be submitted to the County Council for review prior to occupation on site.

Implementation of final travel plan along with associated targets and monitoring.

Provision of a construction traffic management plan for review by the County Council prior to the start of construction on site.

Implementation of the geometric changes to the Mill Lane/Huntingdon Road/Priory Hill Road junction and subsequent monitoring of the operation of this junction. This work is to be undertaken jointly with the proposed development at Wintringham Park to the south of Cambridge Road.

Whilst the principle of the proposed improvements to the Cambridge Road/Station Road/Cromwell Gardens junction is broadly supported by the County Council as it provides benefits to pedestrians and cyclists, further work in relation to the operational assessment of this junction is still required to demonstrate that the cumulative residual impact on the local road network is not severe. Any subsequently agreed improvements to this junction are to be delivered jointly with the proposed development at Wintringham Park to the south of Cambridge Road.

A condition requiring the development of a traffic monitoring strategy and thresholds/triggers, together with the measures and associated costs associated with wider residential travel planning in St Neots, to reduce wider traffic flows if this is triggered.

An update on highway matters will be presented to members when available.

Heritage assets:

- 7.38 Appendix 7 of the ES sets out the applicant's approach to archaeology and cultural heritage on the site. The nearest heritage assets are Tithe Farm to the north of the B1428/A428 roundabout and Monks Hardwick Farm on Priory Hill to the northeast of the application site. These heritage assets are Grade 2 listed buildings. English Heritage has no objections and defer to HDC Conservation.

HDC Conservation comments:

"Tithe Farm: This listed property, despite the B1428/A428 to the south and the Loves Farm development to the east, still retains its open field, rural setting. It is surrounded on all sides by farmland and sits amongst its farmyard outbuildings. The development proposed under this application will run up to its closest eastern hedgerow, approximately 100m away from the principle listed structure and approximately 50m away from the closest farmyard structure. This development will clearly affect Tithe Farm's rural setting.

"Monks Hardwick Farm: This property was listed early (1951), it is a moated site and sits on a ridge of land overlooking St Neots. I have not been able to gain access to this building but have driven along Priory Hill and the extent of the application's northern boundary. The same concerns are raised regarding the setting of this property as with Tithe Farm. In this case, the proposed development will run up to

one side of the access track and stop approximately 400m from its moat”.

There are some concerns regarding the setting of these listed heritage assets. Landscaping is not a matter for consideration at outline stage. The setting of these heritage assets will be carefully considered as part of any future reserved matters application for the site. It is considered that this proposal can be made acceptable and ensure the proposal will lead to less than substantial harm of the significance of the heritage assets. In accordance with paragraph 134 of the NPPF, it is considered that public benefits of this scheme will be significant and outweighs concerns relating to the significance of the heritage asset, and is therefore supported.

Archaeology:

- 7.39 Cambridgeshire County Council Archaeology advises that records demonstrate that the site is located in an area of high archaeological potential. The site is located within 500m of a main Roman road linking the towns at Godmanchester and St Neots which has had a significant influence on the pattern of settlement and land use in the Roman period. Archaeological excavations in advance of the Love's Farm development to the immediate west revealed evidence for extensive and intensive land use in the late prehistoric and Roman periods with areas relating to settlement, industry and agriculture (HER ECB2482). Elements of this land use clearly extend into the current proposal area.

Archaeological assets have also been identified within the current proposal area, including an enclosure group identified on aerial photographs (HER 19034). Non-intrusive surveys, including geophysical survey, have identified this as a likely Roman rural settlement and other sites of probable late prehistoric and Roman origin are also evident.

There are clearly significant archaeological assets within the proposed development area. However, at present the character, extent and significance of these are unknown. Furthermore, the non-intrusive techniques employed to date can be effective at identifying sites of a particular character (enclosed, rural settlements of late prehistoric and Roman date) but these rely on features, predominantly enclosure ditches, where deposits are of sufficiently different character to the background subsoils, in appropriate conditions. The geophysical survey technique used can be less effective at identifying unenclosed sites, or settlements pre dating the late Iron Age.

At present, the application does not present a mitigation strategy, but does include a methodology for assessing the character and significance of archaeological remains likely to be affected by the development.

CCC Archaeology advise that without a pre-decision evaluation they do not have sufficient information to determine the impact of the development and are unable to advise on the mitigation requirements. For this reason they would object to the proposal and recommend that the application is refused in the absence of a pre-

determination archaeological evaluation. A pre-decision evaluation would determine whether any assets need to be retained in-situ which may impact on the developable area of the site.

The applicant advises that the land is currently in agricultural use and it is not possible to carry out a pre-determination mitigation strategy. Instead, they propose to undertake the evaluation between the grant of any outline permission but prior to the submission of reserved matters. It is normal for most financial contributions secured via a S106 agreement to be calculated based on the actual amount of development that is implemented. However, in this instance the applicant has stated that where there are going to be fixed sums for certain items (e.g. primarily infrastructure), which will be split between Wintringham Park and Loves Farm East on an equalised basis, then they accept that those sums will remain unaltered if the quantum of employment/commercial floor space and/or no. of dwellings has to be amended in light of any significant archaeological finds that reduce the developable area of the site. As this is an outline application, there remains flexibility at the reserved matters stage to retain some finds in situ without reducing the developable area. The applicant's commitment to pay the fixed sums is important to ensure that, if the amount of developable land is ultimately reduced due to the need to retain assets in-situ, all the necessary infrastructure for the WP and LFP2 developments, and the improvements to the strategic highway network in particular, will still be secured. The Section 106 Agreement and any planning permission will need to cater for this scenario.

Taking into consideration that the applicant accepts the risk associated with not investigating the likely level of archaeology to be on site prior to determining this planning application, it is considered that the necessary archaeological investigation, recording and where necessary preservation can be secured and the fixed sums for infrastructure and community requirements can be secured via a section 106 agreement.

Trees, Landscaping and Open Space:

- 7.40 HDC landscaping team have made suggestions that can be applied to a future design code to inform applications for reserved matters. The informal open space provision equates to 5.039ha (including 2.591 ha green amenity space). The applicant is proposing to provide the required amount of informal open space. A break down of the informal open space provision and maintenance costs is set out in more detail under S106 matters.

Ecology and Biodiversity:

- 7.41 Appendix 9 of the ES sets out the applicant's approach to ecology and biodiversity on the site. Natural England has reviewed the submission and is of the view that the applicant has not covered green infrastructure in sufficient detail and recommend a green infrastructure strategy is secured by way of a planning condition. They are satisfied with the mitigation measures proposed, with the exception of the impact of the proposal on farmland birds and encourage off site provision to be considered by the LPA as they are unlikely to be accommodated on site. It is considered that in view of

the proposed enhancements this proposal can be made acceptable by way of a planning condition demonstrating the protection of designated areas for nesting birds.

Ground Conditions and Contamination:

- 7.42 Appendix 6 of the ES contains the Desk Study (report reference WM10526, dated March 2013). HDC's Environmental Protection Officer has reviewed this proposal and concludes that this scheme can be made acceptable by way of applying conditions to ensure that the applicant complies with the recommendations contained within section 7.10 of the above report. If additional contamination is identified, mitigation measures should be submitted to and agreed with the local planning authority

Noise and Pollution:

- 7.43 Appendix 13 of the ES sets out the applicant's approach to noise and vibration from development of this site. Cambridgeshire County Council expresses concerns in respect of the location of the Care Home in such close proximity to the school. The care home is classed as C2 and it has not been specified for a particular user group. It is considered that the relationship between the care home and the school/ Tithe Square can be carefully considered as part of any reserved matters application. A condition for construction activities that have the potential to impact upon residential amenity by way of noise is recommended to the hours 07:00 – 19:00 Monday to Friday and 07:30 – 13:00 on Saturdays. A Construction Environmental Management Plan would also be conditioned and will need to include any noisy equipment of plant.

Flood and Drainage:

- 7.44 Appendix 8 of the ES sets out the applicant's approach to surface water drainage and flood risk, following consultation with the EA.

The ES addresses Flood Risk, Water Quality/Waste Water and Water Resources. Fox Brook, where it runs north of the balancing pond to LFP1 is in EA flood zone 3 (SFRA 1:100) . The remainder of Fox Brook is not within a designed flood zone.

The EA consider the Outline Drainage Strategy will be a significant benefit for the existing downstream development areas. The FRA has also demonstrated via watercourse modelling and the drainage strategy that the development itself will not be at risk of flooding and will not cause or exacerbate flood risk elsewhere. However, detailed design will need to be agreed prior to commencement of the development for a number of matters regarding drainage and flood risk.

A SuDs system is proposed to manage surface water run-off and the EA has advised minimum floor levels throughout the site.

- The EA recommend conditions relating to
- Surface Water Drainage Strategy
 - A detailed layout scheme

- A scheme for the future responsibilities for the management of the surface water drainage scheme
- On-Site foul water
- A remediation strategy for contamination risks on site
- A verification report
- A remediation strategy for previously unidentified contamination
- A scheme for the improvement and/or extension of the existing sewerage system

Crime Prevention:

- 7.45 This scheme has been reviewed by the Cambridgeshire Architectural Liaison Officer who has no objection to this scheme.

Socio- Economic Impacts:

- 7.46 Chapter 7 of the ES assesses the potential impacts and likely significant socio-economic effects of the Proposed Development.

New development should ultimately be sustainable. The NPPF recognises that development has an economic and social dimension to build a strong, responsive and competitive economy and to support strong, vibrant and healthy communities.

This proposal will deliver additional housing, a new school, community facilities, open space, contribution toward health care facilities, and employment opportunities. This scheme proposes 1935 Full Time Equivalent Jobs.

Overall it is considered that the proposed development will create a beneficial socio-economic impact and is acceptable in this regard.

Waste:

- 7.47 The proposed development is located on a Greenfield site, therefore it is not expected there will be any significant demolition waste arising. The proposed development is not considered to cause any significant adverse impacts in respect of production of waste and is therefore considered to be compliant with national and local planning policy in this regard, subject to condition for a Construction Environmental Management Plan (CEMP).

Fire Hydrants:

- 7.48 This proposal has been reviewed by Cambridgeshire Fire and Rescue. They proposed that adequate provision be made for fire hydrants which may be secured by way of a S106 agreement or a planning condition. A condition would secure provision.

CIL Phasing:

- 7.49 Viability discussions have not yet taken place with the applicant. Whilst no viability report has yet been submitted for consideration, it is assumed that any permission would be subject to a CIL phasing condition

Infrastructure Requirements and Planning Obligations:

- 7.50 The Infrastructure Business Plan 2013/2014 (2013) was developed by the Growth and Infrastructure Group of the Huntingdonshire Local Strategic Partnership. It helps to identify the infrastructure needs arising from development proposed to 2036 through the Core Strategy.

Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S.106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. S.106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

Without prejudice to the eventual determination of the planning application, negotiations will be held with the applicants in order to determine the extent of the obligations required to make the development acceptable. These negotiations will be in line with the Regulations. The contributions required by policy and/or being sought by consultees are summarised below. Other relevant matters will be addressed via specific planning conditions.

Affordable Housing:

- 7.51 The site is over 0.5 hectares in size and therefore this development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4, the Developer and Contributions SPD (part A). The provision should be made on site and with a tenure split of 70% social rented and 30% shared ownership. This would equate to 408 dwellings. The policy does however acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations, including viability, will be taken into account.

Affordable housing will be part of ongoing S106 negotiations.

Informal Open Space:

- 7.52 The S.106 will need to provide the following

The necessary informal open space provision is set out below and is proposed as part of the application:

Calculations			
Population = 1020 x 2.33 = 2377 people			
	Requirements of SPD	Population	Area Required
Parks and Gardens	0.00048	2377	1.141
Natural & Semis Natural Green Space	0.00023	2377	0.547
Allotments & Community Gardens	0.00032	2377	0.761
Amenity Green Space	0.00109	2377	2.591 **
Total Informal space	0.00212	2377	5.039
** This Amenity Green Space is made up of the following:-			
Play Facilities - Casual space for play	0.00055	2377	1.307
Play Facilities - Equipped	0.00025	2377	0.594
Left over Green Spaces (Amenity Green Space)	0.00029	2377	0.689
Amenity Green Space			2.591

The applicant is proposing to provide the required amount of land on site. This will generate the need for 6 LAPs, 3 LEAPS and 2 NEAPS. If it is anticipated that the Council will maintain these areas the following maintenance costs will be required –

6 LAPs @ £20,324.72 each
 3 LEAPS @ £42,288.53 each
 2 NEAPS @ £48,571.72 each

Community Facilities: -

- 7.53 Policy CS4 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy 2009 and policy LP2 of the Draft Local Plan to 2036 are relevant to the provision of community facilities. Part E of the SPD also refers and states that on site provision within the development can be sought to accommodate identified community building needs. The application includes 0.1h of community development (Use Class D1) proposed to be used as a nursery. Dual use of the school building will also be explored. In addition, this development would be expected to contribute towards the provision of community facilities in the District Centre on Wintringham Park.

Residential Wheeled Bins:

- 7.54 Each dwelling will require the provision of one black, blue and green-wheeled bin. The cost of such provision in 2013/14 was £68.59. For flats within the development, communal 1100 litre bins could be provided rather than individual bins for each dwelling. The cost for communal bins in 2013/14 is £649.52. As such a formula based approach is suggested with the scheme and details to be secured through the S106 Agreement.

Health Requirements:

- 7.55 Policy CS10 of the Core Strategy seeks to secure appropriate health service facilities to meet the needs of communities from new development sites. Policy LP2 of the Draft Local Plan to 2036 relates

to provision for infrastructure needs and Part D of the SPD refers to health service facilities. Within paragraph D.10 the SPD states that the Council will negotiate with the prospective developers with a view to securing the necessary health service facility needs for the development. The SPD sets out how this will be assessed

A new facility will be required east of the rail line, to provide necessary services to the future occupiers of Wintringham Park and LFP2. It is proposed that this facility will be constructed on Wintringham Park, however, LFP2 will need to make the necessary contributions to health provision within the S106 process. The NHS estimates that 1000sqm will be required to deliver health services. However, they request that flexibility to this approach is built into the S106 process.

Formal Outdoor Sports Provision: -

- 7.56 Following comments from CCC, who do not support the view that school playing fields can be used for additional community use, the applicant is proposing a playing field to be located centrally within the site, to the north of the existing balancing pond which serves LFP1. A Multi Use Games Area (MUGA) is also proposed to the north east of the site. In addition to formal open space, the green corridors will allow for jogging cycling and trim trails. Sport England advise that there remains an under provision of formal open space within the site, which should be 3.9ha and therefore object to this proposal at this time. At the time of drafting this report the applicant is revisiting the proposal with a view to delivering the quantum of formal open space required to meet the needs of this scheme.

HDC Environmental and Community Health Services advise that the formal Outdoor Sport requirement should be 3.9ha hectares plus associated ancillary facilities (changing, toilets etc.). This has been calculated using the Council's adopted standard of 16.1sq m per resident.

This should provide for a number of flexible sports uses and ages so could include football pitches (senior, youth, colt and mini), rugby pitches, tennis courts and outdoor bowls and ancillary facilities (changing, parking etc).

At the time of drafting this report the applicant is revisiting the proposal with a view to delivering the quantum of formal open space required to meet the needs of this scheme and this will be reported back to members at a later stage.

Formal Indoor Provision:

- 7.57 HDC Environmental and Community Health Services advise of the following indoor sports requirements:

Sports Halls/Indoor Sports Space Swimming Pools Contribution
Indoor Bowls Synthetic Turf Pitches

The need for a full facility will not be generated from a development of this size, but some provision should still be sought and in particular

indoor sports space should be provided as part of any community building where a full sports hall is not practicable.

Indoor sports facilities is listed as a possible negotiated requirement within the SPD (para 5.4). With regard to the statutory tests, it is considered that a contribution can only be requested if this is related to a specific identified project. This project would need to be on site and specifically related in scale and need to the development.

Projects off site would fall within CIL. As a contribution is sought for a project off site in this case there is considered to be no justification for seeking an obligation as part of the S106 Agreement. England

CCC Historic Environment Team

- 7.58 Financial contributions are sought for site monitoring (£3750) and public archaeology provision (£12,500), to develop and deliver a programme of public archaeology.

Officers do not consider that this request meets the statutory tests. A full and detailed planning condition would be recommended to be imposed on any permission if granted, which would require details of a full public consultation programme to be submitted to and agreed with the Local Planning Authority and then carried out. As such this contribution is not supported.

CCC Libraries, Archives and Information

- 7.59 Policy CS6 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy and policy LP2 of the Draft Local Plan to 2036 relate to the provision of library facilities. Part F of the SPD also refers to libraries and lifelong learning. The Public Libraries, Archives and New Development: A Standard Charge Approach was first published by the Museums, Libraries and Archives (MLA) Council in 2008 and sets the nationally recognised standards.

The County Council have stated that the requirement for a contribution is determined according to the County Council's Service Levels Policy for the provision of a range of levels of library service to ensure equality of access across the County. An increase in population generated through new development will require an increase in the level of resources to be made available. Financial contributions are sought for new library provision at £97.00 per head of population increase.

This obligation is considered to meet the statutory tests and is compliant with policy and the SPD.

CCC Transport

- 7.60 Policies T11, T18 and T21 of the Huntingdonshire Local Plan 1995, CS10 of the Core Strategy and policies LP17 and SEL2 of the Draft Local Plan are relevant. Transport and highways is included within the SPD as a negotiated requirement which is dependent on the development and its impact on the local area.

The County Council as Local Highways Authority and the Highways Agency have requested a number of measures to include within the S106 Agreement.

In addition to matters already discussed in this report financial contributions are sought toward off-site real time passenger information facilities, Public Rights of Way, Cycling routes, and Highway/Junction improvements. A figure has not yet been specified.

Transport contributions will be discussed as part of future S106/viability discussions. However, matters relating to on-site works and travel plans can be secured through imposition of appropriately worded planning conditions

CCC Water Management

- 7.61 SuDs measures will be designed by the applicant. The detailed design and associated costs are unknown at this outline stage. The detailed design would be agreed by condition. The S.106 obligation would need to ensure the appropriate maintenance of the infrastructure and is necessary to make the proposal acceptable, and is directly, fairly and reasonably related to the development.

CCC Waste Management

- 7.62 Policy CS10 of the 2009 Adopted Core Strategy refers and within the Developer Contributions SPD in paragraph 5.4 Waste Management is referred to as a negotiated requirement. The County Council have commented that the delivery of new dwellings will increase the demand for recycling facilities. A financial contribution is sought towards St. Neots Household Recycling Centre at £181.00 per household.

In accordance with the overall principles set out within the SPD, an off-site contribution towards waste infrastructure would only be permissible where more than 50% of the need for the infrastructure is generated by the proposal. The County Council request does not include specific detail on a project, why the contribution is necessary and does not constitute a contribution over 50% of the 'project'. It therefore should fall to CIL.

Primary School Education:

- 7.63 Core Strategy policy CS10 and policy LP2 of the Draft Local Plan to 2036 are relevant to this infrastructure requirement. Proposed allocation SEL 2 advises that the successful development of this site will require primary school provision. Part G of the SPD is also relevant. The revised number of dwellings, namely 1020, will generate between 255 and 357 primary aged children using the County Council's multipliers of 25 to 35 primary children per 100 houses. This equates to between 1.2 and 1.7 forms of entry (FE).

Although this is fewer primary aged children than forecast for the original planning application, in order to plan comprehensively for primary education for this new development, the County Council will still require the allocation of a site large enough for a 2FE, 420 place primary school i.e. 2.3ha. The application makes provision for a 2 FE

primary school within a 2.3ha site thus meeting CCC primary school education requirements and this will be secured by via the S106 agreement.

The County Council have requested £40,000 towards start up costs for the school payable 6 months prior to the opening of the new school. This is stated to be required to offset the costs that CCC will incur following the recent changes in guidance from Department for Education (DfE) regarding school funding which explicitly make the County Council responsible for meeting any pre-opening costs associated with new schools. Officers consider that this is a responsibility for the Local Education Authority and is not a specific requirement identified within the Adopted SPD. The development cannot be expected to provide funding for a matter that is the responsibility of the County Council.

Early Years and Child Care:

- 7.64 The applicant proposes 0.1h to be used as a nursery, which falls within Class D of the Town and Country (Use Class) Order 1987, as amended. CCC Education advise provision will be needed on site for a 100 place nursery. Officers recognise that small-scale day nursery and childcare is often provided within residential properties and is also dependant on commuting and travelling routes of parents. There would be no guarantee or restriction that children outside the new development would not use this provision, as providers cannot discriminate against where people live. Officers consider that the S106 Agreement cannot be used to require private and/or voluntary sector providers to establish early years provision that will be primarily market driven.

CCC Secondary School Education

- 7.65 Policy CS10 of the Core Strategy seeks to secure education facilities to meet the needs of communities from new development sites. Policy LP2 of the Draft Local Plan to 2036 relates to provision for infrastructure needs and Part G of the SPD refers to Education and Schools. The SPD sets out how this will be assessed

Secondary education contributions were agreed through the CIL charging schedule, in partnership with the County Council. Wintringham Park and LFP2 formed part of the evidence base for the CIL examination, which came into effect on the 1st May 2012. For that reason S106 contributions towards secondary school education are not being sought as part of this proposal.

CCC Special School Provision

- 7.66 The County Council has requested a contribution towards a new special school within the Huntingdonshire District. Officers recognise that there may be a district wide need for the provision of a new Special School within the wider district, however this requirement is not directly, fairly and reasonably related to the development. This request is not considered to meet the statutory tests.

In summary:

- 7.67 There are a number of issues that remain to be resolved, including formal outdoor sport requirements, local highway matters, archaeology, and any comments received in response to the EIA publicity will need to be carefully considered, but subject to the satisfactory resolution of these issues it is considered that:
- the principle of development is acceptable in this location and compliant with the Development Plan and the NPPF
 - the proposed parameters of development are acceptable and demonstrate the site can appropriately accommodate the development as described
 - the proposed development will contribute to the creation of a mixed community integrating homes, jobs, services and facilities
 - it will promote healthy, active lifestyle through green space and sport and recreation facilities
 - it will maximise opportunities for use of public transport, walking and cycling
 - it will minimise pollution
 - it will manage flood risk and drainage effectively
 - it will have less than substantial harm to heritage assets that is outweighed by the community benefits
 - it will have no significant adverse impacts on features of landscape or ecological value
 - it will incorporate energy efficiency measures
 - it will generate an acceptable level of waste and promote recycling, and
 - it will provide appropriate infrastructure to meet the needs generated by the development

Having regard to national and local planning policies, the ES and all comments received, and subject to the resolution of the matters identified above, it is considered that the amount of development and proposed uses are acceptable in principle, the amount of proposed development can be satisfactorily accommodated on the site and the development can deliver a sustainable extension to St Neots.

8. **RECOMMENDATION** - Subject to it being demonstrated that the necessary quantum of formal public open space in addition to all the other proposed uses can be accommodated on site, the resolution of the remaining local highway network matters and archaeology and the consideration of any comments received in response to the EIA publicity, to support in principle the proposed amount of development and the proposed uses; and that the Head of Development continue to negotiate obligations based on the principles established in this report to make the development acceptable in planning terms and subsequently report back to the Panel with details of the negotiations together with suggested matters to be the subject of conditions.

CONTACT OFFICER:

Enquiries about this report to **Clara Kerr Development Management Team Leader 01480 388434**

Appendix 5

ST NEOTS EAST - WINTRINGHAM PARK (PAGE 80 OF THE 2017 AMR)

BACKGROUND

- 1.1 The outline planning application referred to in the December 2017 AMR was reported to the Council's Development Management Committee in March 2018. A copy of the Officers report is enclosed herewith. Members resolved to approve the scheme in line with the Officer's recommendation.
- 1.2 Our issue with this site is that there is simply no prospect the site will deliver the number of dwellings the Council claim in the 5 year period. The proforma upon which the Council has based its delivery assumptions is a year old and for a development of this scale (2,800) that has such a close relationship with the Loves Farm east development we would have expect to have seen details phasing and delivery information justifying the lead in time and the rates of delivery advanced; this information appears to be lacking.
- 1.3 As can be seen from the Officer's report this is a complex site with significant infrastructure requirements and which is closely linked to the Loves Farm development. The Section 106 Agreement is yet to be completed. Time will be required for the preparation, submission and determination of reserved matters applications, the discharge of pre-commencement conditions and other technical approvals. Significant infrastructure will need to be provided before a single home is delivered.

SUGGESTED ALTERATION TO TRAJECTORY

- 1.4 In our view the proposed trajectory should at the very least be pushed back by one year. Accordingly, the contribution for the five year period should be reduced to 425 dwellings with the remainder of the site (2,375 homes) being delivered over the remainder of the Plan period.

Case No: 17/02308/OUT (OUTLINE APPLICATION)

Proposal: HYBRID PLANNING APPLICATION COMPRISING:

- 1) APPLICATION FOR OUTLINE PLANNING PERMISSION FOR DEVELOPMENT OF A MIXED USE URBAN EXTENSION TO INCLUDE; RESIDENTIAL DEVELOPMENT OF UP TO 2,800 DWELLINGS (C3), UP TO 63,500 SQM OF EMPLOYMENT DEVELOPMENT (B1-B8), DISTRICT CENTRE INCLUDING SHOPS, SERVICES, COMMUNITY AND HEALTH USES (A1-A5, D1 & D2), LOCAL CENTRE (A1-A5), TEMPORARY PRIMARY SCHOOL, TWO PERMANENT PRIMARY SCHOOLS, OPEN SPACE, PLAY AREAS, RECREATION FACILITIES AND LANDSCAPING, STRATEGIC ACCESS IMPROVEMENTS INCLUDING NEW ACCESS POINTS FROM CAMBRIDGE ROAD & A428, ASSOCIATED GROUND WORKS AND INFRASTRUCTURE. ALL MATTERS RESERVED WITH THE EXCEPTION OF MEANS OF ACCESS; AND**

- 2) APPLICATION FOR FULL PLANNING PERMISSION FOR THE CONSTRUCTION OF NEW ROADS, HARD & SOFT LANDSCAPING, CREATION OF SUDS AND ALL ASSOCIATED INFRASTRUCTURE AND ENGINEERING WORKS INCLUDING CREATION OF HAUL ROUTES.**

Location: WINTRINGHAM PARK CAMBRIDGE ROAD ST NEOTS

Applicant: WINTRINGHAM PARTNERS LLP

Grid Ref: 519875 259612

Date of Registration: 01.11.2017

Parish: ST NEOTS

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site comprises approximately 162.3Ha of greenfield land and lies approximately 1.5km east from St Neots Town Centre. It forms the southern part, and a significant portion of the St Neots Eastern Expansion allocation herein after referred to as SEL2 which is separated laterally by Cambridge Road (B1428). The site was last in use for arable agriculture. Loves Farm phase 1 (hereinafter referred to as LF1) development is located to the north of the site, beyond Cambridge Road. The east coast mainline railway (ECML) runs along the western boundary, the eastern boundary abuts the main A428 trunk road and Potton Road (B1046) extends along the south of the site. To the west of the site, beyond the East Coast Mainline Railway, is a mix of industrial and residential areas along Cromwell Road. A small parcel of land at the northwest corner that is excluded

from the application is in active use, comprising previously developed land occupied by a builder's merchant and a County Council Traveller site.

- 1.2 The site is essentially divided into 3 sections, divided by the 2 brooks, Wintringham Brook (north) and Hen Brook (south) which run laterally across the site. The site is also traversed by several public rights of way which link to the main settlement of St Neots at three points; via the two underpasses of the ECML and over the ECML at Marston Road. The PROW also extends eastwards into the countryside across the A428 The site is currently served by a farm access from Cambridge Road to the north and from Potton Road to the south.
- 1.3 The majority of the site is located in Flood Zone 1, which represents areas with the lowest probability of flooding with some elements of Zone 2 and 3 adjoining the brooks. The site generally has an open character, the main landscape features being the hedgerows that follow the brooks running across the site and along field boundaries. There are long views across the site from the surrounding roads and elevated railway line.
- 1.4 The application is a 'Hybrid' Application which seeks outline planning permission for the development of the site with all matters reserved except means of access, but also seeks full planning permission for the construction of new roads, hard and soft landscaping, the creation of SUDS and associated infrastructure and engineering works within the northern part of the site (north of Wintringham Brook) referred to as 'Key Phase 1'.
- 1.5 The description of development is as follows:
 - 1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to 63,500m² of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and
 - 2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.
- 1.6 In summary the application comprises the following;
 - Outline planning application for the development of the site;
 - Approval of a design code for the first key phase of residential units between Cambridge Road and Wintringham Brook;
 - Means of access to the site onto the local highway network;
 - and
 - Full planning application for the key infrastructure necessary to deliver the first housing parcels (green and grey infrastructure).

- 1.7 The Outline application, with all matters reserved with the exception of access commits 3 new access points along Cambridge Road across the north of the site leading off the existing roundabouts serving the LF1 development (Dramsell Rise-west and Stonehill - east) and a further access off a proposed roundabout which is also intended to serve the Loves Farm Phase 2 development (hereinafter referred to as LFP2). Two accesses are proposed along the A428 serving the 1st key phase (northern third) and one further south serving the southern part of the site. A further singular access is proposed at Potton Road to the south.
- 1.8 The Full element of the application details the internal roads and green infrastructure serving the 1st key phase of the site (northern third) and commits land for two primary roads, one leading off the Dramsell Rise western roundabout and one from the proposed new eastern roundabout, with a secondary road leading from the central, Stone Hill roundabout
- 1.9 A series of General Arrangement Plans and Planting Plans are committed which detail the layout of the roads and green infrastructure.
- 1.10 The application is supported by an extensive number of reports and plans as follows;
- Outline Documents/Plans;
- *Planning Statement,
 - *Design and Access Statement
 - *Location Plan
 - *Site Access Plans
 - *Statement of Community Involvement
 - *Town Centre Assessment
 - *Sustainability Statement
 - *Health Statement
 - *Flood Risk Assessment
 - *Environmental Statement (EIA) and appendices.
- Site Wide Documents/ Plans;
- *Foul & surface water Drainage Strategy
 - *Ground Remediation Strategy
 - *Archaeological Written Scheme of Investigation
 - *Construction Strategy
 - *Green Infrastructure Strategy
 - *Biodiversity Strategy
- Key Phase 1 Documents/ Plans
- *Boundary Plan
 - *Design Code
 - *Regulatory plan
 - *Supplementary Water Management Strategy
 - *Ground investigation Report
- Detailed Plans (Full element of the outline hybrid application – Phase 1)
- *Access and Highways General Arrangement plans
 - *Highways: Geometry, dimensions and visibility plans

- *Earthworks and Contours plans
- *Footpath and kerbing construction details
- *Street Lighting
- *Foul and Surface Water drainage layout and construction details
- *Pond details
- *Landscape General Arrangement Plans and soft landscaping specification
- *Planting Plans and Tree Pit details
- *Construction Environment Management Plan (CEMP)
- *Design Compliance Statement
- *Surface Water Management Strategy

1.11 The application has been amended following the original submission to respond to earlier consultation comments received and officer negotiations.

1.12 The following amendments/additional information have been received:

- *Design and Access Statement
- *Flood Risk Assessment
- *Foul & surface water Drainage Strategy
- *Ground Remediation Strategy
- *Green Infrastructure Strategy
- *Biodiversity Strategy
- *Design Code
- *Regulatory plan
- *Supplementary Water Management Strategy
- *Ground investigation Report
- *Access and Highways General Arrangement plans
- *Highways: Geometry, dimensions and visibility plans
- *Earthworks and Contours plans
- *Footpath and kerbing construction details
- *Street Lighting
- *Foul and Surface Water drainage layout and construction details
- *Pond details
- *Landscape General Arrangement Plans and soft landscaping specification
- *Planting Plans and Tree Pit details
- *Construction Environment Management Plan (CEMP)
- *Surface Water Management Strategy

1.13 In addition, following recommendation from biodiversity-focussed consultees, a Biodiversity Offsetting Matrix has also been provided to detail how net gains in biodiversity can be achieved through the development.

Relevant Applications

1.14 Additionally, the applicant has submitted a separate application (17/02345/FUL) which seeks full planning permission to secure access points off the two existing roundabouts along Cambridge Road. This application has been submitted with the intention of enabling the developer to commence the access points should the hybrid application be delayed during negotiations. This application is not considered within this report but will rely in-part on recommendations by the LHA as detailed below.

- 1.15 A separate application for LFP2; the remaining area of the SEL2, for development of land immediately east of Loves Farm Phase 1 is currently under consideration (ref:1300388OUT) and has previously been considered by members of DMC, most recently in November 2017 (see green papers attached). Therefore, whilst this report mainly focusses on the southern part of the SEL2 – known locally as Wintringham Park (WP), impacts arising from the existing LFP1 and the proposed LFP2 are also considered.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for: building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

- 2.2 Paragraphs 203-205 state that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:

- * necessary to make the development acceptable in planning terms;
- * directly related to the development; and
- * fairly and reasonably related in scale and kind to the development.

- 2.3 Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.”

- 2.4 Planning Practice Guidance (PPG)

For full details visit the government website:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H23: Outside Settlements
 - H31: Residential privacy and amenity standards
 - H37: Environmental Pollution
 - H38: Noise Pollution

- E1: Economic and Employment Growth
- E2: Provision of Land
- S6: Small Shopping Centres
- S14: A3 Uses
- T18: Access requirements for new development
- T19: Pedestrian Routes and Footpath
- T21: Public transport services
- R1: Recreation and Leisure Provision
- R2: Recreation and Leisure Provision
- R3: Recreation and Leisure Provision
- R6: Adequate provision of Public Open Space
- R7: Land and Facilities
- R8: Land and Facilities
- R12: Land and Facilities
- R13: Countryside Recreation
- En2: Character and setting of Listed Buildings
- En12: Archaeological Implications
- En13: Archaeological Implications
- En17: Development in the Countryside
- En18: Protection of Countryside features
- En20: Landscaping Scheme
- En22: Conservation
- En23: Conservation
- En24: Access for the disabled
- En25: General Design Criteria
- CS5: Health and Social Services
- CS6: Improvements to Library Services
- CS8: Water

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL5: Quality and Density of Development
- HL6: Housing Density
- HL10: Housing Provision
- OB2: Maintenance of Open Space

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: Sustainable development in Huntingdonshire
- CS2: Strategic Housing Development
- CS4: Affordable Housing in Development
- CS7: Employment Land
- CS8: Land for Retail Development
- CS10: Contributions to Infrastructure Requirements

3.4 Huntingdonshire Local Plan to 2036: Proposed Submission 2017

- LP1: Strategy and principles for development
- LP2: Contributing to Infrastructure Delivery
- LP3: Communications Infrastructure
- LP6: Flood Risk and Water Management
- LP7: Strategic Green Infrastructure Enhancement
- LP8: Development in the Spatial Planning Areas
- LP13: Quality of Design
- LP14: Reducing Carbon Dioxide Emissions

- LP15: Ensuring a High Standard of Amenity
- LP17: Sustainable Travel
- LP18: Parking Provision
- LP22: Tourism, Sport and Leisure Development
- LP23: Local Services and Facilities
- LP24: Housing Mix
- LP25: Affordable Housing Provision
- LP28: Biodiversity and Protected Habitats and Species
- LP29: Trees, Woodland and Related Features
- LP30: Open Space
- LP31: Heritage Assets and their Settings

3.5 SEL2: Proposed Allocation (St Neots Eastern Expansion)

3.6 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (2011)

- CS1: Strategic Vision and Objectives for Sustainable Minerals Development
- CS2: Strategic Vision and Objectives for Sustainable Waste Management Development
- CS14: The Scale of Waste Management Provision
- CS15: The Location of Future Waste Management Facilities
- CS16: Household Recycling Centres
- CS28: Waste Minimisation, Re-use, and Resource Recovery

3.7 St Neots Neighbourhood Plan 2016

- A2: Development on the edge of St. Neots
- A3: Designed to a high quality
- A4: Landscape Backdrops
- PT1: Sustainable modes of Transport
- PT2: Vehicle Parking
- PT2: Open Spaces
- P4: Sustainable Drainage (SuDS)
- RD3: Eastern Expansion Employment
- RD4: Lifelong learning and skills
- SS3: Community facilities and Services

3.8 Supplementary Planning Guidance / Other relevant documents:

- *The St. Neots Urban Design Framework (UDF), 2011
- * Huntingdonshire Design Guide (2017)
- * LDF Developer Contributions SPD (2011)

3.9 Housing Land Supply

In order to satisfy the requirements of the NPPF to boost housing supply the Council must demonstrate an up-to-date five year supply of deliverable housing sites to meet its objectively assessed need, with an additional buffer to ensure choice and competition in the market for land; this requirement is set out in paragraph 47 of the NPPF. Due to under delivery in recent years the buffer to be applied for the District is 20%. The December 2017 Annual Monitoring Review applies the 20% buffer and demonstrates that the Council has a five year supply of housing land.

The Development Plan policies relevant to the supply of housing (En17 and H23 of the Huntingdonshire Local Plan (HLP) and CS2 and CS3 of the Huntingdonshire Core Strategy (HCS)) were set against a lower Objectively Assessed Need figure such that strict application of these policies would result in failure to achieve the objectively assessed housing need figure that the Council currently has identified as part of the emerging Local Plan to 2036. These policies are therefore no longer fully up-to-date or consistent with the NPPF and, at this time and until the Council adopts the Local Plan to 2036 with up-to-date policies, the 'tilted balance' as set out within the 4th bullet point of para. 14 is engaged. For decision-taking this means granting permission in instances where the Development Plan is absent, silent or relevant policies are out-of-date unless any adverse impacts would significantly and demonstrably outweigh the benefits (having regard to the Framework policies taken as a whole), or specific policies of the Framework indicate development should be restricted.

Weight of Development Plan Policies & NPPF Consistency

The fact that the Development Plan policies are old is in itself irrelevant as they remain saved policies and the statutory starting point and under S.38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004.

As a material consideration carrying significant weight, the NPPF advises at paragraph 215 that due weight should be given to relevant Development Plan policies according to their degree of consistency with the NPPF so the closer the policies are to the NPPF, the more weight they may be given.

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

4. PLANNING HISTORY

- 4.1 1300388OUT Outline application for the development of up to 1020 dwellings, up to 7.6has of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), care accommodation (use Class C2) and employment uses (Use Class B1), connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space and other related infrastructure. Pending consideration
- 4.2 Loves Farm Phase 1 gained outline planning permission in 2005 and the site is largely built out.
- 4.3 16/01507/OUT Residential development of site for up to 79 dwellings and associated open space with all matters reserved except access to be from Potton Road.
- 4.4 Pending consideration.
17/02345/FUL Full planning application for the construction of two vehicular access points and associated works.
- 4.5 Pending consideration.
1300178OUT development of mixed use urban extension to include; residential development of up to 2,800 Dwellings, up to 63,500 m² of employment development, district centre including shops, services, community and health uses , local centre, two primary schools, open space, play Areas, recreation facilities and

landscaping, Strategic access improvements including 4 new access points and associated infrastructure.

4.6 Refused 25 April 2016. Appeal lodged but subsequently withdrawn 11 April 2017.

4.7 In respect of application 1300178OUT, the application was refused on the following grounds;

1. Having regard to specific site conditions and other material considerations including viability, this appeal site does not provide the maximum reasonable amount of affordable housing that could be provided taking account of the district-wide strategic target of 40%. The proposal is therefore contrary to Paragraphs 50, 173, 203 and 204 of the NPPF, the Planning Practice Guidance, policies CS4 and CS10 of The Core Strategy 2009, Paragraph LP25 of The Huntingdonshire Draft Local Plan to 2036, and the Developer Contribution SPD 2011.

2. Notwithstanding reason 1 above, a planning obligation to ensure the provision of necessary infrastructure and mitigation has not been agreed with the Local Planning Authority and completed. In the absence of such an obligation, the development would be contrary to development plan policy OB2 of the Huntingdonshire Local Plan Alteration 2002 and policies CS4 and CS10 of the Huntingdonshire Core Strategy 2009 and to policies LP2 and LP25 of the Huntingdonshire Draft Local Plan to 2036 Stage 3 Consultation 2013.

4.8 In summary the application was refused as the proposed scheme and supporting evidence failed to justify why it could not provide the council's policy target of 40% affordable housing and that the relevant s106 agreement had not been secured to mitigate its harm to surrounding infrastructure. In essence therefore, the principle of development was agreed by the LPA and with no technical matters forming a reason for refusal.

4.9 Full details, including the historic reports to the Development Management Committee can be found on public access under planning reference 1300178OUT.

5. CONSULTATIONS

5.1 **St Neots Town Council** - Objects to the application on the following grounds;

Considers the application overall is not considered to fully meet the policy requirements of the St Neots Neighbourhood Plan, in particular policies A2; A4; PT1; PT2; RD3; RD4; and SS3. Concludes that "the shortcomings are not individually significant but cumulatively they combine to indicate that the proposal overall fails to meet the up-to-date policy requirements of the Neighbourhood Plan."

The Town Council also raises concerns in respect of;

* Primary school provision and forecasting for birth rates and future needs of the local community.

* Concerns about the 'left in, left out' road access to the site, in particular the 'left out' as this section of the A428 is already extremely busy and what is being proposed is not acceptable to St Neots Town Council.

- * Consideration of the pathway on Potton Road Bridge to ensure safe access for all, especially children travelling to and from school.
- * The pathway under the railway bridge – serious consideration needs to be taken as to what is going to be done to improve this area.
- * On site roads – concerns over the width and layout of the roads for the access of larger vehicles such as delivery vehicles, refuse collection vehicles and emergency vehicles.
- * The committee strongly suggested that Urban & Civic take a look at Loves Farm and Eynesbury Manor developments to learn from the mistakes that were made with regards to the road infrastructure and accessibility.
- * Adequate parking for residents.
- * Improvements to Cambridge Street to include layby's for buses, in particular the X5 to use to alleviate traffic congestion.
- * The committee would like to see within the mixture of housing, inclusion of provision for the elderly such as bungalows.
- * Allocation of cemetery space within the development– Rebecca advised that this request would be put on their agenda for the meeting with Cambridgeshire County Council next week.
- * Retail space – The whole of the eastern side of St Neots do not have direct access to a large supermarket. Rather than a number of small retail units, it was put forward that consideration be given to one large retail unit.
- * Requested assurance that the areas allocated for employment are ring fenced
- * Concerns over access on to Potton Road which is already heavily used by traffic and needs pedestrian and cycle routes
- * Impact on High Street traffic
- * Surface/storm water, how will this be dealt with
- * Possible two way use of railway arches
- * Public transport links
- * Future plans for light railway being discussed by Combined Authority should be considered
- * North end access to Loves Farm is kept open
- * Incorporate key worker housing for teachers
- * Village area dedicated to the elderly

[Full Town Council comments are attached.]

- 5.2 **Anlian Water** - Confirms that surface water is a matter for LLFA and EA. Agrees the outline foul water strategy for the site. Requires a condition securing detailed foul water schemes prior to commencement of any buildings within the site.
- 5.3 **Bedfordshire Borough Council** (as neighbouring Authority) - Raises no objection
- 5.4 **Cambridgeshire Constabulary** - Raises no objections. Keen to work with developer at detailed design stage.
- 5.5 **Cambridgeshire County Council** - Raises no overall objections. Provides the following service-specific comments;
- 5.6 Archaeology - Raises no objection. Advises that the site was subject to an archaeological evaluation, undertaken in support of the previous

application for development (1300178OUT). The evaluation results identify an intensively settled and developed landscape in the Iron Age and Roman periods (HER ECB3024, OARE report ref. 1062). Advises that the applicant has taken pre application advice from the County Council's Historic Environment Team, and the Environmental Statement takes account of their advice. In agreement that excavation, recording and the publication of the excavation results is appropriate to mitigate the impacts of construction in this case. Also that Construction Environment Management Plans (CEMPs) would be appropriate to ensure that management of the archaeological resources, given the phased approach to the development and the implementation of the excavation programme.

Provides advice in respect of either preservation of assets 'in-situ' or 'by record' as options.

Subsequently advises that an agreed Written Scheme of Investigation (WSI) has been provided which will inform archaeological investigations and reporting moving forwards.

- 5.7 Education - Primary School Has agreed to the provision of 2x 2FE primary schools with provision for 3rd FE at the 2nd school if required.
- 5.8 Early Years - Advises that both primary schools will make provision for 104 early years places although this will be insufficient to meet the likely demand for early years and childcare places. Therefore, additional space needs to be provided within the development to enable 2 x 100 place day nurseries. This is in addition to the early years and childcare space within both schools. Advises a typical 100 place day nursery would require a site in the region of 0.1 ha.
- 5.9 Libraries and Lifelong learning (LLL) - Raises no objection to the provision of the library within a community facility subject to an agreed specification and capital contribution towards fit-out costs in-line with Hunts SPD schedule.
- 5.10 Communities - Raises no objection. Seeks to secure capital contribution for community support workers and community based projects/ services for the site and wider area.
- 5.11 Lead Local Flood Authority (LLFA) - Raises no objection subject to inclusion of planning conditions requiring phase/ plot - specific surface water schemes at detail design stage.
- 5.12 Highways and Transport (LHA) Accesses
A road safety audit is currently being considered for the proposed accesses at Cambridge Road and Potton Road and discussions between the LHA and the applicant is ongoing. This may inform some design change and this detail is awaited. CCC Highways have no objections in principle, subject to the outcome of a safety audit and agreement on final design. A further update will be provided on or before the Development Management Committee
CCC advise that the following elements highlighted within the TA are to be secured via planning condition/S106 Agreement should the site gain planning permission:
* A428/Barford Road Improvements (Highways England);
* A428/Cambridge Road Improvements (Highways England);
* Cambridge Road Improvements;

- * Caxton Gibbet (Highways England);
- * Station Road/Cambridge Road/Cromwell Road Improvements and Monitoring (Local Road Network);
- * Huntingdon Road/Priory Hill Road/Mill Lane and Monitoring (Local Road Network);
- * Potton Road/Cromwell Road junction monitoring plus possible financial contribution subject to outcome of monitoring for signalisation updates (Local Road Network)
- * Improvement to the Northern and southern ECML underpasses (public rights of way).

- 5.13 Full application - Internal Roads - In principle agreement to internal roads. Confirms that the current design would preclude the LHA from adopting the internal roads due to some irregular geometry at access points. However, confirms that only minor amendments are required to bring them up to adoptable standard.
- 5.14 Public Rights of Way (PROW) - Following initial consultation comments the applicant has engaged with the PROW team and has subsequently agreed the principle of the rights of way proposals. Recommends a PROW strategy is agreed securing specific details and timings of delivery via planning condition.
- 5.15 Minerals & Waste - Raises no objections
- 5.16 Cambridgeshire Fire and Rescue - No objection subject to securing provision for fire hydrants – suggested via S106/condition process.
- 5.17 Environment Agency - Raises no objections but comments on the following matters;
- 5.18 Flood Risk - Raises no objections. Concludes that the Flood Risk assessment has assessed all the flood risks appropriately both on and off-site and that the development will provide an overall betterment for surface water run-off rates over the lifetime of the site. Recommends
- 5.19 Groundwater & Contaminated Land -Makes recommendations and provides general advice on Sustainable Drainage Systems (SuDS), groundwater protection, contamination and pollution protection. Notes the historic agricultural use of the land but also of potential illegal tipping or accidental spillage of contaminants in the past. Recommends further contamination investigation of the Phase 1, 2 and 3 areas for further assessment of potential risks to controlled waters. However, recognises that the site is low to moderate in risk and confirms that the EA will not be providing further comments or advice in this regard and instead to follow national guidance on this matter. Provides procedural advice on unsuspected contaminated land.
- 5.20 Surface Water Drainage - Signposts applicant to LLFA for comments in this regard.
- 5.21 Construction – specifically: Piling Provides advice on risk assessment for this construction approach for potential impact on groundwater contamination.

- 5.22 Waste - Acknowledges the submission of a CEMP and Strategic Waste Management Plan with the application.
- 5.23 Water Quality/ Waste water - Raises no objection to the proposed key Phase 1 development recognising the strategies which have been agreed in close consultation with Anglian Water. Also acknowledges the unresolved issue of limited capacity at St Neots Water Recycling Centre but accepts this falls outside of the developer's responsibility.
- 5.24 Pollution Prevention - Directs the applicant to current guidance and provides advice on permits and licences in respect of construction compounds etc.
- 5.25 Fisheries, recreation and geomorphology - Confirms no objections at this stage and await the ecology and nature conservation assessment.
- 5.26 **HDC Environmental Health** - No objections subject to;
- Further contaminated land assessment in Phase 1.
 - Amendments to proposed construction hours
 - Requirement for a Construction Environment Management Plan for relevant phases
 - Phase-specific noise mitigation schemes to be submitted at future phases
 - Community buildings to incorporate kitchens with appropriate extraction systems
 - Developments within use classes A3 and A5 to have appropriate grease traps
 - Commercial delivery times should be restricted
 - Mitigation measures are to be included in the development to minimise any impact of this development on the current AQMA in the centre of St Neots.
 - Recommends inclusion of electric vehicle charging points
 - Requests an artificial lighting scheme for buildings and roadways
 - Sports pitches and courts should be made with an all-weather playing surface to a standard to be agreed prior to construction.
- 5.27 **HDC Operations – Green Space** – No objections subject to conditions and S106 agreement – to secure provision and maintenance of green space including space for children's play.
- 5.28 **HDC Lifestyles & Sports** - Notes that the amount of formal outdoor sports provision is not being met as the school site has to be excluded from the calculations. Acknowledges however the commitment to provide the necessary ancillary facilities to support the formal grass pitches. It will need to be determined what sports the grass pitches will cater for with regards to demand and needs closer to implementation of phase 2.
- Confirms that an artificial turf pitch is not a requirement at this stage.
- Confirms that the proposed community Building specification is acceptable subject to the internal height being within the Sport England guidance to facilitate indoor sports.
- 5.29 **HDC Conservation** - Raises no objections

- 5.30 **Highways England** - No objection in principle subject to conditions and S106 obligations relating to the implementation of mitigation measures on the A428 strategic highway, the timing of their delivery and suitable trigger mechanisms (related to traffic monitoring through the build).
- 5.31 **Historic England** - Raises no objections. Suggests that the LPA seeks the views of their specialist conservation and archaeological advisers, as relevant.
- 5.32 **National Grid (Cadent)** - Raises no objection. Confirms the presence of a high or intermediate pressure gas pipeline and associated equipment and above ground gas sites and equipment (along the western and northern perimeter). Requests that the developer contacts the Plant Protection division before works are carried out and goes on to provide general safety guidance.
- 5.33 **Natural England** - Raises no objections
- 5.34 **Network Rail** - Raises no objection subject to development securing the stopping up of crossing at Marston Road and restricted development within 10m of embankments.
- 5.35 **NHS** - Sets out requirements in order to mitigate the development and that of adjacent site (LFP2) concluding that a healthcare facility or land and capital contribution is required to mitigate the development.
- 5.36 **Sport England** - Objects to the formal sports provision on the following grounds;
Lack of indoor sports provision
Insufficient outdoor sports area - Does not recognise shared outdoor space as formal provision when shared with educational facilities.
- 5.37 **Wildlife Trust** - Notes proportions of green infrastructure and semi-natural greenspace has increased from previous submission. Welcomes commitment to habitat enhancement and net gain in biodiversity but requests details of how this has been calculated. Provides comments and recommendations on;
*Alterations to existing streams/ channels and alternatives
*Installation of artificial Otter holts and alternatives
*Clarification of some clearance works alongside the brooks
*Enhancements for farmland birds

Following amended details, advise they are satisfied that the amended Biodiversity Strategy (Jan 2018) has addressed most of the previous comments. With regards to the Biodiversity Offsetting Matrix information, a few minor changes have been suggested. Advises that the applicant is preparing a revised calculation which is likely to still demonstrate that the development proposals can deliver a net gain in biodiversity however, this cannot be confirmed the revised version has been considered. Therefore the following further comments and recommendations may be subject to change and are provided now as indicative only.

The Wildlife Trust welcomes the applicant's commitment as stated in the Biodiversity Strategy to delivering a net gain in biodiversity and to

creation and enhancement mechanisms being initiated as early as possible in the development of the site to ensure continued provision for species utilising the area.

Should permission be granted, the following should be secured by way of suitably worded conditions and/or a planning agreement.

- * Delivery of the mitigation and enhancement measures in line with the Amended Biodiversity Strategy and section 9.6 of the Environmental Statement.

- * Changes to the proposed outline measures should ensure that the development will still deliver a net gain in biodiversity. The biodiversity offsetting matrix should be updated at the end of each Key Phase.

- * Details of biodiversity measures associated with each Key Phase to be submitted to and agreed with Hunts DC before development begins for that Key Phase. These should include:

- * construction phase measures to prevent harm to biodiversity features,

- * roles and responsibilities of the Ecological Clerk of Works,

- * planting specifications, establishment techniques, long term management prescriptions,

- * appropriate plans showing the extent and location of works,

- * timetables for implementation,

- * monitoring strategy and methods, and

- * how remedial measures will be agreed should monitoring show biodiversity objectives are not being met.

These details can be provided through the proposed construction environmental management plans and detailed landscaping and biodiversity management plans or other similar document(s).

- * Further supplementary ecological surveys as required to ensure survey information is up-to-date in accordance with best practice guidelines, and to inform detailed design and implementation of mitigation and enhancement measure at later phases of development, particularly with regard to protected species. Outlines of required measures for protected species are included within the Biodiversity Strategy (section 4.3), however further information and updated surveys will be required in some cases in order to determine appropriate detailed measures.

Advises that additional comments and/or changes to the above maybe provided once the revised Biodiversity Offsetting Matrix has been received.

6. REPRESENTATIONS

6.1 Loves Farm Community Association (LFCA) (neutral representation) Provides the following comments, observations and concerns;

- * Welcomes the plan to develop St Neots Eastern Expansion area. Requests that LFP2 and Wintringham Park are considered as a comprehensive development to ensure sustainability

- * Keen to understand how community forecasting will be used to ensure that the new developments will be shaped by lessons learnt from LFP1

- * Considers it important that the developers are able to respond to the changing needs of residents and sufficient school places, early years provision, wrap around childcare, community support groups, health care, etc. are all made available to everyone.
- * Requests that the developers are required to provide a community building including a temporary provision at early stages of the build and that LFCA are consulted on design
- * Consideration for safety around wet features e.g. existing brooks
- * Consideration to developing large water features into attractions which can be used by the community for example the waterways/flood defences could become leisure facilities
- * Requests that adequate lighting is provided for outside spaces and consideration given to walking routes.
- * Clarification over adoption and maintenance of grass verges and open and landscaped spaces especially around traffic junctions.
- * Potential for additional cycle racks on the east side the station should be considered.
- * Consideration required for walking routes across the whole development and ensure there are direct routes to major amenities, in order to reduce needless car journeys and improve access and connectivity.
- * Provision for buses to pull into designated bays on Cambridge Road to prevent congestion on the main thoroughfares towards key infrastructure and understanding there have been a number of accidents due to cars overtaking buses.
- * Advises that bus shelters would be welcome.
- * Provision of adequate and safe crossing points along Cambridge Road required with consideration for road speeds.
- * Requests that the formal crossing is relocated towards the eastern side of LF1 site to improve access for existing occupiers.
- * Reinstate a bus Town Centre/Love's Farm 1/Love's Farm Phase 2/ Wintringham and return
- * Consideration should be given to minimising short distance car traffic.
- * Spine roads should be wide enough for three cars, allowing on?street parking on one side of the road while still allowing two?way traffic. Recommends 7.5m road widths with 2.5m verges.
- * Adequate resident parking should be in line with St Neots Neighbourhood Plan, policy PT2.
- * Parking courtyards to the rear of houses should be avoided
- * Car drop?off points (e.g. turning circle near northern primary school)should be sufficiently large and away from road crossings to allow safe routes for children to get to school on foot.
- * Parking restrictions and road signage should be implemented at time of build
- * The materials used to construct roads should be considered carefully. The use of block paving should be restricted.
- * Recommends opening the northern access at LF1 (Hogsden Lees) which would reduce traffic on the Cambridge Road
- * Encourage planners to communicate with the community in a meaningful way, to learn lessons; to understand what works and what could be improved.
- * There must be allowance for a margin of error in schools admission and places forecasting to avoid oversubscription.

* Thought should be given to the design of the school by Cambridge County Council to ensure it will serve changing needs of the population in the future.

* The Round House site isn't big enough to accommodate an expansion and so the solution will be a new school. This is far from ideal for residents and issues such as catchment have yet to be resolved despite applications for September 2018 intake being open.

* Asks that the planning for the temporary school for 2018 and future school buildings from 2019 are progressed outside of the planning process for the new development(s) should there be delay to the overall planning process

6.2 St Neots Evangelical Church (neutral representation)

Welcomes the recognition that the scale of development requires space for faith communities and requests that consideration is given for;

An identified need for a larger building to cope with growing population with the necessary facilities including;

*A large hall for youth and children's work

*Modular Space

*Kitchen and catering facilities

*Café

*Offices and staff facilities

*Car park

6.3 Residents - 2 letters of objection received from local residents raising the following concerns;

* Scale – too large and diverse use class types to be accommodated in the location proposed;

* Prematurity as the proposal should be depending on completed infrastructure improvements to Highways and Rail, both at capacity;

* No proven demand for the business space and industrial accommodation proposed, when there remains an adequate supply in the area;

* An inadequate and potentially dangerous primary ingress and egress point from Potton Road with inadequate sight lines and feeder lanes for the volume of private vehicles and heavy goods/lorry access to the proposed development;

* Adverse environment impact on villages in the immediate area with conservation area status (in parts)

* Limited detail for Phase 1 in terms of layouts, unit design, EIA scoping

* Limited detail on the Cambridge Road crossings

* Details of A428 improvements and how this links in with Highways England works

* Primary School pupil projection modelling – where has this modelling come from e.g. County Council? Referring to child yields at Loves Farm development.

* Primary School pupil projection modelling - What modelling has taken place to understand the implications for Secondary places and whether the scheme needs to include space to accommodate this?

* Lessons Learned from Loves Farm – early accessibility and infrastructure delivery, particularly doctors surgery and communication with residents.

- * Engagement strategy with Loves Farm Community Association – Important particularly in the early days because the severance of the railway and roads means Phase 1 residents will be isolated and in need of linkages to each other and the wider community at Loves Farm.
- * Links to Town Centre / St Neots - Neighbourhood Plan and the Local Plan both make this a critical requirement for development to the East of the town
- * Market intelligence on Workspace – need to ensure that the correct typologies and marketing works to prevent disused buildings.
- * Soil typologies with regards to flooding. Considers Wintringham has an opportunity to address surface water flooding issues.
- * Noise modelling – would like an understanding of what modelling has been carried out having regard to the positions of roads and railway line
- * X5 passenger data - capacity and modelling needs to be considered and mitigation delivered in the proposal.
- * Lack of detail on CIL / s106 and affordable housing
- * Engagement with PCT / CCG – Supports the provision of a healthcare facility within the community hub but lack of information of how this will be funded and timings for delivery.
- * Design reviews – would like to understand whether there is opportunity for members of the public to be engaged in design in the future.
- * Design Code – this is considered critical to the success of the development and requires engagement.
- * Community Steering Group – would like to see a steering group set up as a means for the developer to engage with the wider community in the future.
- * Self-Build obligations – consider the development is an opportunity to provide for self-build plots.
- * Questions why archaeological investigations have taken place prior to consent being granted.

7. ASSESSMENT

The Environmental Statement

- 7.1 A screening and scoping opinion was requested by the applicant on 15th May 2017 (application ref: 17/70100/SCOP). Given the date of the submission being prior to the 2017 regulations coming into effect, the opinion was provided in accordance with the 2011 Environmental Impact Assessment Regulations (as amended). The Council's response had regard to the proposal as well as the Environmental Statement (ES) submitted with the previous planning application and subsequent appeal (1300178OUT). The council advised that in their opinion, the proposal would constitute Environmental Impact Assessment (EIA) development due to the potential significant environmental effects it could have and as such any future planning application should be supported by an up to date ES.
- 7.2 As such and in accordance with EIA regulations, the application is accompanied by an Environmental Statement which considers the following impacts;
- *Socio-economic effects
 - *Transport

- *Noise & vibration
- *Air Quality
- *Ecology & Nature Conservation
- *Landscape & Visual Character
- *Cultural heritage
- *Archaeology
- *Ground Conditions
- *Flooding & Drainage
- *Utilities & infrastructure
- *Agricultural Land Quality
- *Cumulative impacts

- 7.3 The ES is considered to assess each issue satisfactorily for the purposes of the 2011 Regulations. Clearly it is for the Council to consider whether it agrees or disagrees with the conclusions reached in each part of the ES and then to assess the impacts arising against planning policies and material considerations.
- 7.4 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 (LPA) shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraphs 2, 11, 196 and 210 of the NPPF. 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".
- 7.5 In Huntingdonshire the development plan consists of:
- * Saved policies from the Huntingdonshire Local Plan 1995 (Parts 1 and 2)
 - * Saved policies from the Huntingdonshire Local Plan Alteration 2002
 - * Adopted Core Strategy 2009
 - * Huntingdon West Area Action Plan 2011
 - * Cambridgeshire & Peterborough Minerals and Waste Development Plan Core Strategy
 - * St Neots Neighbourhood Plan
- 7.6 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 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, para 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.7 The main issues to consider in assessing this application are if this development is considered sustainable development, having considered the economic, environmental and social elements of this case. With that in mind the matters for further discussion are those of;
- the principle of development (including loss of agricultural land, proposed use and amounts),
 - indicative layout and scale parameters for the outline application,

- access and transport,
- heritage assets,
- trees and landscape,
- ecology and biodiversity,
- ground conditions and contamination,
- noise and pollution,
- flooding and drainage,
- energy efficiency,
- waste,
- socio-economic impacts
- infrastructure requirements and planning obligations.
- Other material planning considerations

Principle of Development

- 7.8 The adopted Core Strategy 2009 sets out the strategic spatial planning framework for how it is considered Huntingdonshire will develop up to 2026. Policy CS2 of the adopted Core Strategy 2009 advises that “In the St. Neots Spatial Planning Area... about 2500 homes will be on greenfield land and about 1060 will be affordable. Provision will be in the first phase of a significant mixed use urban extension on Greenfield land to the east of the town”. Policy CS7 goes on to identify that about 25ha of employment land will be provided in a significant mixed use urban extension for B1, B2 and B8 uses on Greenfield land to the east of St. Neots. In addition to that policy CS8 identifies 9,000sqm of comparison floorspace will be located in St. Neots with priority given to proposals in the town centre but complementary and appropriate development will be located as part of a significant mixed use urban extension to the east of the town.
- 7.9 As already highlighted under the policy section of this report, the ‘St. Neots Urban Design Framework’ (hereafter referred to as the UDF 2010) was formally adopted in February 2011. This UDF was subject of a public consultation and consultation with Cambridgeshire County Council. It was developed by the District Council in partnership with the main landowners and developer interests.
- 7.10 The Council has produced its new draft Local Plan to 2036 Proposed Submission, 2017 to plan for development to 2036 and that plan has been published with the call for representations to that Plan having closed on the 5th February 2018. .
- 7.11 Proposed allocation SEL 2 in the Huntingdonshire Local Plan to 2036: Proposed Submission (2017) allocates land to the east of Loves Farm and at Wintringham Park for a mixed use sustainable development in accordance with the UDF 2010 to be comprised:
- Approximately 3700 houses
 - Approximately 22ha of employment land (Class B1, B2 and B8)
 - A main centre of some 3ha
 - A neighbourhood centre of some 0.3ha
 - Primary school provision
 - Community facilities
 - Strategic green space and open space.

- 7.12 Land east of the east coast mainline continues to be the primary direction of growth for St. Neots.

The Huntingdonshire Employment Land Study (2014)

- 7.13 This study has been carried out to accompany the emerging Local Plan to 2036, and responds to the development of the Enterprise Zone (EZ) at Alconbury Weald. The conclusion of that report is that approximately 25ha of employment land should remain the requirement as part of a development of approximately 3700 houses to the east of St. Neots up to 2036. It is considered that the proposed delivery of up to 3820 dwellings is compliant with the approach and advice of Proposed Allocation SEL 2.
- 7.14 The application site is classified as Grade 2 Agricultural Land. The Agricultural Land Classification system classifies land into five grades. The best and most versatile land is defined as Grade 1, 2 and 3a. The NPPF within paragraph 112 states that where significant development of agricultural land is demonstrated to be necessary, Local Planning Authorities should seek to use areas of poorer quality land in preference to that of higher quality. Through the Core Strategy examination process it has been established that the loss of this area of agricultural land is acceptable.
- 7.15 The application currently under consideration is considered to comply with the adopted and emerging allocation for this area and as such the principle of development is accepted.

Amount, Use, Indicative Layout and Scale Parameters.

Layout and Scale Parameters:

- 7.16 Layout and Scale are reserved matters. However to allow full evaluation and consideration of the development to determine whether the proposed amount of development can be satisfactorily accommodated on the site, an indicative layout plan is required detailing the approximate location of buildings, routes and open spaces, and scale parameters of upper and lower limits for the dimensions of the buildings and detail on the use of development. As the proposed development is Environmental Impact Assessment (EIA) development scale parameters are necessary.

Layout:

- 7.17 The Parameter Plan ref: WIN001/002 Revision H sets out the broad framework of land use, accesses including primary routes, building scales and locations of key infrastructure e.g. schools across the site, and shapes the future phases of the development dealt with through reserved matters. It is expected that future reserved matters and design codes would need to demonstrate how they accord with the parameters as laid out in this plan.
- 7.18 The submitted Key Phase 1 Design Code revision 3 (page 140) highlights that the density of residential parcels within Phase 1 will be primarily 35-45 dwellings per hectare (dph), with a lower density (25-30dph) on the eastern edges. A higher density of 50+ dph is

proposed in the commercial/ mixed use area to the north of the site, decreasing toward the edges.

- 7.19 This is considered acceptable and in keeping with the character of the surrounding area and makes efficient use of the land.

Maximum Building Heights:

- 7.20 The Parameter Plan also sets out building heights. The residential dwellings will be primarily 2-3 stories with occasional 4 storey (15m) towards the commercial/ mixed use areas. Employment units will have a maximum height of 16.7m. Detailed heights and densities would be subject to scrutiny at reserved matters stage (scale). Again, this is considered acceptable in principle and in keeping with the character of the surrounding area.

Amount:

- 7.21 Residential - The proposal north of Cambridge Road (LFP2) is proposing 'up to 1020 dwellings'. This proposal being considered by members is for 'up to 2800' dwellings. Based on the applications as submitted, cumulatively it is proposed that the wider 'St. Neots Eastern Expansion' will deliver up to 3820 houses. This quantum of housing being proposed for Wintringham Park is considered by officers to be acceptable and broadly accords with the approach of the UDF and is considered to be 'approximately 3700' for the purposes of policy SEL2 of the emerging Huntingdonshire Local Plan to 2036: Proposed Submission (2017). To ensure the quantum of housing development does not exceed the target of 2800 houses, it is considered reasonable to attach a condition relating to the phasing and maximum quantum of development.

Employment -

- 7.22 The golden thread of the NPPF is the presumption in favour of sustainable development. There are 3 dimensions to sustainable development: economic, social and environmental. Chapter 1 of the NPPF 'Building a strong, competitive economy' sets out the government's commitment to ensuring the planning system does everything it can to support economic growth. To achieve economic growth local planning authorities should plan proactively to meet the development needs of business.
- 7.23 The Proposed Development includes a mixed use District Centre and a Local Centre to include a range of local retail and other commercial uses, together with scope for non-residential institutions, assembly and leisure, and health facilities.
- 7.24 The application provides for up to 63,500m² of employment development within Use Classes B1, B2 and B8 comprising 21,500m² of B1 Business Uses, 29,500m² of B2 General Industrial Uses and 12,500m² of B8 Storage and Distribution Uses. This would include a landscaped business park in the southern part of the site forming a primary Employment zone and will have direct access onto the A428. Additional mixed use employment land will be provided to the west of the proposed District Centre within Phase 1.

- 7.25 The access from the A428 to the Southern employment area is considered under Access and Transport matters. The final details relating to scale, layout, landscaping and appearance will be for consideration as part of any future reserved matters applications.
- 7.26 The provision of 17.2Ha of employment land on this site is considered appropriate as part of the provision of 25 hectares across WP and LFP2. The proposal thereby complies with the NPPF, policy CS8 of the Adopted Core Strategy 2009, proposed allocation SEL2 of the Draft Huntingdonshire Local Plan to 2036: Proposed Submission (2017) and the thrust of advice in the St Neots Urban Design Framework 2010.

Retail -

- 7.27 This proposal includes a District Centre to the north of the site and a smaller Local centre to the south of the site, in accordance with the principles set out in the St. Neots Eastern Expansion Area Urban Design Framework (UDF). The proposal has regard to the Council's emerging planning policy, The Local Plan to 2036 and retail evidence base which provides a rationale for the policy approach to proposed retail allocations.

The District Centre:

- 7.28 The District Centre will be located close to Cambridge Road within Phase 1. It will provide shopping and community facilities to serve future residents of the St. Neots Eastern Expansion. The District Centre (cumulatively with the local centre) will provide up to up to 7,100m² of retail development in Use Classes A1, A2, A3, A4 and A5 of which the largest A1 (shop) store would not be more than 4,000m² - for example a supermarket. It will also provide 1,450m² for non-residential institutions, assembly and leisure, plus a reserve Site for a Health Centre.- in Use Classes D1 and D2 (excluding primary education) (Class D1) and up to 1,000sqm of office floor space (Class B1a).
- 7.29 The detailed design of the District Centre will require careful consideration as part of any future reserved matters application.

The Local/ Neighbourhood Centre:

- 7.30 A local centre will be provided to the south of the wider Wintringham Park site to allow residents to meet their day-to-day needs through walking and cycling. This local centre will provide up to 800m² gross floorspace for uses falling within A1 (shops) with other Class A uses retail (A2-A5) to meet the local demands of the development.
- 7.31 The NPPF advises that a retail evidence base should be used to assess new retail development. A Town Centre assessment has been submitted to provide justification for the size of the supermarket and wider retail proposal, and to demonstrate that it will not be harmful to the vitality or viability of the existing town centre.
- 7.32 Policy CS8 of The adopted Core Strategy 2009 seeks to secure the provision of at least 20,000m² of comparison floorspace and 4000m² of convenience floorspace in the District before 2026. That policy

aims to concentrate growth in the Huntingdon and St. Neots Spatial Planning Areas (SPA) and advises that at least 9,000m² (net) of comparison floorspace will be located in St. Neots, with priority given to proposals in the town centre. However, it also provides for complementary and appropriate development to be developed within the Eastern Expansion Area. The net size of the supermarket and the range of comparison goods that can be sold can be controlled via a planning condition.

- 7.33 Policy LP7 of the emerging Huntingdonshire Local Plan maintains the Council's approach toward economic development within the Spatial Planning Areas. It also advises that proposals for retail, office, leisure or tourism accommodation should be located in accordance with the sequential approach set out in the NPPF.
- 7.34 Proposed allocation SEL2 of the emerging Huntingdonshire Local Plan and the UDF also recognise the importance of delivering a local/neighbourhood centre, inclusive of retail provision within the St. Neots Eastern Expansion. LP7 advises that an appropriate location for a retail use will be determined through the application of a sequential approach set out in the NPPF and, where the proposal includes more than 600m² of net retail space, an impact assessment will need to be completed. SEL2 advises that the St Neots Eastern Expansion will provide approximately 4000m² of gross retail floorspace (Class A1) including a supermarket with a maximum gross retail floorspace of 3000m² and other A2 to A5 uses. The 3000m² gross was based on an assumed 2500m² net floor space. The increase in gross floorspace allows for staffrooms, staff toilets and storage.
- 7.35 Both the Adopted Core Strategy and the emerging Local Plan to 2036 seek to establish a District centre (referred to as a Local Centre in the emerging LP) within the Eastern Expansion Area which should be complimentary to the town centre. The impact assessment demonstrates that the proposed District Centre and associated foodstore are likely to result in a very limited diversion of trade from existing stores within St. Neots Centre. It is anticipated that the increase in population will increase overall expenditure in the town centre. It is therefore considered that the scale of retail provision proposed for this part of St. Neots is acceptable.

Phasing:

- 7.36 The applicant proposes to commence construction of the development in mid-2018 (subject to relevant planning approvals) with full build out of residential units completed by 2031. It is anticipated that the residential parcels will be delivered in 3 key phases and by virtue of the Full element of the hybrid application that phased development would begin at the north of the site enabling the early release of one of the school sites, but it is also acknowledged that the employment area could be brought forward independent of the residential parcels.
- 7.37 To ensure that there is a co-ordinated approach to the development of Wintringham Park, a condition relating to phasing will be attached to any future decision notice. This will ensure that infrastructure,

residential, and community uses will be delivered and employment can be delivered as the wider site is being developed.

Access and Transport:

- 7.38 The NPPF (Para 32) requires all developments that generate significant amounts of movement to be supported by a Transport Assessment (TA) and that large scale residential developments should have a mix of uses in order to undertake day-to-day activities, including work on site, with key facilities such as primary schools and local shops located all within walking distance of most properties (Para 38).
- 7.39 At the request of the Planning Inspectorate, an updated TA was produced for the Wintringham Park appeal following the refusal of 1300178OUT. This was due to the age of the data in the original transport evidence submitted in 2013. The revised scope involved the use of a spreadsheet model, using updated 2016 survey data.
- 7.40 This application is accompanied by a TA on the basis of that provided for the appeal which has informed detail discussion with both Highways England (HE) in respect of strategic highway infrastructure and Cambridgeshire County Council as the Local Highway Authority. The TA considers the expected impacts of the development and an overview of the likely transport-related interventions for a fully-built out development. The application is supported by a substantial amount of technical modelling information, summarised in the TA and associated appendices.
- 7.41 Cambridgeshire County Council accepted the scope and conclusions of the previously revised TA, and has confirmed that they accept that these conclusions (against which the latest TA has been prepared) remain applicable to this current application.
- 7.42 A Travel Plan has also been prepared for the development to help reduce the impact of traffic by encouraging more sustainable travel for example, through the provision/ improvement of local pedestrian footway network, cycle networks and public transport network. Residential, employment-related development, local facilities, including retail, and schools are all proposed within walking and cycling distances.
- 7.43 The Travel Plan and TA has been scrutinised by the LHA and HE; recommendations have been provided as follows;

Strategic Highway - Impact on the A428:

- 7.44 As part of the mitigation package the application submission recognises that this development, and LFP2, will have an impact on the stretch of A428 between The Black Cat roundabout on the A1/A421 in Bedfordshire and the Caxton Gibbet roundabout on the A428/A1198 in the South Cambridgeshire DC area. A package of mitigation measures have been proposed using results gained from traffic modelling. The results of this extensive modelling are set out in ES appendix 5.1: Transport Assessment.

- 7.45 The proposed improvements to the A428 which have been agreed with HE are as follows;
- 7.46 A428/Cambridge Road (B1428) – Proposed Improvements
- Increase to the approach width and entry width on the A428 (south) approach
 - Increase to the approach width on the Cambridge Road (B1428) approach
 - Improved road markings on the A428 (north) approach; and
 - Improved road markings around the roundabout gyratory.
- 7.47 These improvements will increase capacity at the A428 (south) and Cambridge Road (B1428) arms. The improved road markings will direct traffic around the junction more efficiently.
- 7.48 A428/Barford Road (B1043) – Proposed Improvements
- Increase to the entry width on the Barford Road (south) approach and improved line markings on the exit
 - Increase entry width on A428 (west) approach
 - Widen the exit of the A428 (eastbound) to allow 2 vehicles to enter the junction from the west and travel through the junction to the east with additional capacity to merge; and
 - Improved road markings around the roundabout gyratory.
- 7.49 These improvements will increase capacity at the A428 (west) and Barford Road (south) arms. The improved road markings will direct traffic around the junction more efficiently.
- 7.50 A428 Northern Site Access – construction of a new T-junction
Designed to allow all movements with the exception of right turning vehicles leaving the site, as shown in PBA drawing number 41481/2003/105 B
- 7.51 A428 Southern Site Access (South) - Construction of a new three-armed roundabout as shown in PBA drawing number 41481/2003/104.
- 7.52 Whilst the submitted TA does not include provision for improvements to the Caxton Gibbet roundabout as was previously agreed under the previous application, following discussion with Highways England and Cambridgeshire County Council, the following improvements are proposed;
- 7.53 A428/Caxton Gibbet – Proposed Improvements
- Increase the approach width and entry width on the A428 (eastbound) approach
 - Increase the approach width and entry width on the A1198 (southbound) approach
 - Minor realigning of the A428 (westbound) entry; and
 - Improved road markings around the roundabout gyratory.
- 7.54 These improvements will increase capacity at the A428 (eastbound) and A1198 (southbound) arms whilst the improved road markings will direct traffic around the junction more efficiently.

Highways England response

- 7.55 Highways England have no objections to the proposed development subject to conditions relating to the implementation of all mitigation measures above relating to the A428, the timing of their delivery and suitable trigger mechanisms (related to traffic monitoring through the build period). HE recommends that these triggers should be included in the S106 agreement.
- 7.56 HE has also advised that although the improvement works to the A428/ Cambridge Road roundabout would constitute works to a strategic highway and therefore under the control of HE, they are proposing to devolve their powers to the local highways authority to control these works given its relationship to the wider Cambridge Road works. This is agreeable to all parties.
- 7.57 It is noted that the above works (with the exception of the A428/Caxton Gibbet improvements) are equally applicable to the LFP2 development and a schedule of joint mitigation will be factored into the S106 should both developments come forward. However, of primary importance to this application is that this scheme can mitigate its own impact on the strategic highway network satisfactorily, subject to the delivery of the above improvements at set triggers which will be secured via planning condition/S106. HE has advised that the triggers proposed could allow some flexibility subject to evidence demonstrating that the cumulative impact of the development on the highway network is not severe in transport terms.
- 7.58 A428 Major Road Improvement Scheme (RIS)
It is also noted that a major RIS scheme is currently being considered by HE to improve the A428 between the A1 at Black Cat and the A1198 at Caxton Gibbet. In the event that this scheme is delivered before the necessary triggers are met to deliver the above improvements, it is agreed that the improvements above would not be required to be delivered and this obligation would fall away.

Impact on the Local Highway Network:

- 7.59 Cambridge Road is an important gateway into St. Neots. The UDF advises that Cambridge Road should be re-engineered to a 'streetscape' and that these development proposals will enable a more attractive entrance to the town to be created. Proposals for Cambridge Street must include an attractive landscaped setting to the town including trees that should have ample space to mature. It should be a transition from the rural nature when emerging from the A428 to the urban nature associated with the proposed development, together with an appropriate range of traffic calming to change the nature of the road.
- 7.60 As above, it is recognised that the LFP2 development would overlap with the WP scheme along Cambridge Road and as such a joint approach to Cambridge Road improvements have been drawn up to ensure that each development compliments the other and to ensure a consolidated highway scheme along this gateway. Again, it is important that each scheme can deliver on its own, but that should both schemes come forward simultaneously or in quick succession, that the highways works are planned and delivered appropriately to

avoid abortive work or a unconsolidated highway development. This would be controlled through planning condition.

- 7.61 Cambridge Road (B1428)/ Site Access (East) – new junction
The proposed eastern access to the site will form part of a new junction on Cambridge Road. It is currently proposed that the junction will take the form of a 4 arm 'roundabout' which will also provide access into the proposed LFP2 site as detailed on plan 41481/2003/102 B.
- 7.62 Cambridge Road (B1428)/ Site Access (West) - new junction
Provision of a fourth arm at the existing roundabout junction of Cambridge Road / Dramsell Rise including pedestrian and cycle crossings as shown in PBA drawing number 41481/2003/100 A.
- 7.63 Cambridge Road (B1428)/ Stone Hill/ Site Access (Central) – new junction
Provision of fourth arm at the existing roundabout junction of Cambridge Road / Stone Hill including pedestrian and cycle crossings as shown in PBA drawing number 41481/2003/101 A.
- 7.64 The LHA has advised that the proposed scheme of works for access along Cambridge Road are agreed in principle but that minor alterations are required in order to make them acceptable in transport terms. These alterations include the narrowing of the entrances/ exits to the roundabouts and the possible slight relocation of the informal crossing points. These minor alterations could be secured via the s278 detailed highway design stage and therefore would not need to be agreed at planning stage. Only the timing of their delivery would be controlled via planning condition. A further update will be provided on or before DMC
- 7.65 Potton Road (B1046)/ Site Access:
Construction of a new T-junction designed to allow vehicle movements as shown in PBA drawing number 41481/2003/106.
- 7.66 Potton Road (B1046) is a two-lane single carriageway which provides access between the centre of St Neots and villages such as Abbotsley located to the south-east of the site. The length of road bounds the southern edge of the site and is approximately 6m in width with a de-restricted speed limit. There are no pedestrian facilities or segregated cycle facilities along this section of the site frontage, nor are street lights present.
- 7.67 Close to the southwestern corner of the site, Potton Road crosses the ECML and continues northwest where it meets Cromwell Road. Between the ECML and Cromwell Road, Potton Road is within a residential area and has paved footways on either side; the footway over the ECML is extremely narrow in width. Street lighting is present along this section and the road is within a 30mph speed limit.
- 7.68 Concerns have been raised over the provision of an access in this location given the identified shortfall in pedestrian refuge leading to Cromwell Road and the narrowness of the ECML bridge which restricts scope for this. Following discussion with the LHA and a stage 1 safety audit of the modelled access, the applicant has re-located

the access approximately 6.5m eastwards and re-designed the arrangement which now proposes vehicular access only i.e. no pedestrian footpaths – plan ref: 41841/2003/106C. The applicant considers that in providing enhancements to the public right of way at the southern ECML underpass, this will attract pedestrians away from using the Potton road junction.

- 7.69 The LHA has advised that whilst the specific access location and arrangement has not yet been agreed, solutions to the Potton Road access are likely available. Given the applicant advises that this access would not be required for a number of years as with the first phase commencing at the northern part and progressing southwards. The revised plan relocating this vehicular access was received 2nd March 2018 and is currently undergoing a 14 day re-consultation ending on 9th March. The outcome of this re-consultation will be provided in an update to Members on or before the scheduled DMC meeting.

Impacts on existing Junctions to be mitigated:

- 7.70 Station Road/ Cambridge Road (B1428)/ Cromwell Road Double Roundabout:
Located within 200m of the most north-eastern point of the site are the mini roundabouts at Cromwell Road and Station Road; Cromwell Gardens is also accessed here. The junction consists of two mini roundabouts connected by a two lane carriageway in both directions (segregated by kerbing) providing straight on and left turn movements between the two mini roundabouts. The western mini roundabout has single lane approaches from the south (Cromwell Road) and the west (Cambridge Street). The eastern mini roundabout has approaches from the north (Station Road) and the east (Cambridge Road). The junction is within a 30mph speed limit and street lighting is present.
- 7.71 Improvements are proposed by way of plan 41841/2003/103A for the provision of a new public realm scheme at the Station Road / Cambridge Road / Cromwell Road Double Mini-Roundabout which will improve pedestrian and cycling facilities at this junction. This approach is consistent with the Cambridge 'Street' proposals and the UDF which seek to change the nature of this route into/out of town. This approach has been developed in conjunction with Cambridgeshire County Council (CCC).
- 7.72 The triggers for implementing this work will be secured via planning condition in agreement with the LHA and a contribution for the works would be secured via s106.
- 7.73 Huntingdon Road (B1043)/ Priory Hill Road/ Mill Lane Double Mini-Roundabout:
The Huntingdon Road / Priory Hill Road / Mill Lane Mini-Roundabouts currently operates at

capacity on the Mill Lane arm. The operation of the junction is projected to worsen by 2036 and the addition of the development traffic makes the junction slightly worse.

- 7.74 Following discussions with the LHA, the applicant has proposed mitigation to primarily improve safety at this junction (and as a secondary objective, offer potential improvements to the capacity of the junction). Potential improvements have been considered at the Huntingdon Road (B1043) / Priory Hill Road / Mill Lane Double Mini-Roundabout. An outline scheme has been designed (drawing number 41481/2003/109) that shows the future provision of high friction surfacing on the Priory Hill Road and Mill Lane approaches and rumble strips on the Priory Hill Road approach. The LHA has agreed to the scheme, the delivery of which will be controlled via planning condition and contributions for the works secured via s106 obligation.
- 7.75 Potton Road/ Cromwell Road junction:
The LHA in considering the TA considers that the proposed development will have a severe impact on the Potton Road/Cromwell Road junction. The applicant has shown that there is a suitable mitigation package for this junction but given that this improvement will not be required until such time as the southern access onto Potton Road is open to traffic, it has been agreed that this junction will be monitored for five years, to determine the impact of the development (specifically when the access onto Potton Road comes into use). Should the monitoring demonstrate that impact of the development is unacceptable, then changes to the signal phasing/staging at the Cromwell Road / Potton Road junction will be required to improve its operation.
- 7.76 This can be secured via the S106 process and any required mitigation through the s278 process under the Highways Act 1980.
- 7.77 Internal roads as part of the Full element of the hybrid application
The applicant has committed the general arrangement of primary and secondary roads (grey infrastructure) within the hybrid application along with the green infrastructure in order to speed up the development process should planning permission be granted. The application is supported by a range of general arrangement and geometry plans for the Phase 1 scheme which detail the road, verge and footpath widths, access geometry and visibility. The primary routes detail a 6.5m wide carriageway with a 3.25m wide bus stop and 3m wide cycleways along the far-western primary road. The secondary roads detail a 5.5m wide carriageway with 2m wide verges and 2m-3m wide footways. The plans indicate that footways adjacent to primary and secondary roads are to be adopted as well as the roads themselves.
- 7.78 The LHA has confirmed that the current road layout design would preclude the LHA from adopting the internal roads due to some irregular geometry at access points e.g. angle of some accesses into future tertiary streets being less than 90° and some radii being less than 6m. Whilst not to adoptable standard, the LHA has advised that this in itself would not substantiate a reason for refusal of the scheme on transport grounds. In this regard, the committed grey infrastructure

comprising the Full element of the submission is considered acceptable.

- 7.79 The applicant has, however, advised it is their intention to deliver a network of primary highways that are adoptable including areas of verge as detailed on the general arrangement plans and as such would continue to work with the LHA in this regard

Cycling and Pedestrian Facilities:

- 7.80 National and local planning policy relating to transport and access promotes sustainable and mixed use development which should give priority to pedestrian and cycle movements, have access to high quality public transport initiatives, create safe and secure layouts and minimising journey times.

- 7.81 St. Neots Town centre is located within 2.5km of the site. As already advised, the committed grey infrastructure as part of this hybrid application proposes a series of pedestrian and cycle lanes alongside primary and secondary roads. Notwithstanding this, both on-site and off-site infrastructure measures that will be implemented to encourage cycling and walking include:

- The provision of connections between key land uses and amenities throughout the site.
- The provision of green corridors along Wintringham Brook and Hen Brook to provide recreational routes.
- The enhancement of the existing underpasses under the East Coast Main Line (ECML) to provide a pedestrian and cycle route to further increase connectivity and travel distances by foot and cycle into St. Neots
- The provision of bridges over two watercourses.
- The provision of a cycleway/footway along the southern side of Cambridge Road
- Increased cycle parking facilities

Public Rights of Way and Enhancement to ECML underpasses:

- 7.82 As detailed in the TA (figure 3.2) public access across the site is currently limited to five designated public footpaths (footpath numbers 194/51, 194/52, 194/53, 194/54 and 194/55). These currently provide pedestrian connections between St Neots (via underpasses) and the countryside and rural settlements east of the A428. The footpaths have been severed by the A428 and only the southern-most footpath along Hen Brook (Ref: 194/55) has direct access under the A428, on the eastern boundary, through an underpass. On the western boundary only the public footpaths adjacent to Hen and Wintringham Brook (Ref: 194/55 and 194/52) provide safe pedestrian access under the railway through ECML underpass connections.

- 7.83 Due to the current routes of some of the PROW either being severed by the A428 or crossing the ECML at Marston Road, it is proposed to stop up these paths and to provide enhancements to the remaining rights of way that could link more effectively to the main town (west) or safely to existing rights of way heading east as follows;

- 7.84 Stop up or divert PROW: 194/53, 194/54 and 194/51

- 7.85 Improve PROW: 194/52 and 194/55 which navigate through existing ECML northern and southern underpasses.
- 7.86 Enhancement to ECML northern underpass (PROW 194/52)
The northern rail underpass provides access to Cromwell Road via the commercial yard belonging to Sealed Air. It is noted that presently there are no pedestrian crossing facilities across Cromwell Road in close proximity of this point.
- 7.87 The applicant proposes to improve lighting and surfacing through the ECML northern underpass (plan ref: 41481/2003/110). Additionally, a contribution towards a scheme that provides improvements to the existing PROW running through the northern underpass to enable direct delineation from the site through the Sealed Air yard to and across Cromwell Road is proposed.
- 7.88 The applicant has indicated that the footpath could be upgraded to a footway/ cycleway through improvements which would entail widening it.
- 7.89 It is noted that due to the nature and use of the Sealed Air site and the PROW running through a yard used by HGVs, it may not be appropriate to upgrade the PROW to accommodate cyclists on health and safety grounds. Further, as the footpath crosses third party land the CCC Rights of Way Officer has confirmed that County has powers to upgrade/improve the surface of the path but are unable to make an Order to turn this into a cyclepath without landowner consent. It is acknowledged therefore that any scheme would need to be arranged by CCC and the land owners of the Sealed Air yard and contributions by the applicant will be put towards a scheme. Whilst it would be desirable for this to be upgraded, the third party ownership issue is accepted and it is considered that it would be unreasonable to refuse the application on the basis of the right of way not incorporating a cycleway.
- 7.90 Enhancement to ECML southern underpass (PROW 194/52)
The southern underpass is proposed to be tied into the existing foot/cycleway alongside the Hen Brook watercourse which runs into the town centre via the existing signalised crossing on Cromwell Road. Improvements to surfacing and lighting are proposed to upgrade the path to a three metre shared foot/cycleway between Cromwell Road and the southern underpass (plan ref: 41481/2003/111).
- 7.91 The proposed route of the shared foot/cycleway meanders through the area of open space to the east of Hen brook as it extends toward Cromwell Road from the underpass. This land is mostly in the ownership of St Neots Town Council who would need to consent to the widening of this right of way. However, the northern third of the PROW leading from the underpass is in unregistered ownership which, as referred to above, may create difficulties in legally delivering the scheme and this has been raised with the applicant and CCC Rights of Way team.
- 7.92 It is noted that the existing footpath leading from the underpass through Hampden Lane is on land under ownership of CCC and HDC. As such it would appear that this option is available for

achieving an enhanced pedestrian/ cycleway linking the site to Cromwell Road via the ECML southern underpass in the event that the preferred route is unachievable. As such satisfactory cycle connections from this part of the site can be achieved.

- 7.93 ECML crossing at Marston Road (194/54)
The applicant clarifies in the TA that there is no intention of using the existing level crossing on the ECML. Therefore, it is intended that the applicant will work with the Network Rail and CCC to close down the level crossing. This is supported in principle by both Network Rail and CCC.
- 7.94 The stopping up of a PROW is a legal process which sits outside of the planning regime. As such, whilst the planning application may propose to stop up the level crossing, there are no guarantees that this will be achieved.
- 7.95 The County Councils PROW team acknowledge this and the challenges posed through the land ownership of the other PROW enhancements proposed, understanding the limitations of the planning regime on such matters. As such CCC has proposed that a PROW strategy is secured via planning condition which sets out a scheme of enhancements/ diversions etc. in order to ensure that the process of stopping up is explored as far as possible, acknowledging that a resolution may not be achieved depending on the outcome of necessary consultations. Notwithstanding this, provision of a crossing at Cromwell Road at the Sealed Air site is also proposed which would improve connectivity to the town centre and contributions for this can be secured through s106 or direct delivery via planning condition.

Other Network Rail comments

- 7.96 Network rail has indicated that the development may have significant impacts on St Neots railway station but have not specified the nature of the impacts or how these may be mitigated. No further comments have been received further to the re-consultation undertaken on 5th February 2018.
- 7.97 As such there is no evidence to suggest that mitigation is required at the railway station to make the development acceptable. The applicant has advised that they will continue to work with Network Rail as part of the development of the application proposals, conversations have been undertaken with the train operator Great Northern and that these will continue in order to agree proposals to meet the increase in demand.

Bus Infrastructure Provision:

- 7.98 The TA sets out the existing bus provision in this part of St. Neots. The applicant proposes a public transport strategy to deliver a comprehensive bus service linking the whole site to the town centre and facilitating interchange with other available services.
- 7.99 The LHA have agreed the strategy and seek to secure s106 contributions for bus stop upgrades (including shelters and real time passenger information boards). Further the triggers and timings for provision can be secured via planning condition.

Heritage Impacts:

- 7.100 A heritage statement, list of assets and a heritage appraisal has been submitted within the ES – Appendix 10.1 – 10.3. The appraisal considers assets within a 1km radius of the application site.
- 7.101 The nearest heritage assets east of the ECML railway are the Grade II listed Milestone located approximately 250 yards east of railway bridge and the Grade II listed Tithe Farmhouse and farm buildings located to the north of the A428/ Cambridge Road roundabout. It is not considered that this development will be harmful to the character, appearance or setting of these heritage assets or those identified within the area of search.
- 7.102 Historic England and the Council's Conservation team has been consulted on the application and no objections have been raised by either consultee. Further, no objections/ representations have been raised by any other party or individual on heritage grounds.
- 7.103 In conclusion therefore it is considered that a proportionately detailed heritage assessment has been provided to enable the LPA to conclude that the development will not harm the significance of those identified heritage assets or their settings.

Archaeology:

- 7.104 Chapter 11 of the ES addresses Archaeology. A site-wide Written Scheme of Investigation (WSI) has been agreed between CCC Archaeology and the applicant and this has informed the approach to date where Archaeological investigations were undertaken on the site in the early part of October 2017. These consisted of stripping approximately two hectares of land at the northern end, directly to the south of Cambridge Road i.e. removing the topsoil and upper part of the subsoil, to the level where archaeological features can be seen. It is understood that officer of CCC Archaeology team attended the site during these works.
- 7.105 These works are not considered as 'development' as defined under the Town and Country Planning Act 1990 and therefore are not controlled through this regime until such time that permission is granted and an associated planning condition is imposed. Such a condition is required to ensure that a phased approach to archaeological investigations and reporting, in accordance with the agreed WSI is carried out before that subsequent phase of development commences.

Trees & Landscape:

- 7.106 HDC Landscape team are in general support of the proposals both at Outline and Full stage and have made suggestions in respect of bund heights and tree planting on slopes that can be applied to a future design code to inform applications for reserved matters.
- 7.107 The Council's Tree officer has also been consulted on the proposals and considers that the submitted arboricultural survey and impact

assessments demonstrate that the boundary hedges and trees are to be retained as part of the proposed development of the site and the indicative site layout takes into account the arboricultural constraints and tree retention is accounted for; a condition requiring tree protection details to be submitted alongside the Layout reserved matters is considered to be necessary.

Ecology and Biodiversity:

- 7.108 Paragraph 109 of the NPPF states that ‘the planning system should contribute to and enhance the natural and local environment by:
- Protecting and enhancing valued landscapes, geological conservation interest and soils
 - Recognising the wider benefits of ecosystem services
 - Minimising impacts on biodiversity and providing net gains in biodiversity where possible
- 7.109 Local Plan policy En22 requires appropriate account be taken of nature and wildlife conservation and policy LP32 of the emerging Local Plan to 2036 aims to conserve and enhance biodiversity and advises that opportunities should be taken to achieve beneficial measures within the design and layout of the development and that existing features of biodiversity value should be maintained and enhanced.
- 7.110 The site itself is not subject to any statutory or non-statutory nature conservation designation.
- 7.111 Chapter 9 of the ES sets out the applicant’s approach to ecology and biodiversity on the site. Natural England has reviewed the submission and is satisfied with the mitigation measures proposed subject to the appropriate mitigation being secured.
- 7.112 The Wildlife Trust has been consulted on the application and has considered the submitted ecological appraisal and considers that “the design principles include the aim to deliver a net gain in biodiversity, which is in line with national and local planning policy.”
- 7.113 Future layout and landscaping reserved matters would be expected to demonstrate that the site delivers biodiversity protection and enhancement opportunities in-line with the site-wide strategy and this could be secured through planning condition
- 7.114 Subject to the above therefore it is considered that the development would not result in significant adverse impacts on biodiversity or designated sites and is capable of delivering biodiversity enhancements to the area.

Ground Conditions and Contamination:

- 7.115 Chapter 12 of the ES considers the potential impact of the proposed development on ground conditions. It identifies the existing soil and geological conditions at the Site, evaluates the potential for existing ground and groundwater contamination from both past and current land use activities on both human health and the environment, and considers the resultant impacts (if any) from the proposed

development of the land during both the initial construction phase and post completion.

- 7.116 HDC's Environmental Health (EH) team has reviewed this proposal and concludes that this scheme can be made acceptable by way of applying conditions seeking a Phase 2 land contamination intrusive investigation and risk assessment for the whole site (Key Phases 1, 2 and 3). If additional contamination is identified, mitigation measures should be submitted to and agreed with the local planning authority.
- 7.117 It is considered that this can be reasonably secured through planning condition.

Noise and Pollution:

- 7.118 Chapter 6 of the ES sets out the applicant's approach to noise and vibration from development of this site.
- 7.119 The Council's EH team has reviewed the submitted information and make recommendations in respect of construction hours, securing an agreed Construction Environment Management Plan (CEMP) and a post-phase noise mitigation scheme to protect future residents from noise and pollution whilst future key phases are delivered.
- 7.120 It is considered necessary to impose conditions as outlined above.

Air Quality:

- 7.121 Chapter 7 of the ES assesses the impacts of the proposed development on local air quality. It considers the potential effects of construction and operation of the Proposed Development, and considers the suitability of the Site for residential development.
- 7.122 The Council's EH team has advised that is HDC's intention to apply to revoke the AQMA at St Neots but requests that mitigation measures are included to minimise any impact of the development on the current AQMA in the centre of St Neots. It is therefore recommended that the developers make provisions for:
- *the use of cycle paths,
 - *ensure that any underpass will have adequate lighting to increase safety,
 - *easily accessible cycle and walk routes from the development into the town centre and to the new schools (including any new secondary school) to allow access without the requirement for vehicle use
 - *consideration of bus services to promote sustainable transport rather than reliance on car.
- 7.123 Government guidance also recommends:
- *the design and layout of development should aim to increase separation distances from sources of air pollution (this will also assist with regard to noise),
 - *using green infrastructure, in particular trees, to absorb dust and other pollutants
 - *promoting infrastructure to promote modes of transport with low impact on air Quality

- 7.124 Having regard to the Green Infrastructure (GI) Strategy, Transport Assessment and Travel Plan and Parameter plan with the outline application, along with committed detailed in the hybrid element e.g. grey and green infrastructure including design code, it is clear that there is a focus on delivering a development which encourages non-car modes of transport and makes provision for the matters detailed above.
- 7.125 The submitted Air Quality assessment indicates a small breach of air quality at receptor 3. The Council's EH team are content however, that if the development is delivered in accordance with the outline GI Strategy, TA etc. and incorporates the quality of grey and green infrastructure throughout the site as detailed in the first phase of the scheme, then it is likely that issues in respect of air quality will not arise. The Council's EH team would be consulted on future reserved matters submissions to advise and inform layout changes which would aid in achieving acceptable air quality standards.
- 7.126 As such the development is not anticipated to raise significant concerns in respect of air quality impacts and can be controlled in this regard through consideration of future detailed design at reserved matters stages.

Flooding and Drainage:

- 7.127 Chapter 13 of the ES sets out the applicants approach to flood matters. Environment Agency Flood Zone maps indicate that a narrow corridor of land along both the Wintringham Brook and the Hen Brook and extending from the A428 to the East Coast Mainline lies within the 1% annual probability (1 in 100 year) floodplain. However, the Agency's Flood Zone data does not extend to include the tributary of the Wintringham Brook on account of the small size of the contributing catchment.
- 7.128 A SuDS system is proposed to manage surface water run-off and the LLFA has no objection in principle to the development subject to conditions requiring;
*A detailed surface water strategy and Strategic Phasing Plan for each reserved matters area (based upon a SuDS hierarchy)
* A scheme for the temporary storage and management of surface water for each parcel/ plot
*Completion of surface water infrastructure works prior to built development commencing
- 7.129 As such it is concluded that subject to compliance and delivery of detail secured through the above conditions, the development will not have significant impacts on flooding and drainage.

Socio-Economic Impacts:

- 7.130 Chapter 4 of the ES assesses the potential impacts and likely significant socio-economic effects of the Proposed Development.
- 7.131 New development should ultimately be sustainable. The NPPF recognises that development has an economic and social dimension to build a strong, responsive and competitive economy and to support strong, vibrant and healthy communities.

- 7.132 The proposed development provides housing and employment, open space, a district and local centre and supporting infrastructure for both new residents and for the wider community to provide a sustainable urban extension to St. Neots.
- 7.133 The proposed development will be completed in various stages during which there will be a significant generation of construction related employment. Aside from direct construction job creation, there would be indirect effects through the supply of materials from local businesses and the expenditure of wages in the wider locality.
- 7.134 The proposed development includes a mixed use District Centre and a local centre to include a range of local retail and other commercial uses, together with scope for non-residential institutions, assembly and leisure, and health facilities. Two permanent primary schools are proposed in combination with the centres. Up to 7,100m² of retail development would be provided in Use Classes A1, A2, A3, A4 and A5 which will accommodate a number of new jobs. The new shops and facilities at Wintringham Park and the existing shops and facilities within St Neots, should all become more financially secure with the increased patronage arising from the proposed development.
- 7.135 Additionally, up to 63,500m² of employment development is proposed in Use Classes B1, B2 and B8 comprising 21,500m² of B1 Business Uses, 29,500m² of B2 General Industrial Uses and 12,500m² of B8 Storage and Distribution Uses. This will accommodate a range of employment opportunities for residents of St Neots and surrounding areas.
- 7.136 Furthermore, the development is to include green corridors along Hen Brook and Wintringham Brook; linear parks; incidental pocket parks; greens and garden squares; public parks and gardens; play spaces; formal sports pitches and facilities; and allotments and community orchards which will be of benefit to local residents and visitors.
- 7.137 Overall it is considered that the proposed development will create a beneficial socio-economic impact and is acceptable in this regard.

Infrastructure Requirements and Planning Obligations:

- 7.138 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. S106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 7.139 The contributions required by policy and/or being sought by consultees are summarised below. Other relevant matters will be addressed via specific planning conditions.

Community Infrastructure Levy (CIL)

- 7.140 The development will be CIL liable in accordance with the Regulations (and exemptions contained within) and the Council's adopted charging schedule.

Affordable Housing:

- 7.141 The site is over 0.5 hectares in size and therefore this development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4, and the Developer and Contributions SPD (part A). The provision should be made on site and with a tenure split of 70% social rented and 30% shared ownership. This would equate to 1120 dwellings. The policy does however acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations, including viability, will be taken into account.
- 7.142 The application proposes that affordable housing will be delivered at a rate of 25% of the first 500 dwellings (a total of 125 affordable units), with a review mechanism to determine the percentage in subsequent phases. The details of the review mechanism are yet to be determined.
- 7.143 The initial offer is recognised as falling short of the policy target of 40% but it is also acknowledged as being much greater than that previously proposed under application 1300178OUT.
- 7.144 The LPA commissioned a viability appraisal of the submission undertaken by Deloitte Real Estate (DRE) paid for by the applicant. DRE has completed its initial review of the viability model and inputs provided by the applicant and has provided its initial assessment of the viability of the site and provided initial thoughts on the review mechanism. In this context, having regard to the desire to see early implementation of the development to help meet the area's housing needs, the acknowledgement of the infrastructure costs required in the early phases of the development and the opportunity to reassess viability and thereby the percentage of affordable housing in later phases and therefore overall through the review mechanism(s), 25% affordable housing in the first phase of 500 with a review mechanism(s) to establish the percentage in later phases is considered to be reasonable. Given the importance of the detail of the review mechanism, any resolution to approve the application should be subject to the details of the review mechanism(s) being delegated to the Head of Development but in consultation with the Executive Member with responsibility for Planning, the Chairman of the Development Management Committee and the Chairman of the S.106 Advisory Group.'

Community Facilities:

- 7.145 Policy CS4 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy 2009 and policy LP2 of the Draft Local Plan to 2036 are relevant to the provision of community facilities. Part E of the SPD also refers and states that on site provision within the

development can be sought to accommodate identified community building needs.

- 7.146 Paragraph E8 of the SPD advises that contributions will vary with each development. There is no standard amount set for community facilities. The costs can be broken into 3 distinct parts: land purchase, construction costs and fixtures/furnishings.
- 7.147 Paragraph E11 goes onto to advise that in the first instance such facilities must be offered to local Town and Parish Councils for adoption. In the event they are unable to consider adoption, the District Council will be offered the opportunity to adopt the facilities. Should the District Council not be in a position to agree to the adoption, developers must submit a proposal to the Local Planning Authority detailing how a trust shall be set up for the new community to ensure the facilities remain available to the public in perpetuity and future maintenance of the facilities.
- 7.148 The application includes the provision of a temporary and then a permanent Community Building (Use Class D1) set within the district centre and civic square area, adjacent to the first primary school. The temporary building is proposed to be delivered by 100 occupations (with design etc. being submitted by 50 occupations). The temporary building will comprise approximately 84m² (900ft²) internal floor area as agreed with the previous application.
- 7.149 The applicant has provided a high-level specification for a community building (not yet architecturally designed) which would comprise a 2-storey building with a floorspace of around 780m² on approximately 1,200m² of land and is proposed to be delivered by 1650 occupations with an option to deliver early if agreeable. The facility proposes to include the following possible components;

*Community Centre to meet the needs of the community and groups as they emerge. Facilities include:

- Flexible rooms
- Main hall capable of accommodating Indoor sports
- Changing rooms and WC's
- Foyer
- Office
- Kitchen area
- Store
- plant
- Communal/ circulation space

*Youth annexe to community centre to be physically connected to the community centre but accessed from a separate access point; shared use of meeting rooms in the community centre for drop in and family worker sessions. Facilities include

- Kitchen
- Meeting room
- Office (shared with the community centre)

*Library to align with CCC requirements to include;

- Shared Library / Community Room (inc. Storage and ICT Suite)

*External Space likely to include; Buggy Parking, Delivery Bay, dedicated Car/Cycle Parking; outdoor play space; refuse store; service/turning area; Landscaping;

- 7.150 The Council's Lifestyles team has confirmed the specification is acceptable in terms of indoor sport and in line with the Sport England guidance, subject to the internal height of the main hall achieving the requisite height for indoor sports. This would be secured at detailed design stage.
- 7.151 The CCC Libraries and Lifelong Learning team has advised that the floor space allocated to library in the specification is insufficient but is agreeable to the principle of inclusion of the library facility within the community building. The precise specification of the community building would be secured through the S106 which could specify floor areas required for certain facilities such as library floor space.
- 7.152 It is considered that the broad approach to delivery of a community facility is appropriate to the scale and kind of the development and will meet the future needs of residents.

Residential Wheeled Bins:

- 7.153 Each dwelling will require the provision of one black, blue and green-wheeled bin. The cost of such provision for 2017/2018 is £73.65. For flats within the development, communal 1100 litre bins could be provided rather than individual bins for each dwelling. The cost per communal bins in 2018 is £669.00. Given the build out rate of this scheme a formula based approach is suggested with the scheme and details to be secured through the S106 Agreement.

Health Requirements:

- 7.154 Policy CS10 of the Core Strategy seeks to secure appropriate health service facilities to meet the needs of communities from new development sites. Policy LP2 of the Draft Local Plan to 2036 relates to provision for infrastructure needs and Part D of the SPD refers to health service facilities. Within paragraph D.10 the SPD states that the Council will negotiate with the prospective developers with a view to securing the necessary health service facility needs for the development. The SPD sets out how this will be assessed.
- 7.155 The NHS has advised that there is no capacity at existing facilities to accommodate the populations of both the WP and LFP2 sites. As such they have requested that a facility or land and capital contribution is sought through both developments. They have provided a calculation for the WP site as follows;

Additional Population Growth (2,800 dwellings) ¹	Additional floorspace required to meet growth (m ²) ²	Capital required to create additional GP floor space (£) ³
6,720 (note multiplier at 2.4)	460.80m²	£1,059,840

¹ Calculated using the Huntingdon District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).

² Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”

³ Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.

The NHS also seeks mitigation from the LFP2 development which is for 1,020 dwellings. Applying the same approach to the table above, the LFP2 scheme would generate the following requirements;

Additional Population Growth (1,020 dwellings)	Additional floorspace required to meet growth (m ²)	Capital required to create additional GP floor space (£)
2,448 (note multiplier at 2.4)	167.86m²	£386,078

Having regard to the cumulative impact of both developments this would generate the following mitigation;

	Additional Population Growth	Additional floorspace required to meet growth (m ²)	Capital required to create additional GP floor space (£)
WP	2,800	460.80m ²	£1,059,840
LFP2	1,020	167.86m ²	£386,078
Combined	3,820	628.66m²	£1,445,918

7.156 In their correspondence the NHS have provided requirements to mitigate against the LFP1, LFP2 and WP schemes. However, given that the LFP1 scheme is already built, it is not reasonable to secure contributions retrospectively. As such and in breaking down the table provided, a healthcare facility with a net internal area (NIA) of 628.66m² and fitted out to Department of Health specification would be required. Alternatively, land capable of accommodating a building for the NIA and capital contributions of £1,445,918 are requested to deliver a facility.

7.157 During negotiations the NHS have advised that securing land to deliver an NIA of the requisite 628m² (circa 850m² land take) would likely be unviable for the NHS who would ultimately wish to relocate an existing facility and expand this in the future dependant on population growth which would require approximately 1,500m² of land. Therefore, securing just 628m² NIA would likely lead to an off-site surgery which would not necessarily achieve the most sustainable outcome for occupiers of the St Neots Eastern Expansion, particularly where there is no alternative land identified at this time.

7.158 It is considered that to seek to secure a larger piece of land than is required to mitigate the development plus capital contributions for fit out would not be fair or reasonable in scale or kind and as such would not meet the Regulation 122 tests.

- 7.159 It is noted that the previous application proposed to offer land capable of accommodating a facility with an NIA of 1000m² (around 1,400m² of land) but with no capital contribution. This previous approach is considered by officers to be the most viable option in that it would likely provide the circa 1500m² of land to deliver the 1000m² NIA the NHS indicates would be required to provide a viable facility.
- 7.160 Naturally, this is larger than is necessary to mitigate the development (which only requires 628m² NIA) and having regard to the NPPG, it is the view of officers that it is not fair or reasonably related in scale and kind to the development of Wintringham Park to secure more than land required to achieve 1000m² NIA.
- 7.161 Having regard to the same tests for LFP2, it is reasonable to secure a capital contribution towards fit out of £386,170 which could go towards the delivery of the facility on the WP site. In the event that the WP development does not proceed, the LFP2 contribution could be invested into the existing facilities serving St Neots to serve the LFP2 population, of which the NHS has advised there is capacity for.
- 7.162 In summary therefore, the NHS healthcare offer comprises an offer of land only to accommodate a facility with an NIA of 1000m² which would be secured through the s106.
- 7.163 The NHS has responded to this offer and request that there is a land option for a set period of time and if this is not taken by the NHS (C&P CCG or NHS England), then a capital contribution (in line with the amount calculated above - £1,445,918) is provided instead. Advising that this is the mechanism they normally adopt in other Section 106 agreements as it enables an element of flexibility, considering the changing environment and significant time span that these developments take to implement.
- 7.164 In considering whether this approach would accord with the statutory tests set out in the Community Infrastructure Levy Regulations 2010 there are issues in requesting this. In the NHS initial comments received in December 2017, they clearly state that the existing healthcare facilities in St Neots do not have capacity for the additional growth resulting from this development and that the proposed development will require provision of a new healthcare facility.
- 7.165 Given that the existing facilities are at capacity and indicated to be unable to expand to accommodate the future growth arising from the WP site, it is uncertain how the capital contribution would be spent to mitigate the development. Officers are unaware of any other projects in the St Neots area for the development of a healthcare facility which could be used to mitigate the impacts of WP.
- 7.166 As such the request by NHS England to provide the capital contribution of £1,445,918 instead of land in the event that the NHS do not take the offer of land is not considered to meet the statutory test as there is no certainty that it would be directly related to the development or that the money would be used to make the development of WP acceptable in planning terms. Therefore the council cannot accept this proposal and seek to secure land only as detailed above and with capital contributions for fit out being secured from the LFP2 site.

Formal and Informal Green Space:

- 7.167 Paragraphs 73 & 74 of the NPPF are supported and amplified via paragraph 001 of the Planning Practice Guidance (PPG) which advises “It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas.”
- 7.168 Using the Developer Contributions SPD requirements, the scale of the development should seek to achieve;
*10.8Ha of formal Open Space,
*14.25Ha of informal Open Space,
*1.68Ha of play space (Total 26.73Ha).
- 7.169 The application proposes the following;
*7.5Ha of recognised formal open space but with additional 2.5Ha of shared facilities within schools
*Provision of indoor sports facility within the community building
*48.45Ha informal Open space
*1.68Ha play space
- 7.170 The Council’s Open Space and Lifestyles teams have been consulted on the application and advise that they have no objections to the proposals - subject to the community building being capable in scale to accommodate indoor sports in order to offset the shortfall in the SPD formal green space requirements. This would be secured within the S106 and subsequently at detailed design stages.
- 7.171 In addition to the provision of land and play equipment there will be a requirement for future maintenance. The applicant has advised that it is their preference to manage and maintain the public open space (PoS). Given the build out rate for this scheme it is reasonable that the S106 will include a mechanism whereby adoption of the POS could be offered to other bodies including the Town Council and the District Council, in accordance with the Developer Contributions SPD 2011.
- 7.172 Whilst it is recognised that the formal open space offer of 7.5Ha (excluding the indoor sports provision) is less than the 10.8Ha sought via the SPD, there is recognition by the Council that shared facilities are proposed which would lift this provision to 10Ha. The County Council’s education team has raised no objection to the principle of this approach and it is acknowledged that, whilst not supported by Sport England, this approach has been adopted in other Districts.
- 7.173 In summary therefore the following green space contributions is proposed;
- | | |
|---------------------------------------|---|
| PoS Courts & pitches: | 4 x tennis courts, 1 x bowling green,
4 x mini soccer pitches,
7 x under 11/12 soccer pitches including
changing facilities
(mix to be agreed with HDC) |
| PoS Trim trails: | |
| Neighbourhood Equipped area for play: | 2 x NEAPS |
| Local Equipped Area for Play: | 3 x LEAPS |
| Skate park: | 1 No. |
| Allotments: | 2.15Ha |

Indoor Sports: Provided within Community Building to conform to Sport England specifications

Indoor Sports Requirement:

- 7.174 The need for a full facility will not be generated from a development of this size, but some provision should still be sought and in particular indoor sports space should be provided as part of any community building where a full sports hall is not practicable.
- 7.175 As advised above, the community building proposes to accommodate indoor sports which has been agreed in principle by the Council's Lifestyles team.

Libraries and Lifelong Learning (LLL)

- 7.176 Policy CS6 of the Huntingdonshire Local Plan 1995, policy CS10 of the Adopted Core Strategy and policy LP4 of the emerging Local Plan to 2036 relate to the provision of library facilities. Part F of the SPD also refers to libraries and lifelong learning. The Public Libraries, Archives and New Development: A Standard Charge Approach was first published by the Museums, Libraries and Archives (MLA) Council in 2008 and sets the nationally recognised standards.
- 7.177 As advised above the applicant proposes to meet the requirements for LLL through the community building which will include a library to meet CCC requirements. Whilst the indicative specification indicates a shortfall in total floor area for the library facility, this is only indicative at this time and the detailed specification would be secured through the S106 process in consultation with the County Council.
- 7.178 Where LLL is delivered through a community building, it is necessary to split the cost of build and fit-out costs to ensure that appropriate sums are secured for fit-out. The Developer Contribution SPD advises an amount of £97 per head of population should be secured against the development for build and fit-out of the facility. CCC has advised that a fit out cost of £33.95 per head should be secured where a facility is incorporated into an existing building.
- 7.179 As such the proposal is to secure a community building with a specification to include a library with the requisite floorspace and a capital contribution for fit-out of the facility as above. This obligation is considered to meet the statutory tests and is compliant with policy and the SPD.

Transport

- 7.180 Policies T11, T18 and T21 of the Huntingdonshire Local Plan 1995, CS10 of the Core Strategy and policies LP17 and SEL2 of the emerging Local Plan are relevant. Transport and highways is included within the SPD as a negotiated requirement which is dependent on the development and its impact on the local area.
- 7.181 The County Council as Local Highways Authority and Highways England have requested a number of measures to include within the S106 Agreement (as referred to earlier within this report).

- 7.182 In addition to those matters already discussed in this report financial contributions are sought toward bus service improvements and provision, Public Rights of Way, and Highway/Junction improvements as follows;

Bus service contributions	£278,945	
Bus Stop Improvements (upgrade to existing on Cambridge Road)	£15,000	
Real Time Information Provision	£81,000	3 x facilities @£27k to be brought forward one within each phase
On site Bus Stops	£220,000	Based on 10 X £15 K for provision and 7K commuted sums for maintenance
Right of Way Improvements (Northern underpass)	£150,000	
PROW legal costs	£29,088	
Safety works to Huntingdon R/Priory Hill Rd/Mill Lane junction	£627,000	
Potton Road Signals - monitoring only	£20,000	
Potton Road Signals - Implementation as required	£3,300	

Education

Early Years Education

- 7.183 56 places per primary school are to be secured within the Primary School contribution as detailed below.
- 7.184 The County Council states that there will be a need to identify 2 sites to provide 2 x 100 place day nurseries (0.1ha each) within the development , which can be operated by private and/or voluntary sector providers.
- 7.185 The application description includes D1 use: - D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres
- 7.186 The application as submitted allows for the provision of day care / nursery use if there is market demand.
- 7.187 Officers recognise that small-scale day nursery and childcare is often provided within residential properties and is also dependant on commuting and travelling routes of parents. There would be no guarantee or restriction that children outside the new development would not use this provision, as providers cannot discriminate against

where people live. Officers consider that the S106 Agreement cannot be used to require private and/or voluntary sector providers to establish early years provision that will be primarily market driven.

- 7.188 This request is not considered to meet the statutory tests.

Primary School Education

- 7.189 Core Strategy policy CS10 and policy LP2 of the Local Plan to 2036 are relevant to this infrastructure requirement. Proposed allocation SEL 2 advises that the successful development of this site will require primary school provision. Part G of the SPD is also relevant.
- 7.190 Using the mid-point (30 children/100 dwellings) of the County Council's general multipliers it forecasts 840 primary school aged children arising from this development. Accordingly the planning application identifies the need for 2 x 2-form of entry (FE) primary schools to meet the needs of the Wintringham Park development. Two schools of this size would provide the 840 places forecast.
- 7.191 The Parameter Plan identifies the first primary school will be located in the first Phase at the north of the site in the district centre area with the second primary school located in phase 2 between the brooks and near to the local centre. These locations are agreed with CCC and follow the approach of the previous application.
- 7.192 The County Council require the land for the primary schools to be unencumbered and free, serviced land. The development of the schools may be phased to allow for future expansion. Access to a fully serviced site is required so that the primary school is open as part of the first phase of development. The precise timing of the school opening will need to be negotiated and agreed with the Local Education Authority as part of the drafting of the S106 Agreement.
- 7.193 A new temporary primary school has been included as part of this planning application, however, following discussions with the County Council, the temporary primary school will be located at the Round House school in Love's Farm (funded by CCC) until the first Primary School is delivered which is anticipated for 2020.
- 7.194 It has been agreed with CCC that the site for the first primary school will be sufficient for the development of a 3FE 2-storey primary school (2.78 ha), 1FE will provide places for current residents of St Neots (funded by CCC) and 2FE will mitigate the impact of the development (funded by the developer).
- 7.195 The second primary school on WP also makes provision for a 3rd FE should this be required. The delivery of this school will need to be bought forward at an agreed trigger to ensure that the timing of its delivery accommodates children as they occupy the site and to avoid a scenario whereby children on the site do not have a school to go to. CCC are engaged with the drafting of the S106 which would control this.
- 7.196 Notwithstanding this, the LFP2 development requires 1 x 2FE school (420 places) with an early years facility comprising 2 classrooms (52 places) at a cost of £8,649, 805. Likewise, the timing of the delivery of

this school is also crucial, to avoid an overcrowding scenario or conversely, a school which is built and staffed with few children attending.

7.197 As such, the sustainability and delivery of the primary schools across SEL2 will require a co-ordinated approach which would be set out in the S106 in consultation with CCC.

7.198 In summary therefore contributions are sought as follows;

1st Primary School (up to 3FE) + 56 early Years Places (3rd FE to be funded by CCC):
£8,600,000

2nd Primary School (2FE) + 56 early Years Places (with potential for a 3rd FE dependant on future evidence of occupations/ yield):
£8,600,000

CCC Secondary School Education

7.199 For the avoidance of doubt, Secondary education contributions were agreed through the CIL charging schedule, in partnership with the County Council. Wintringham Park and LFP2 formed part of the evidence base for the CIL examination, which came into effect on the 1st May 2012. For that reason S106 contributions towards secondary school education are not being sought as part of this proposal.

Community Contributions

7.200 CCC has requested financial contributions towards community support services such as Community Workers, mental health and counselling support, children centre staff and equipment and public health lifestyles initiatives.

7.201 Planning Practice Guidance paragraph 23b-004-20150326 advises that the Local Planning Authority must ensure the obligation meets the relevant tests for planning obligations in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind and goes on to clarify that Planning obligations should not be sought where they are clearly not necessary to make the development acceptable in planning terms. Planning obligations must be fully justified and evidenced

7.202 In considering whether these CCC requests meet the Statutory CIL Regulations tests it is concluded that these are not necessarily evidenced as being directly related to the development as they will benefit existing residents of neighbouring developments and the wider settlement.

7.203 However, in acknowledging the benefits of a community worker (having regard to the benefits derived from a community worker at Alconbury Weald) and a provision for a children's centre and nursery provision at the community centre, the applicant has proposed to offer a contribution towards the following;

Community Development:	£ 70,000
Children Centre equipment/ activities:	£ 35,000
Public Health Lifestyles initiatives:	£ 4,200
Total:	£109,200

- 7.204 In this regard this offer would sit outside of any viability appraisal and has not been given weight in the consideration of this application.

Other Material Planning Considerations:

Town Council comments

- 7.205 The Town Council (TC) considers the application overall is not considered to fully meet the policy requirements of the St Neots Neighbourhood Plan, in particular policies A2; A4; PT1; PT2; RD3; RD4; and SS3.
- 7.206 In response to the TC comments regarding compliance with the St Neots neighbourhood Plan it is firstly recognised that the report provided by the TC considers that “The shortcomings are not individually significant but cumulatively they combine to indicate that the proposal overall fails to meet the up-to-date policy requirements of the Neighbourhood Plan.” These NP policies are considered individually as follows;
- 7.207 **A2: Gateway into St Neots**
The TC considers that the proposal only partly satisfies this policy recommending that more could be done to improve the design and appearance of the roundabouts on Cambridge Road e.g. through public art or planting.
- 7.208 The roundabouts will form part of S278 works, which will be for Cambridgeshire County Council to determine and the TC should therefore ensure that CCC highways and the applicant are aware of their concerns. However, it is the aspiration of the District Council to ensure that this part of Cambridge Road is residential in character, inviting visitors to visit the town. Officers consider that there is no conflict with policy A2.
- 7.209 **A4: Landscape Backdrops**
The TC considers that the proposal only partly satisfies this policy considering that a greater area of landscape buffer such as a small woodland copse or similar would be better as a further backdrop at the prominent north-east gateway at the junction of Cambridge Road and the A428 rather than the proposed crescent park.
- 7.210 The proposed landscape general arrangement plan (BMD.17.018.DR.P104 Rev B) proposes a mix of trees of varying scales, amenity grassland, hedgerows and earthworks providing framed views into the development from the A428 at the eastern boundary gateway.
- 7.211 Officers acknowledge that landscape design can be a subjective matter and have regard to the Council’s Landscape and Arboricultural Officers who are supportive of the proposed landscaping.

- 7.212 Officers consider that there is no conflict with policy A4.
- 7.213 PT1: Sustainable Modes of Transport
The TC considers that the proposal only partly satisfies this policy as it does not incorporate any provision of a footway to Potton Lane.
- 7.214 It is recognised that there is currently no footway leading into St Neots from Potton Road and the ability to achieve this is constrained by the width of the ECML bridge. As such the application proposes to enhance the existing ECML underpasses to encourage pedestrians and cyclists to utilise this existing right of way as a route into town. As advised, the Potton road access detail is yet to be agreed. Notwithstanding this, it is considered that the application provides adequate pedestrian and cycle routes to encourage sustainable modes of transport as required by policy PT1 of the NP.
- 7.215 Officers consider that there is no significant conflict with policy PT1.
- 7.216 PT2: Parking Standards
The TC considers that the proposal does not satisfy this policy as the suggested parking standards fall short of that encouraged through PT2. However they also acknowledge that this is a detailed issue to be considered at reserved matters stage.
- 7.217 The TC correctly identify that reserved matters would secure parking standards and layouts for future parcels/ phases. Indeed this application commits the first phase design code which sets out parking standards including internal garage dimensions which align with the council's adopted Design Guide (2017).
- 7.218 Officers consider that there is no conflict with policy PT2.
- 7.219 RD3: High quality employment, business start-ups and creative industries
The TC considers that the proposal only partly satisfies this policy as the B2 and B8 uses tend not to provide the quality edge of town design the NP is seeking.
- 7.220 Paragraph 4.3.4 of the NP acknowledges that High quality employment, business start-ups and creative industries is not a prescriptive requirement and the Town Council will support employment needs not yet anticipated to allow a rapid response to changes in economic circumstances.
- 7.221 Officers consider that there is no evidence to support the objection on these grounds, given the outline stage of the application and the economic circumstances/ commercial demands/ employment needs that the site may yield in the future.
- 7.222 Officers consider that there is no conflict with policy RD3.
- 7.223 RD4: Provision for local lifelong learning and skills development or training facilities
The TC considers that the proposal fails to comply with this policy as it does not include any commitment to local labour provision or skills development for example through local apprenticeships.

- 7.224 The application proposes a range of employment uses which could attract local employment and training opportunities. The ability to secure local apprenticeships is considered to fall outside the remit of planning regime however there is recognition that employment infrastructure is proposed which could attract this in the future.
- 7.225 Officers consider that there is no conflict with policy RD4.
- 7.226 SS3: Community facilities and services
The TC considers that the proposal only partially satisfies this policy as the proposed Heads of Terms submitted within the Planning Statement does not specifically address open space provision and maintenance, footpaths and access, pre-school provision, contributions towards sustainable transport and travel plan, measures.
- 7.227 The proposed heads of terms were submitted in October 2017, prior to formal consultation of the application and subsequent S106 negotiations.
- 7.228 This report clearly sets out the proposed heads of terms and commitments which officers consider adequately capture the aims of policy SS3.
- 7.229 Officers consider that there is no conflict with policy SS3.
- 7.230 Other matters raised by the Town Council which have not already been addressed in the report;

*Improvements to Cambridge Street to include layby's for buses, in particular the X5 to use to alleviate traffic congestion.

*The County Council's Transport team has been engaged on the application and has not requested this detail. As such, the LPA could not reasonably insist that this is secured to make the development acceptable in transport terms.

*The committee would like to see within the mixture of housing, inclusion of provision for the elderly such as bungalows.
No buildings are committed with in this hybrid application. The Town Council would be consulted on future reserved matters submissions to consider and comment on the mix of future dwellings.

*Allocation of cemetery space within the development

This is not a policy requirement and as such, the LPA could not reasonably insist that this is secured to make the development acceptable.

*Provision of Supermarket

The application proposes a range of retail uses with an A1 (shop) of maximum 4000m² which would achieve a supermarket. However, the ability to deliver this relies on market forces and occupation cannot reasonably be secured through a planning permission.

*Requested assurance that the areas allocated for employment are ring fenced

The parameter plan sets out the land uses for the site and allocates employment land consistent with the UDF. Whilst there is no

mechanism to indefinitely secure commercial land, any proposed change to this would require substantial justification and evidence which the LPA would need to consider and on which the Town Council would be consulted on.

*Possible two way use of railway arches

The nature and widths of the underpasses are only appropriate for pedestrian and cycle routes.

*Future plans for light railway being discussed by Combined Authority should be considered

Given the uncertainty of this and the timing of this application, this cannot form a material planning consideration at this time.

*North end access to Loves Farm is kept open

This falls outside the control and scope of the applicant and is not proposed within this application.

*Incorporate key worker housing for teachers

Key worker homes are usually delivered through registered providers (RP) and as such could be provided within the affordable housing offering. This would largely depend on the individual RP and the housing demands they are seeking to address.

*Village area dedicated to the elderly

A mix of homes is anticipated for the site and it is important to deliver a mix of communities within this. As such there is no policy requirement to secure a village for the elderly and this would conflict somewhat with the aim of delivering sustainable and mixed communities. As such the LPA would not seek to secure this.

7.231 Loves Farm Community Association

*Keen to understand how community forecasting will be used to ensure that the new developments will be shaped by lessons learnt from LFP1

The applicant proposes a contribution for a Community Development worker which would provide support and signposting for new residents of the development. This would provide a conduit for residents to feed into the development.

*Consideration for safety around wet features e.g. existing brooks

The LLFA will be consulted on all SuDS features across the site. The surface water management strategy will inform the design of wet features and the LLFA will provide guidance on safety in accordance with Ciria guidance.

*Consideration to developing large water features into attractions which can be used by the community for example the waterways/flood defences could become leisure facilities

As above.

*Requests that adequate lighting is provided for outside spaces and consideration given to walking routes.

Careful consideration is required on outside lighting as this has potential to conflict with wild habitat e.g. bats. Detail of the footpaths and outside spaces will be considered by landscape and ecology

officers and police architectural liaison and urban design officers at reserved matters stages.

*Potential for additional cycle racks on the east side the station should be considered.

This would result in development on third party land which the applicant has no rights over and cannot reasonably be secured through the planning process.

*Spine roads should be wide enough for three cars, allowing on-street parking on one side of the road while still allowing two-way traffic. Recommends 7.5m road widths with 2.5m verges.

The primary roads proposed are 6.5m in width with 3m verge and 3m footway and cycleway and have been subject to detailed discussion with the LHA who raise no objections to the road widths. Furthermore, given that the scheme seeks to encourage more sustainable modes of transport other than cars, on-street parking on spine roads is discouraged. Furthermore, the area to the north west of the district centre is proposed to incorporate a car park which should reduce the need to park on-street along spine roads adjacent to facilities. Finally, the approach to parking will be secured in design codes and the LPA is mindful of the parking issues around LFP1, and will seek to avoid the same issues arising with future developments.

*Parking courtyards to the rear of houses should be avoided
See previous

*Car drop-off points (e.g. turning circle near northern primary school) should be sufficiently large and away from road crossings to allow safe routes for children to get to school on foot.

For any turning areas within a school site this detail would come forward via a submission to the the County Council with the District Council acting as a consultee. In the event drop off points are incorporated into the public highway they would be for consideration at the time of reserved matters and in consultation with CCC highways.

*The materials used to construct roads should be considered carefully. The use of block paving should be restricted.

Surface materials will be secured through future design codes and will likely include a range of surfaces to add interest and texture to the street scene. Maintenance details/ adoption of roads will be secured by planning condition.

7.232 St Neots Evangelical Church

*Need for a larger building to cope with growing population

It is considered that the community building specification proposed could meet the needs of the church.

7.233 Resident's comments

*Prematurity as the proposal should be depending on completed infrastructure improvements to Highways and Rail, both at capacity;
The Planning Practice Guidance paragraph 21b-014-20140306 advises arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the

Framework and any other material considerations into account. The application is considered to be supported by a robust TA which assesses highways capacities and follows recommendations for improvements to key highway junctions which is considered by the LHA to sufficiently mitigate the impacts of the development. The matter of rail capacity is dealt with under the transport and highways section above.

*Design reviews – would like to understand whether there is opportunity for members of the public to be engaged in design in the future.

All future reserved matters applications would follow the statutory requirements for consultation which would include residents who would be entitled to comment on. A Design Code for each key phase could be conditioned and applications for condition discharge will be available for the public to view.

*Community Steering Group – would like to see a steering group set up as a means for the developer to engage with the wider community in the future.

The applicant proposes a contribution for a Community Development worker which would provide support and signposting for new residents of the development. This would provide a conduit for residents to feed into the development.

*Self-Build obligations – consider the development is an opportunity to provide for self-build plots.

This is a matter for the developer to consider as whilst the LPA has a statutory duty to provide a self-build register, there is not statutory requirement to allocated land for this.

PLANNING BALANCE & CONCLUSION:

- 7.234 Paragraph 14 of the NPPF states that a presumption in favour of sustainable development lies at the heart of the Framework. Where the development plan is out of date, permission should be granted unless the adverse impacts of doing so would be significantly and demonstrably outweighed by the benefits when assessed against the policies of the NPPF taken as a whole.
- 7.235 The policies in the NPPF when taken as a whole constitute the Government's view of what sustainable development means. Paragraph 7 of the NPPF lists the three dimensions to sustainable development; the economic, social and environment dimensions, and paragraph 8 says how these roles should not be undertake in isolation, and therefore to achieve sustainable development a proposed development should jointly and simultaneously deliver gains that are economic, social and environmental. To be sustainable, development must, as noted in paragraph 6 of the NPPF, strike a satisfactory balance between the applicable economic, the environmental and the social considerations.
- 7.236 Subject to the satisfactory resolution of the Potton Road access arrangement, it is considered that:
- the principle of development is acceptable in this location and compliant with the Development Plan and the NPPF

- the proposed parameters of development are acceptable and demonstrate the site can appropriately accommodate the development as described
- the proposed development will contribute to the creation of a mixed community including 125 affordable homes in the first phase and integrating homes, jobs, services and facilities
- it will promote healthy, active lifestyle through green space and sport and recreation facilities
- it will maximise opportunities for use of public transport, walking and cycling
- it will minimise pollution
- it will manage flood risk and drainage effectively
- it will result in no significant harm to heritage assets
- it will have no significant adverse impacts on features of landscape or ecological value
- it will incorporate energy efficiency measures
- it will generate an acceptable level of waste and promote recycling, and
- it will provide appropriate infrastructure to meet the needs generated by the development

7.237 Having regard to national and local planning policies, the ES and all comments received, and subject to the resolution of the matters identified above, it is considered that the amount of development and proposed uses are acceptable in principle, the amount of proposed development can be satisfactorily accommodated on the site and the development can deliver a sustainable extension to St Neots. The benefits of the scheme are not significantly and demonstrably outweighed by the harm..

8. RECOMMENDATION – For the reasons cited above Officers are minded to recommend that the proposed development is acceptable subject to the satisfactory outcome of the speed survey on Potton Road and with no significant changes to the access layout.

1. Subject to there being no objections raised by Cambridgeshire County Council Highways department to the final layout and design of the Potton Road access, the Committee delegates authority to finalise the planning conditions, terms of the S.106 agreement and review mechanism(s) to the Head of Development in consultation with the Executive Member with responsibility for Planning, the Chairman of the Development Management Committee and the Chairman of the S.106 Advisory Group; and

2. Following the completion of the S.106, application 17/02308/OUT be approved subject to conditions;

Or

1. Application 17/02308/OUT be refused in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

CONDITIONS if APPROVED to include (but not necessarily limited to);

- Timing of permission and submission of Reserved Matters
- Scale parameters
- Phasing of development
- Design Code(s)
- Foul water drainage strategy
- Surface water drainage strategy; storm water design & construction
- Finished floor levels
- Off-site Highway works
- Bus stop and RTPI provision
- Biodiversity Strategy and Ecological Conservation Management Plan
- Contamination
- Construction hours restriction to reduce noise impact for neighbours (CEMP)
- Construction Environment Management Plan
- Archaeology
- Fire hydrants
- Detailed Waste Management and Minimisation Plan
- Landscape strategy and arboricultural information

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CONTACT OFFICER:

Enquiries about this report to **Gavin Taylor Senior Development Management Officer 01480 388407**

St Neots

Neighbourhood Plan

2014-2029



Planning Application Analysis against St Neots Neighbourhood Plan

Planning Application - 17/02308/OUT

Description – Hybrid planning application comprising:

1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and
2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.

Location – Wintringham Park Cambridge Road St Neots

South View, 16 Hounsfield Way, Sutton on Trent, Newark, Nottinghamshire, NG23 6PX

Tel: 01636 822528; Mobile 07521 731789; Email: mail@town-planning.co.uk

Managing Director - Anthony Northcote, HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMi, MRTPI
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Application Summary

This is a hybrid planning application (part in outline with all matters, except access reserved and part in full for roads and groundworks), it is accompanied by a range of illustrative material. The quantum of development is as follows:

- 2,800 dwellings
- 63,500m² employment development (21,500m² B1 Business; 29,500m² B2 General Industrial; and 12,500m² B8 Storage & Distribution)
- 7,100m² Retail (A1, A2, A3, A4 and A5 of which the largest store shall not be more than 4,000m²)
- 1,450m² Community and Health Uses including Reserve Site for a Health Centre within the District Centre and the Local Centre
- Primary education provision comprising a Temporary Primary School and Two Permanent Primary Schools incorporating early years provision
- Formal and informal open space, recreation facilities and landscaping including: sports changing rooms (Class D2), play areas, playing fields, multiuse games areas, skateboard park, wildlife habitat areas, allotments, formal and informal open space (7.5 ha of Formal Open Space; 48.45 ha of Informal Open Space; and 1.68 ha of Play Space)
- Strategic Landscaping
- Access improvements comprising:
 - Cambridge Road Western Access – provision of a fourth arm at the existing roundabout junction of Cambridge Road / Dramsell Rise including pedestrian and cycle crossings;
 - Cambridge Road Central Access – provision of a fourth arm at the existing roundabout junction of Cambridge Road / Stone Hill including pedestrian and cycle crossings;
 - Cambridge Road Eastern Access – construction of a new junction on Cambridge Road including pedestrian and cycle crossings
 - A428 Northern Access – construction of a new T-Junction designed to allow all movements with the exception of right turning vehicles leaving the Site;
 - A428 Southern Access – provision of new roundabout; and
 - Potton Road Access – construction of a new T-junction designed to allow all movements
- On-site roads, pedestrian and cycle routes
- Associated on-site facilities and service infrastructure including strategic surface water attenuation and other sustainable drainage measures (SuDS), utilities and related infrastructure including foul water pumping stations and electricity sub stations and associated groundworks.

Planning Obligation – Draft Heads of Terms

The s106 Heads of Terms submitted with the application identifies the following:

- Affordable housing on-site (25% of first 500 units then subject to review)
- Highways and Access
- Education - Primary schools on-site provision; and Secondary provision
- Open Space and Sports on-site provision – Formal; Informal; and Allotments
- Healthcare
- Community facilities and buildings
- Library and Life Long Learning Facility financial contribution
- Waste
- Calculation of s106 management fee

The s106 Heads of Terms do not appear explicitly from the information made available to cover the following areas which have applied at Loves Farm:

- Maintenance contributions to support any facility provision
- Management of on-site facilities
- Green space phasing delivery strategy
- Footpaths and other forms of access
- Pre-school provision
- Financial contributions towards Sustainable Transport and Public Transport
- Travel Plan measures

Site Location

The Site encompasses 162.3 hectares of principally agricultural land bounded to the north by the B1428 Cambridge Road, to the south and east by the A428, to the south west by the A1046 Potton Road and to the west by the East Coast Mainline Railway.

Proposed Parking Provision

The planning statement suggests the following draft proposed car parking standards for the site:

Use	Car Parking Spaces
A1 - Food Retail	1/50m ² for the first 1,500m ² 1/18m ² above 1,500m ² Minimum of 1 HGV Space/Unit above 250m ² unless in a parade where an alternative shared solution may be agreed.
A1 – Non-Food Retail	1/50m ² Minimum of 1 HGV Space/1500m ² unless in a parade where an alternative shared solution may be agreed.
A2 – Financial & Professional Services	1/50m ² Unless on-street or Communal Capacity Available
A3 – Food & Drink	1/25m ² Unless on-street or Communal Capacity Available
A4 – Drinking Establishments	1/15m ² Unless on-street or Communal Capacity Available
A5 – Hot Food Takeaways	Minimum of 2/Unit unless on-street or Communal Capacity Available
Use	Car Parking Spaces
B1 – Business	1/50m ²
B2 – General Industry	1/60m ²
B8 – Storage & Distribution	1/100m ² HGV Parking 1/250m ² (exact provision will be dependent upon final end user)

Use	Car Parking Spaces
B1 – Business	1/50m ²
B2 – General Industry	1/60m ²
B8 – Storage & Distribution	1/100m ²
	HGV Parking 1/250m ² (exact provision will be dependent upon final end user)

Use	Car Parking Spaces (inc garages)
C3 - 1 Bed Flat	1/Flat
C3 - 2 Bed Flat	1.75/Flat
C3 - 3 Bed Flat	2/Flat Minimum

Use	Car Parking Spaces (inc garages)
C3 - 1 Bed House	1/Dwelling
C3 - 2 Bed House	2/Dwelling
C3 - 3 Bed House	2/Dwelling Minimum
C3 - 4+ Bed House	3/Dwelling Minimum

Use	Car Parking Spaces
D1 – Non Residential Institutions	Case by Case Basis
	The number of full time employee (FTE) and number of pupils will be taken into consideration
	when assessing car parking provision at education establishments. Suitable pick/drop off facilities (or arrangements) should be provided.
D2 – Assembly & Leisure	Case by Case Basis

However the planning statement suggests that these standards be amended for each key phase as follows:

- Key Phase 1 – 75% of Standard
- Key Phase 2 – 85% of Standard
- Key Phase 3 – 100% of Standard

In relation to the residential element this would produce the following parking standards:

	Key Phase 1	Key Phase 2	Key Phase 3
1 Bed Flat	0.75/flat	0.85/flat	1/flat
1 Bed House	0.75/dwelling	0.85/dwelling	1/dwelling
2 Bed Flat	1.31/flat	1.49/flat	1.75/flat
2 Bed House	1.50/dwelling	1.70/dwelling	2/dwelling
3 Bed Flat	1.50/flat minimum	1.70/flat minimum	2/flat minimum
3 Bed House	1.50/dwelling minimum	1.70/dwelling minimum	2/dwelling minimum
4+ Bed House	2.25/dwelling minimum	2.55/dwelling minimum	3/dwelling minimum

Masterplan



Phasing

It is proposed to develop the site in three key phases:

North Key Phase 1 = 1650 Homes; Civic Centre/District Centre; Northern Primary School; Northern Mixed Use and Employment Area; Park; and LEAP/NEAP

Centre Key Phase 2 = 800 Homes; Local Centre; Southern Primary School; Park; and LEAP/NEAP

South Key Phase 3 = 350 Homes; LEAP/NEAP; Park; and Southern Employment Area

Analysis against Neighbourhood Plan

Aesthetics

NDP Policy No.	Policy Requirement	Complies – Yes/No/Partly
Policy A1 – Public Realm	Town Centre development contribute to the improvement of the Town Centre’s public realm	N/A
Policy A2 – Gateway into St Neots	Transition between countryside and urban area	Partly
Policy A3 – Design	High quality and locally distinctive development	This is a detailed issue to be considered at Reserved Matters
Policy A4 – Landscape Backdrops	Landscape backdrops providing buffers and biodiversity opportunity	Partly

Density – Although the application is in outline, there is sufficient detail regarding a transition to lower density at the countryside edge given. At this stage this is all that be achieved, it will in due course need to be addressed in detail as part of the Reserved Matters submission through a planning condition. }

Landscape Treatment and Landscape Backdrops – The illustrative masterplan indicates a very good ratio of open space and landscaping to the proposed built areas, this is in part assisted by the existing site features. The existing topography provides only limited field hedgerows and the approach from the A428 is particularly sensitive. The topography of the north-east of the site is such that the site is slightly lower than the road, the illustrative masterplan and associated plans probably do provide a minimum landscape transition from the countryside to the edge of the development. As a consequence of the scale of the site it will inevitably introduce a substantial change, a crescent park is proposed for the north-east corner adjacent to the junction of the A428 and the B1428, however I think that a greater area of landscape buffer such as a small woodland copse or similar would be better as a further backdrop at the prominent north-east gateway at the junction of Cambridge Road and the A428. }

The southern employment area has been designed to take advantage of the natural topography and existing landscape features. }

Wide Boulevards – The proposed access details are a matter included within the full part of the hybrid application, as is landscaping. The proposed entrances from Cambridge Road are in the style of short boulevards as the Neighbourhood Plan is seeking. It is particularly pleasing that the eastern end of the B1428 Cambridge Road is to be enhanced by additional open areas and planting incorporating a new footway. The proposals overall meet the broad principle of boulevards. }

Roundabouts – The proposal utilises the two existing roundabouts and creates a new roundabout on Cambridge Road and a new roundabout on the A428. These are not unattractive but are relatively plain and a stronger design feature could be achieved for example through public art or planting. }

Landscaping Mix – This is detailed in the application and contains a wide mix including native species. }

Local Distinctiveness – This is a matter of detail to be addressed through the Reserved Matters Approval, although in the outline illustrative material. }

Design and Heights – This is mostly a matter of detail to be addressed through the Reserved Matters Approval. The storey heights plan indicate a variations in height, style and position within the overall site. }

Parking and Traffic

NDP Policy No.	Policy Requirement	Complies – Yes/No/Partly
Policy PT1 – Sustainable Travel	Walking and Cycling Opportunities on-site and off-site	Partly
<i>Policy PT2 – Parking Standards</i>	<i>Design-led approach to parking</i>	<i>No - This is a detailed issue to be considered at Reserved Matters – however the suggested standards could result in concerns that have arisen elsewhere on new developments</i>
<i>Policy PT3 – Car Parks</i>	<i>Town Centre car parking</i>	<i>N/A</i>

Walking and Cycling Opportunities – The illustrative layout and the access plans identifies a network of designated walking and cycling routes. The access plans also indicate the provision of off-site routes along the B1428, in addition defined crossing provision across the B1428 is indicated. The site as a whole is constrained in linkages to the existing town by the East Coast Mainline, however the illustrative masterplan does its best at making use of the existing underpasses under the ECML. These are incorporated into attractive open spaces which enhances their quality but could limit their use in the dark. The proposal does not incorporate any provision of a footway to Potton Lane, whilst the railway bridge width does limit the potential for creating a continuous footway of significant width to the west of the ECML, it would appear through some carriageway realignment that a continuous new footway could be created from the entrance to the site to the existing footway west of the ECML. }

Parking Standards – The illustrative material suggests standards that could result in concerns that have arisen elsewhere on new developments, although it is noted that some standards are indicated to be minimums. In the Neighbourhood Plan the Town Council encourages provision of an average of at least 1.5 car parking spaces per dwelling for 1 and 2 bedroom properties and an average of at least 0.5 spaces per bedroom for properties with 3 or more bedrooms. Where provision includes garages these must be large enough to accommodate a modern family car. The standards suggested are deficient in this regard and concern should be expressed at this stage to allow this concern to be reflected in the detailed designs put forward at the Reserved Matters stage. }

Parks

NDP Policy No.	Policy Requirement	Complies – Yes/No/Partly
<i>Policy P1 – Local Green Space</i>	<i>Protect Priory Park, Riverside Park, Sudbury Meadow, Regatta Meadow, and The Coneygeare</i>	<i>N/A</i>
Policy P2 – Open Space	Protect existing open space and development providing new open space	Yes
<i>Policy P3 – River Setting</i>	<i>Protect setting and enhancement of River Great Ouse</i>	<i>N/A</i>
Policy P4 – Flooding	New development to include Sustainable Urban Drainage	Yes

On-Site Open Space – The illustrative masterplan and the landscaping plans indicates a good ratio of open space and landscaping to the proposed built areas. }

Useable Open Space – The illustrative masterplan and the landscaping plans indicates a mix of formal sports pitches, play areas, formal open space, informal open space, urban squares, and allotments totalling over 60Ha. In addition many of the green corridors will provide informal open space corridors. This is considered to represent a wide range, the area and mix required should meet the Huntingdonshire Developer Contributions SPD, at the outline stage this cannot fully addressed for compliance. }

Accessible Open Space – The NDP requires open space to be centrally located, much of the proposed provision is located within the heart of the development and is also accessible to the development to the west of the ECML via the underpasses. The northern edge along the B1428 incorporates open space to meet the transition between the development and the countryside. Overall the open space provision is considered to be compliant with the NDP Policy P2. }

Flooding – The proposals incorporates the use of SUDS, in addition built development is not proposed in the areas of the site which are subject to flood risk. Water bodies are proposed to be located to not only provide a role for flood risk management but they also provide central green amenity corridors. }

Rejuvenation

NDP Policy No.	Policy Requirement	Complies – Yes/No/Partly
Policy RD1 – Economic Development	General support for economic development	Yes
Policy RD2 – Protection of Employment Land	Existing established employment sites and premises and allocated employment sites will be protected	N/A
Policy RD3 – Eastern Expansion Employment Allocation	Encourage high quality employment, business start-ups and creative industries	Partly
Policy RD4 – Training Facilities	Support lifelong learning and skills development or training facilities	No

Economic Development and Employment Allocation – The proposed development is for a mix of uses including B1 business uses, which are compatible with residential areas. In addition B2 or B8 employment opportunities are proposed, although the NDP does not explicitly require such a mix given the scale of the employment provision this type of mix is understood. However B2 and B8 uses tend not to provide the quality edge of town design the NDP is seeking. The NDP seeks “High quality employment, business start-ups and creative industries will be encouraged as part of the Eastern expansion employment allocation.” Given the NDP priority on high quality employment the B8 element of employment floorspace is considered not to support this policy objective. The quantum of proposed employment provision is clearly defined }

Lifelong Learning, Training and Skills – The s106 Heads of Terms includes an element relating to lifelong learning. However the proposed development does not include any commitment to local labour provision or skills development for example through local apprenticeships. This objective of Policy RD4 should be included within the overall planning obligation. }

Shops and Services

NDP Policy No.	Policy Requirement	Complies – Yes/No/Partly
Policy SS1 – Town Centre	Expansion of Town Centre	N/A
Policy SS2 – Utilising Historic Buildings	Re-use of historic buildings within the Town Centre	N/A
Policy SS3 – Service and Provision	New residential development will be delivered alongside necessary community facilities and services	Partly

Contribution to Services and Facilities – The s106 Heads of Terms includes contributions to: Play equipment on-site provision; Allotment on-site provision; Outdoor sports on-site provision; Health service facility financial contribution; Community facility financial contribution; Library and Life Long Learning Facility financial contribution; Primary school on-site provision. In general principle this partly meets the requirements of Policy SS3 of the NDP. The phasing plan illustrates these elements within the 3 key phases, however this is as a matter which needs to be addressed in detail through the S106 planning obligation and the Reserved Matters submission through a planning condition. However the s106 Heads of Terms in the Planning Statement is not particularly detailed and makes commenting rather difficult. Notwithstanding the lack of detail as the Heads of Terms do not specify the following:

- Maintenance contributions to support any facility provision
- Management of on-site facilities
- Green space phasing delivery strategy
- Footpaths and other forms of access
- Pre-school provision
- Financial contributions towards Sustainable Transport and Public Transport
- Travel Plan measures

Consequently overall the s106 Heads of Terms must be considered to be deficient in relation to Policy SS3 }

Objectives

NDP Objective	Requirement	Generally Complies – Yes/No
Promote the growth of high quality and sustainable employment	Balance of New Homes and Jobs	Yes
Encourage the growth of retail, leisure and community facilities	Enhance the leisure and entertainment offer throughout the town	Yes
Protect and enhance St Neots' natural and historic environment, countryside and river setting	Provision of green infrastructure, open space, address risks of flooding, provision of landscaping and boulevards, attractive approaches to the town and integrated communities	Yes
Improve Availability and Accessibility of Housing Stock and Improve Community Assets	Facilities to support growth; integrated development, and provision of health and education provision	Yes

Improve the Provision of Sustainable Transport throughout the Town	Walking and cycling opportunities	Yes
--	-----------------------------------	-----

Other Issues/Concerns

In common with the Highway Authority the road hierarchy does not appear to suggest road widths which reflect the hierarchy in terms of facilitating bus routes and dustbin lorries. This is particularly worrying when combined with the parking standards which are likely to result in undue levels on on-street parking as found on other developments across the town.

Although Policy PT1 on sustainable travel focusses on walking and cycling opportunities, opportunities to use public transport are also set out in the policy although this primarily relates to linkages to/from the rail station. Notwithstanding this as part of a balanced approach to sustainable travel it is necessary to look at opportunities for bus services. In particular the high quality and high frequency X5 Oxford to Cambridge bus route passes the site along Cambridge Road. It is disappointing that the proposals do not incorporate alterations to Cambridge Road to allow for bus laybys to serve the X5 service. This fails to deliver a comprehensive approach towards sustainable travel.

The Neighbourhood Plan does not set out any parameters in relation to access provision directly off the A428, however this road is principally a through route whose role may be compromised by the new access. However this is related to the southern employment site the siting of which takes advantage of existing screening and topography; and without this access this employment area would generate trips through the residential areas. On balance therefore I would recommend that the proposal is appropriate in this regard.

Policy P2 of the Neighbourhood Plan does not explicitly require the provision of a new cemetery in the scheme, however it does support the provision of a new cemetery. In terms of implementation the Neighbourhood Plan identifies that the Town Council are to lead on the project with the source of funding *"To be linked to new development through planning obligations/ CIL."* Given the scale of development and the overall amount of green open space the site would present an ideal opportunity to negotiate the delivery of this community objective. As such it is recommended that the Town Council enter into negotiations with HDC and the applicant to discuss how this might be best delivered through the s106 Planning Obligation.

Assessment Summary

This is a hybrid outline application, I have been asked to advise St Neots Town Council on the compliance of the application against the St Neots Neighbourhood Plan. The NDP has formed part of the statutory development plan since the 24th February 2016. Consequently in accordance with s38(6) of the Planning and Compulsory Purchase Act 2004 the application should be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

Indicated above is a specific assessment of the proposals against each of the relevant policies of the NDP. As part of the assessment as to whether any planning application meets the provisions of the development plan it is necessary to take an overall view on compliance. The application overall is not considered to fully meet the policy requirements of the St Neots Neighbourhood Plan, in particular policies A2; A4; PT1; PT2; RD3; RD4; and SS3. The shortcomings are not individually significant but cumulatively they combine to indicate that the proposal overall fails to meet the up-to-date policy requirements of the Neighbourhood Plan.

It would be possible to address the issues relating to Aesthetics through relatively modest amendments to the plans. The concerns relating to Parking & Transport can be dealt with through the imposition of planning

conditions and/or alterations to the submitted plans. The issues relating to Rejuvenation (Training and Skills) and Shops & Services could be addressed through the s106 planning obligation. However the other concern relating to Rejuvenation (B8 uses) are matters which require further amendments to the outline application.

There are other concerns regarding road widths and a road hierarchy that does not suggest road widths which reflect the hierarchy in terms of facilitating bus routes and dustbin lorries. It is also a concern that the proposals do not incorporate alterations to Cambridge Road to allow for bus laybys to serve the X5 service. This fails to deliver a comprehensive approach towards sustainable travel.

The community objective of delivery of a new cemetery is not yet catered for, the Town Council would like to enter into negotiations with HDC and the applicant to discuss how this might be best delivered through the s106 Planning Obligation.

On balance therefore it is my professional recommendation that the Town Council continue to object to the Planning Application in its current form and engage with officers at HDC and with the applicant to negotiate how its concerns can be addressed.



Anthony Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMI, MRTPI*

Previous Town Council Comments

Planning Committee – 2nd November 2018

57. Wintringham Consultation

The chairman introduced Rebecca Britton and Joe Dawson from Urban and Civic and Andy Fisher from David Lock Associates to the committee and invited them to make their presentation.

The presentation included brochures that were handed out to committee members along with large scale maps which were referred to throughout the presentation.

The vision for Wintringham Development, in particular phase one, was discussed at length and the committee had the opportunity to ask questions and raise any concerns they had. The key points that were raised were:

- Primary school provision and forecasting for birth rates and future needs of the local community.
- Concerns about the 'left in, left out' road access to the site, in particular the 'left out' as this section of the A428 is already extremely busy and what is being proposed is not acceptable to St Neots Town Council.
- Consideration of the pathway on Potton Road Bridge to ensure safe access for all, especially children travelling to and from school.
- The pathway under the railway bridge – serious consideration needs to be taken as to what is going to be done to improve this area.
- On site roads – concerns over the width and layout of the roads for the access of larger vehicles such as delivery vehicles, refuse collection vehicles and emergency vehicles.
- The committee strongly suggested that Urban & Civic take a look at Loves Farm and Eynesbury Manor developments to learn from the mistakes that were made with regards to the road infrastructure and accessibility.
- Adequate parking for residents.
- Improvements to Cambridge Street to include layby's for buses, in particular the X5 to use to alleviate traffic congestion.
- The committee would like to see within the mixture of housing, inclusion of provision for the elderly such as bungalows.
- Allocation of cemetery space within the development – Rebecca advised that this request would be put on their agenda for the meeting with Cambridgeshire County Council next week.
- Retail space – The whole of the eastern side of St Neots do not have direct access to a large supermarket. Rather than a number of small retail units, it was put forward that consideration be given to one large retail unit.

Full Council – 23 January 2018

79. Wintringham Presentation

Representatives from Huntingdonshire District Council and Urban and Civic gave members a presentation on the planned Wintringham development in St Neots. It was noted that St Neots Planning Committee had deferred the application to all consideration by Full Council. It was then opened up for debate by members.

Key points raised were:

1. Assurance that the areas allocated for employment are ring fenced
2. Concerns over access on to Potton Road which is already heavily used by traffic and needs pedestrian and cycle routes
3. Impact on High Street traffic
4. A proper sized supermarket is needed on that side of town
5. Surface/storm water, how will this be dealt with
6. Possible two way use of railway arches
7. Public transport links
8. Future plans for light railway being discussed by Combined Authority should be considered
9. North end access to Loves Farm is kept open
10. Incorporate key worker housing for teachers
11. Village area dedicated to the elderly

Development Management Committee

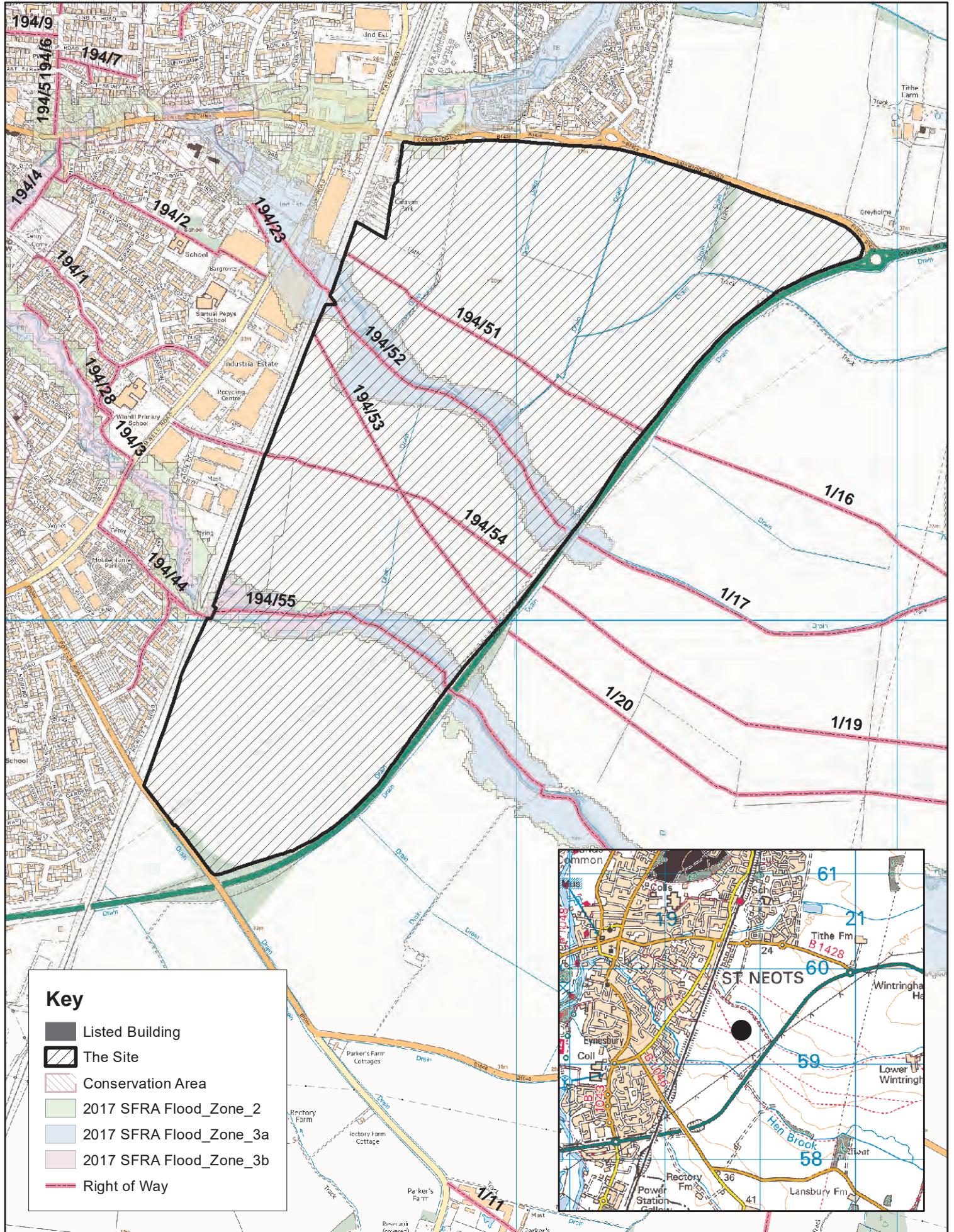


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Application Ref: 17/02308/OUT

Date Created: 06/03/2018

Location: St Neots

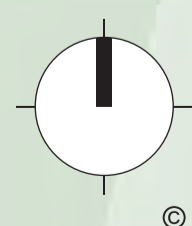


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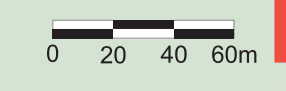
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- The Site
- Conservation Area
- 2017 SFRA Flood_Zone_2
- 2017 SFRA Flood_Zone_3a
- 2017 SFRA Flood_Zone_3b
- Right of Way



Wintringham Park
KP1 Illustrative Masterplan
Wintringham Partnership

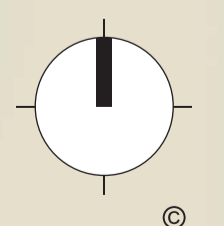


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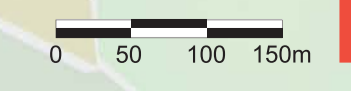




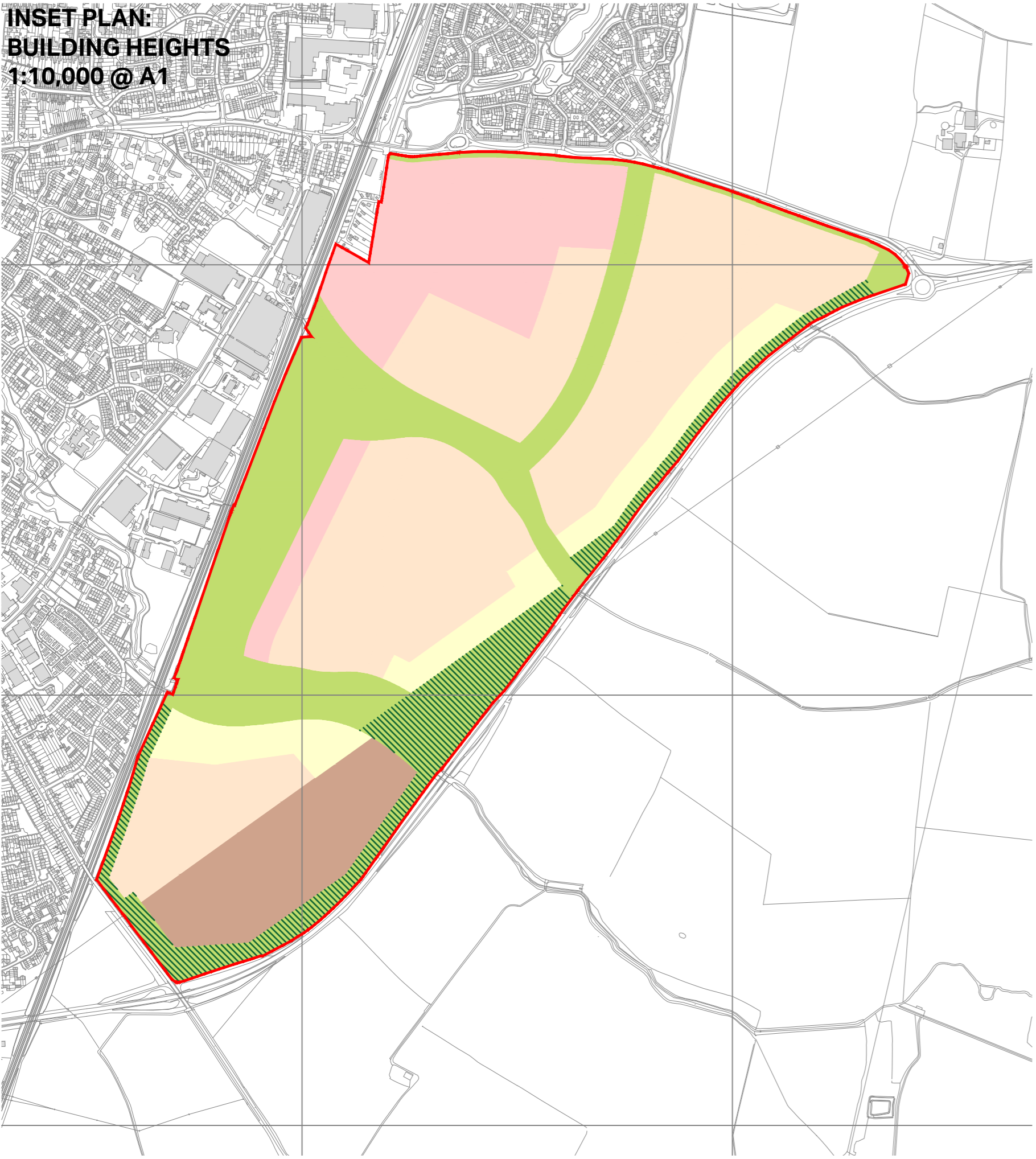
Wintringham Park
Illustrative Masterplan
Wintringham Partnership



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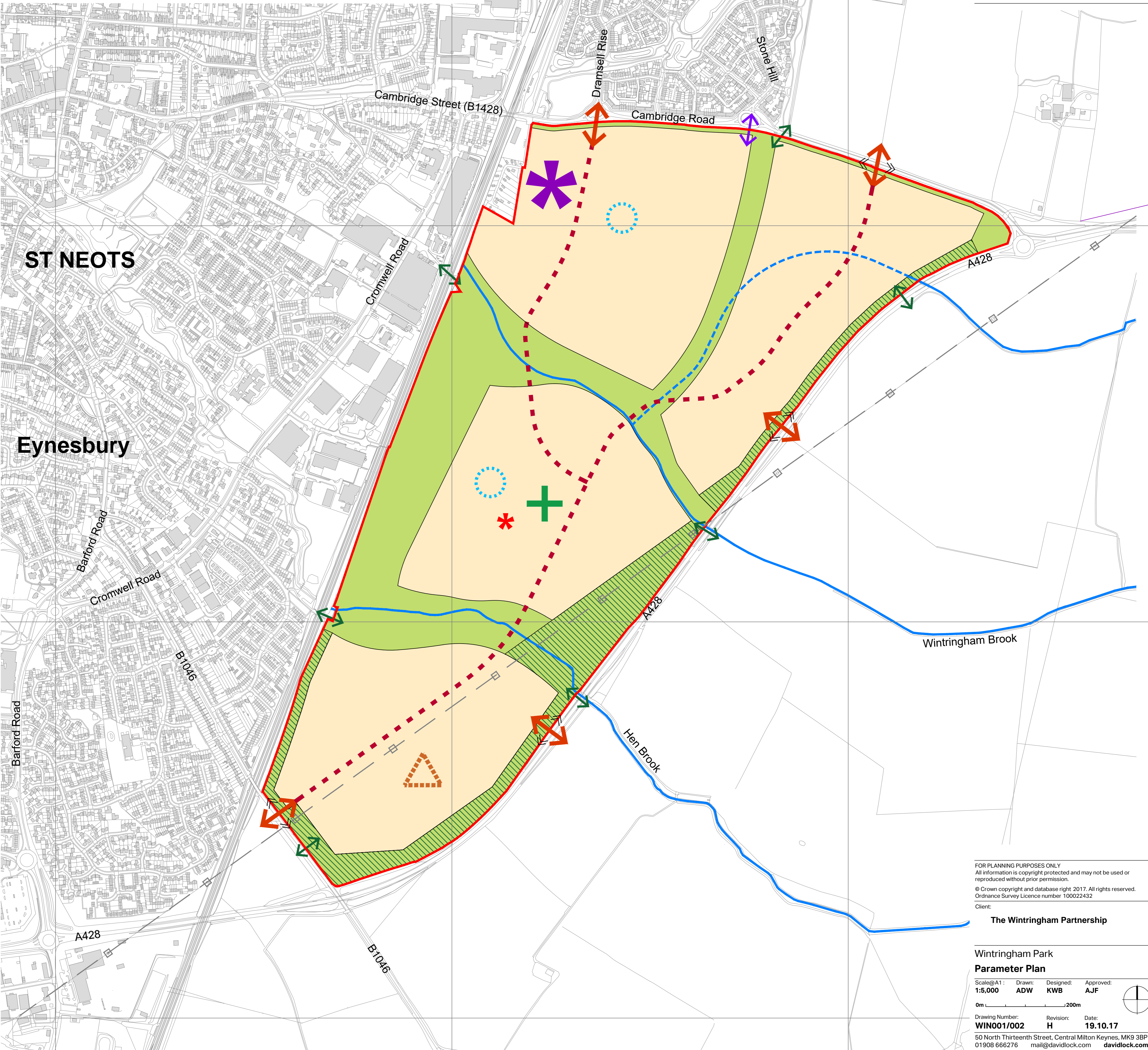


**INSET PLAN:
BUILDING HEIGHTS
1:10,000 @ A1**



- BUILDING HEIGHTS:**
- 2 Storey, Maximum Height of 9m, with Occasional 2.5 & 3 Storeys to 12m, above Ground Level
 - 2 - 3 Storeys, Maximum Height of 12m, with Occasional 4 Storeys to 15m, Above Ground Level
 - 2 - 4 Storeys, Maximum Height of 15m Above Ground Level
 - 2 - 4 Storeys, Maximum Height of 16.75m Above Ground Level

- Planning Application Boundary
- LAND USES:**
- Development Areas
- Open Space
- Landscape Edge (including buffer / screen planting)
- ACCESS:**
- Primary Site Access
- Secondary Site Access
- Pedestrian and/or Cycle Access
- Primary Route
- FACILITIES:**
- Primary School or Housing if not Required for Education Purposes
- Mixed Use Area & District Centre
- Local Centre
- Primary Employment Zone
- Key Area of Landscape / Open Space
- FEATURES:**
- Existing Water Courses
- Reconfigured / Redesigned Watercourse
- Existing Electricity Cables & Pylons



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Client:

The Wintringham Partnership

Wintringham Park
Parameter Plan

Scale@A1:	Drawn:	Designed:	Approved:
1:5,000	ADW	KWB	AJF
0m	200m		
Drawing Number:	Revision:	Date:	
WIN001/002	H	19.10.17	

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
01908 666276 mail@davidlock.com davidlock.com



PROPOSED FUTURE DEVELOPMENT
BEYOND KEY PHASE 2

- KEY**
- PART A**
1. INTRODUCTION
- Application Site Boundary
 - Key Phase 1 Design Code Boundary
2. CONTEXT
- Residential land use
 - Educational land use
 - Commercial/Mixed Use land use
3. LANDSCAPE DESIGN
- 3.2 Informal Open Space
- 3.2.1 Informal Open Space
 - Indicative location of water features
 - Green routes
 - Important views
- 3.3 Parks and Formal Open Spaces
- 3.3.2 Linear Parks
 - 3.3.3 Gateway Spaces
 - 3.3.4 Civic Spaces
 - 3.3.5 Play Areas - LEAP/ NEAP
 - 3.3.6 Indicative location of pocket parks (minimum area 1200sqm)
- 3.4 Public Realm Materials
- 3.4.5 School Boundary Treatment
 - Secure Boundary Fence
 - Low Playground Fencing
 - Boundary Fence
 - Timber Post and Rail Fence
4. MOVEMENT AND ACCESS
- Primary Access
 - Onward connections to future phases
 - Minor access point off primary/secondary streets - Indicative location
- Chapter 4.4 Street Hierarchy
- Sub Chapter 4.4.1 Primary road - including verge and 3m footway/cycleway
 - Sub Chapter 4.4.2 Secondary road - including verge and 2m footway/cycleway
 - Sub Chapter 4.4.2 Secondary road road - including 2m footway/cycleway
 - Cross parcel permeability routes - examples of routes as provided in sub chapter 4.4.3 - 4.4.6
 - Street sections as drawn in the Design Code
 - Desire lines within Green Infrastructure
 - Indicative location of leisure routes
 - Indicative bus stop for KP1
 - Indicative turning circle
- PART B**
6. RESIDENTIAL BUILT FORM
- Residential
 - Commercial/Mixed Use
 - Existing utilities easement area - PADHI Zone
 - Primary School
 - 6.2.1 Marker buildings
 - Community Hub
 - 6.2.2 Key buildings and Frontages
- 6.3 Frontage Typology; 1-6 refers to built frontage character (set out below):
- 1 Staggered frontage; consists of predominantly detached dwellings of varying size fronting onto open green space; frontage may include garage rear/ flank walls and garden walls
 - 2 Stepped frontage; consists of predominantly detached and semi-detached dwellings; subtle variation in set-back from public realm and open space
 - 3 Consistent frontage; consists of dwellings of a similar typology and size, arranged on a consistent spacing with a consistent set back to create rhythm
 - 4 Stepped, linear frontage with high degree of enclosure; consists of semi-detached and terraced dwellings; detached dwellings may define corner plots; strong building line and solid frontage
 - 5 Near continuous, formal, linear frontage; consistent grouping of typologies; consists of semi-detached, terraces and apartments, with gaps only for access to parking and pedestrian routes
- 6.4 Character areas boundaries:
- 6.4.2 Rural edge
 - 6.4.3 Informal urban
 - 6.4.4 Formal urban
 - 6.4.5 Gateway
 - 6.4.6 Mixed Use District Centre
- 6.9 Key Groupings
- 6.17 New Utility Supplies
- Pumping Station

28.02.18	Third Issue - Planning Amendments	EA	EOS
18.01.18	Second Issue - Planning Amendments	EA	EOS
30.10.17	First Issue	VB	GP

Rev	Date	Description	Drawn	Chkd

Drawing Status

PLANNING

Client

Wintringham Partnership



Project

Wintringham Park, St Neots

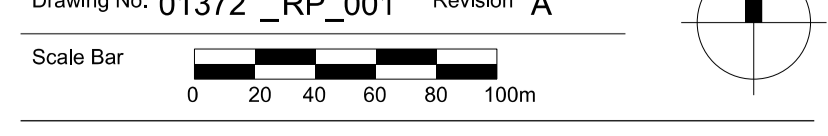
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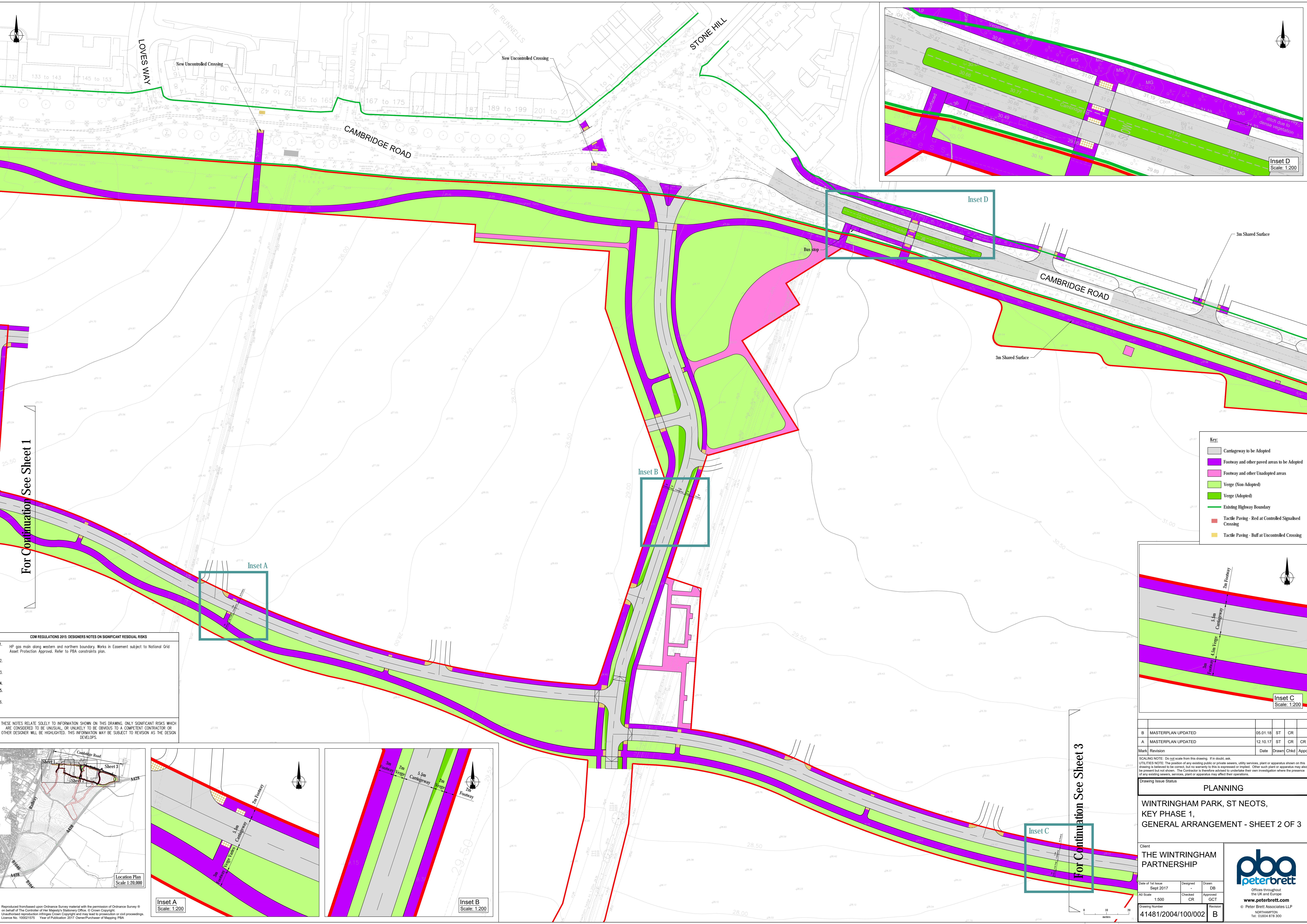
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Regulatory Plan

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Drawing No. 01372_RP_001 Revision A





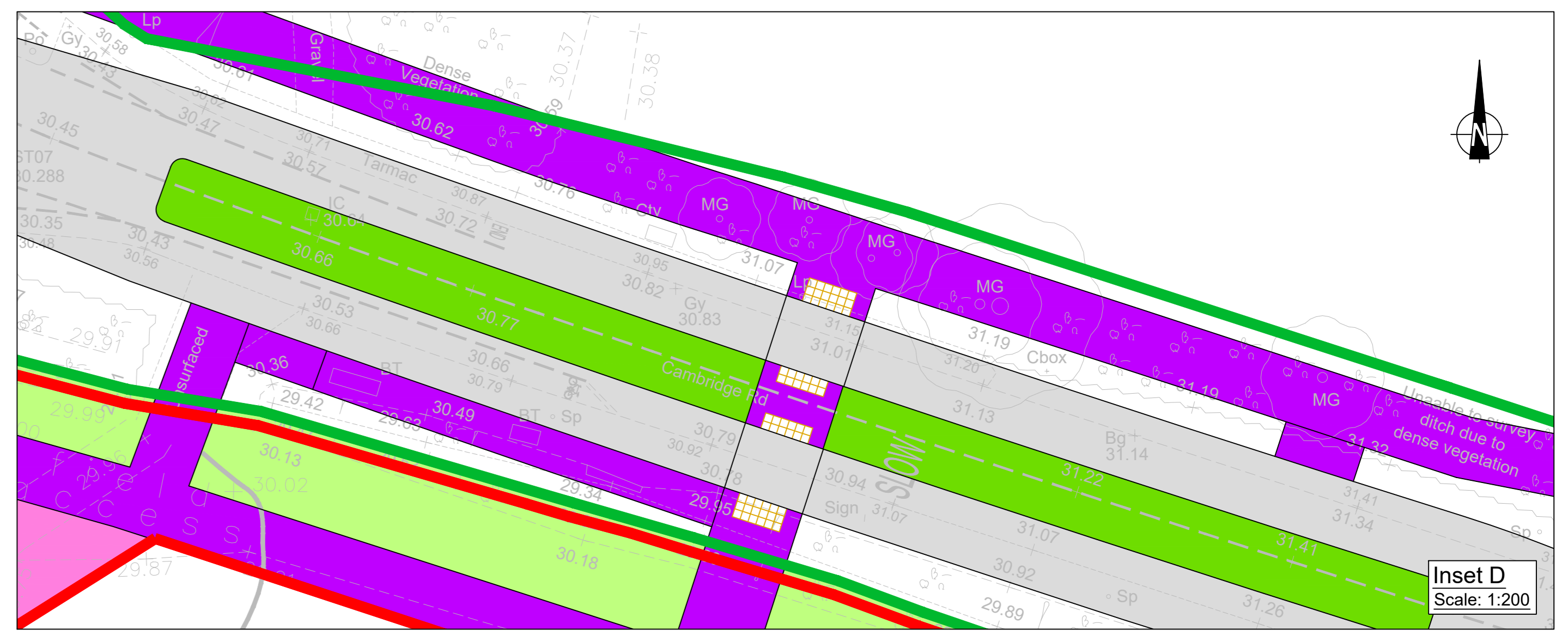
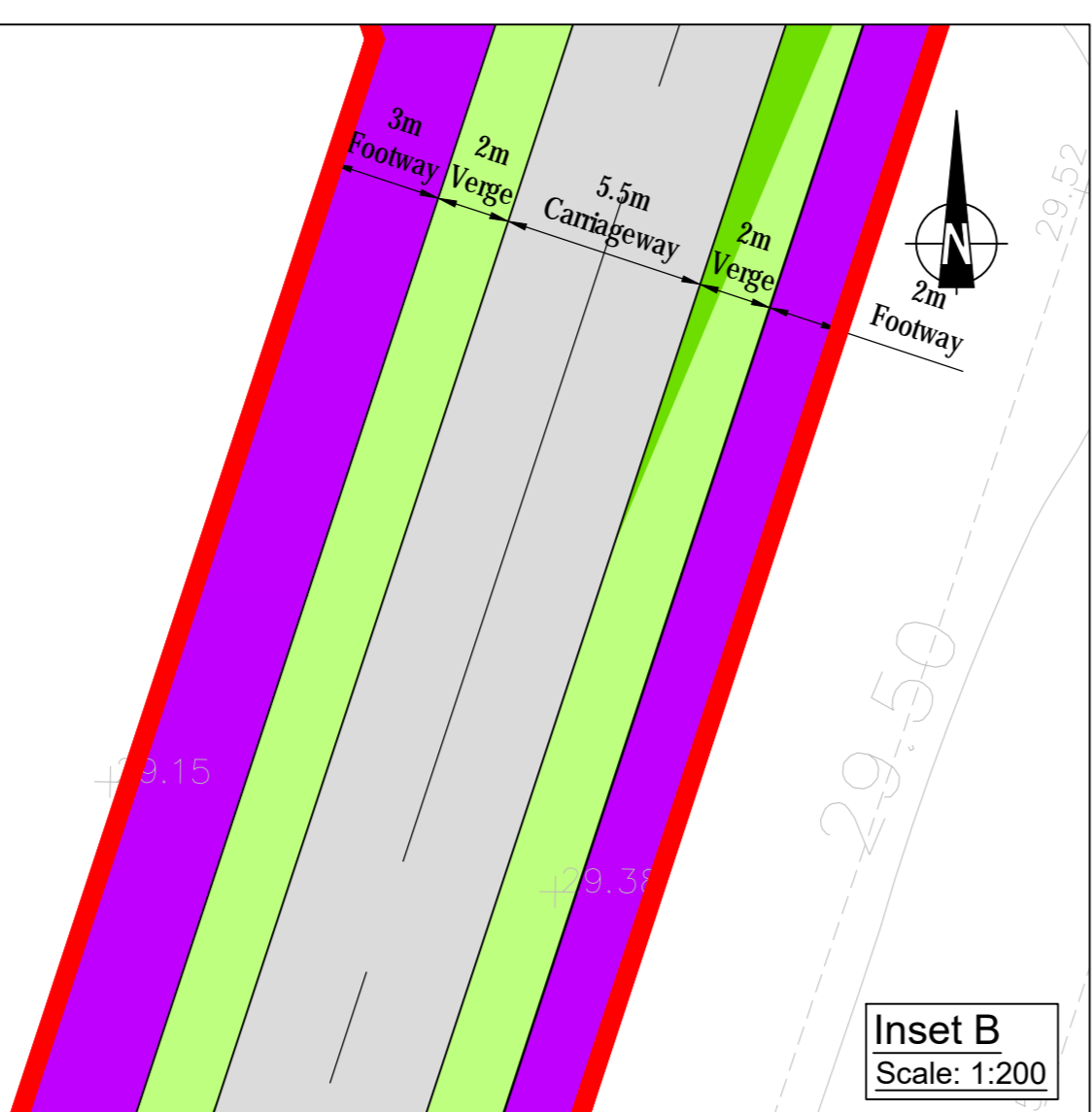
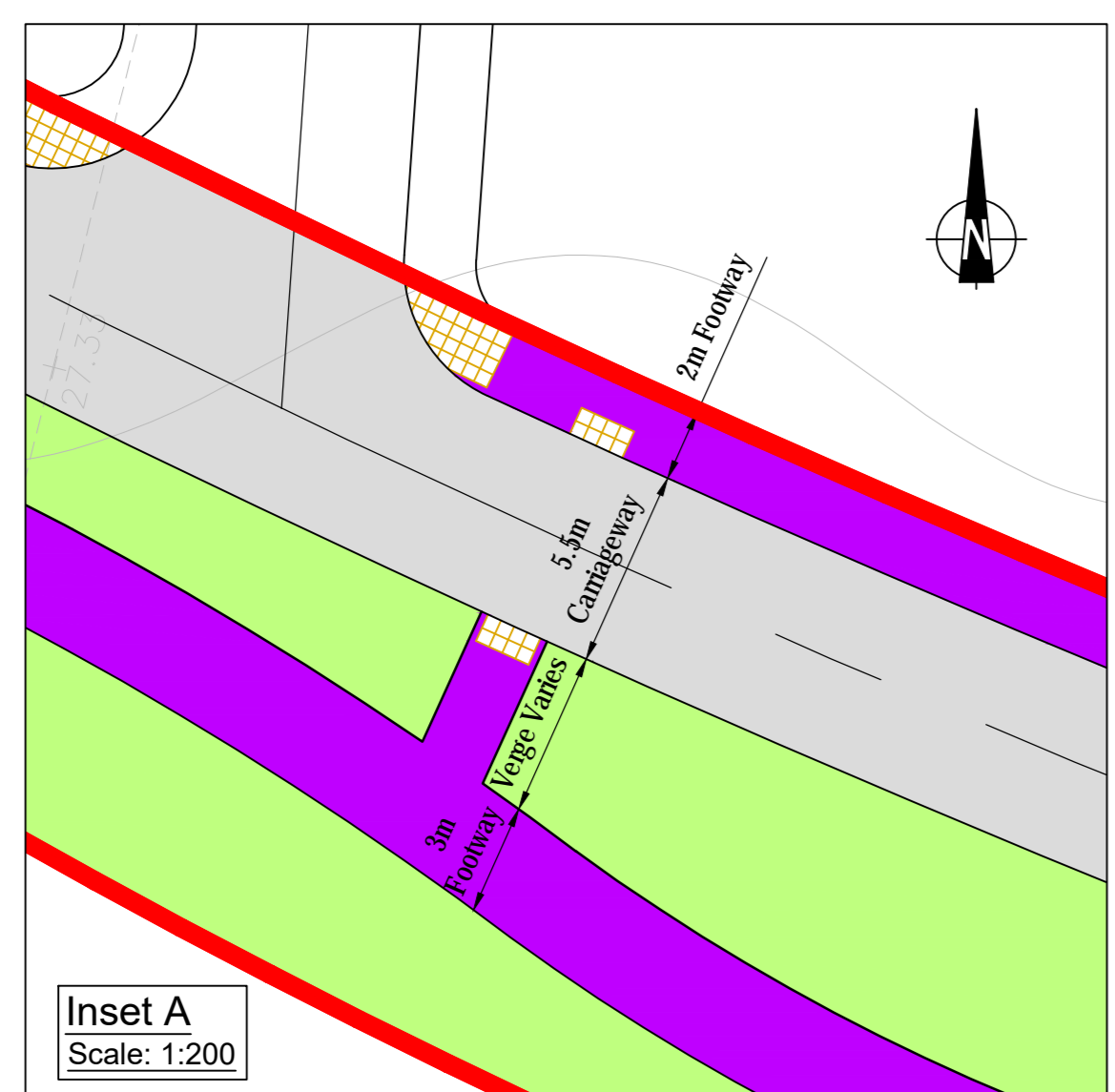
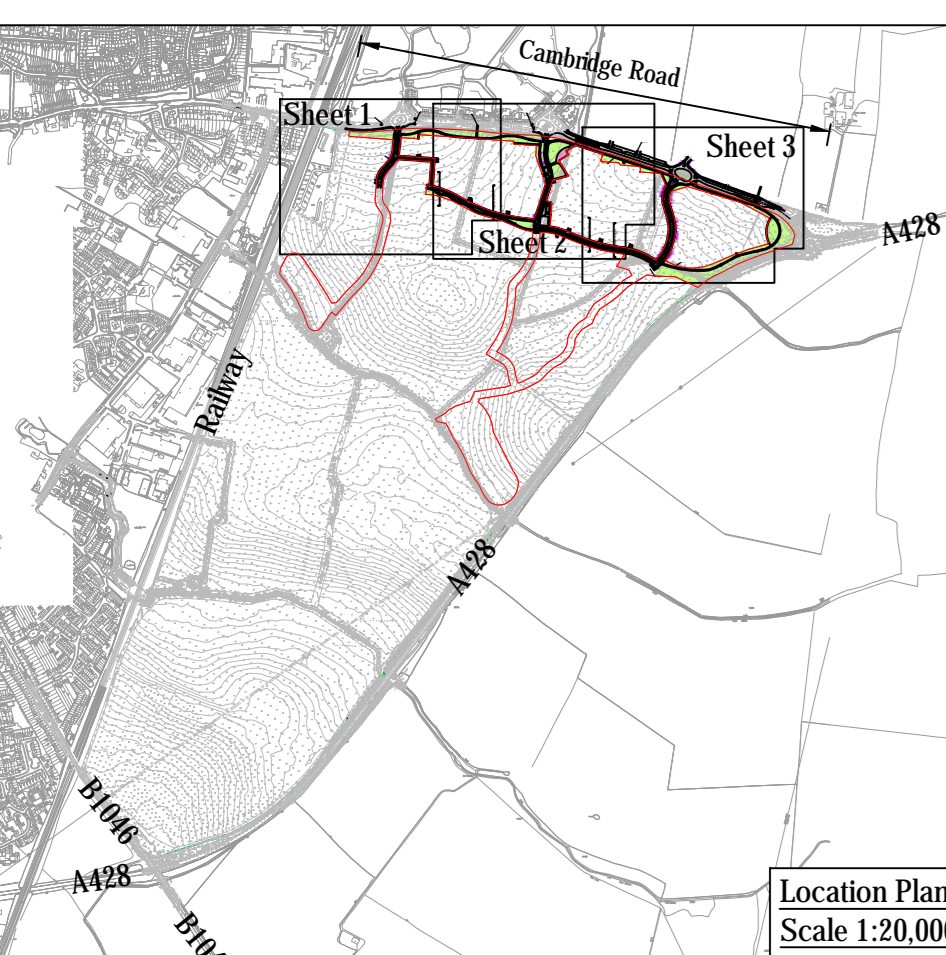
For Continuation See Sheet 1

For Continuation See Sheet 3

COM REGULATIONS 2015: DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

- HP gas main along western and northern boundary. Works in Easement subject to National Grid Asset Protection Approval. Refer to PBA constraints plan.
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THESE NOTES RELATE SOLELY TO INFORMATION SHOWN ON THIS DRAWING. ONLY SIGNIFICANT RISKS WHICH ARE CONSIDERED TO BE UNUSUAL, OR UNLIKELY TO BE OBVIOUS TO A COMPETENT CONTRACTOR OR OTHER DESIGNER WILL BE HIGHLIGHTED. THIS INFORMATION MAY BE SUBJECT TO REVISION AS THE DESIGN DEVELOPS.



Key:

- Carriageway to be Adopted
- Footway and other paved areas to be Adopted
- Footway and other Unadopted areas
- Verge (Non-Adopted)
- Verge (Adopted)
- Existing Highway Boundary
- Tactile Paving - Red at Controlled Signalled Crossing
- Tactile Paving - Buff at Uncontrolled Crossing



Mark	Revision	Date	Drawn	Chkd	Appd
B	MASTERPLAN UPDATED	05.01.18	ST	CR	
A	MASTERPLAN UPDATED	12.10.17	ST	CR	CR

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 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty is given in this regard. Other such plant or apparatus may be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

PLANNING

WINTRINGHAM PARK, ST NEOTS,
 KEY PHASE 1,
 GENERAL ARRANGEMENT - SHEET 2 OF 3

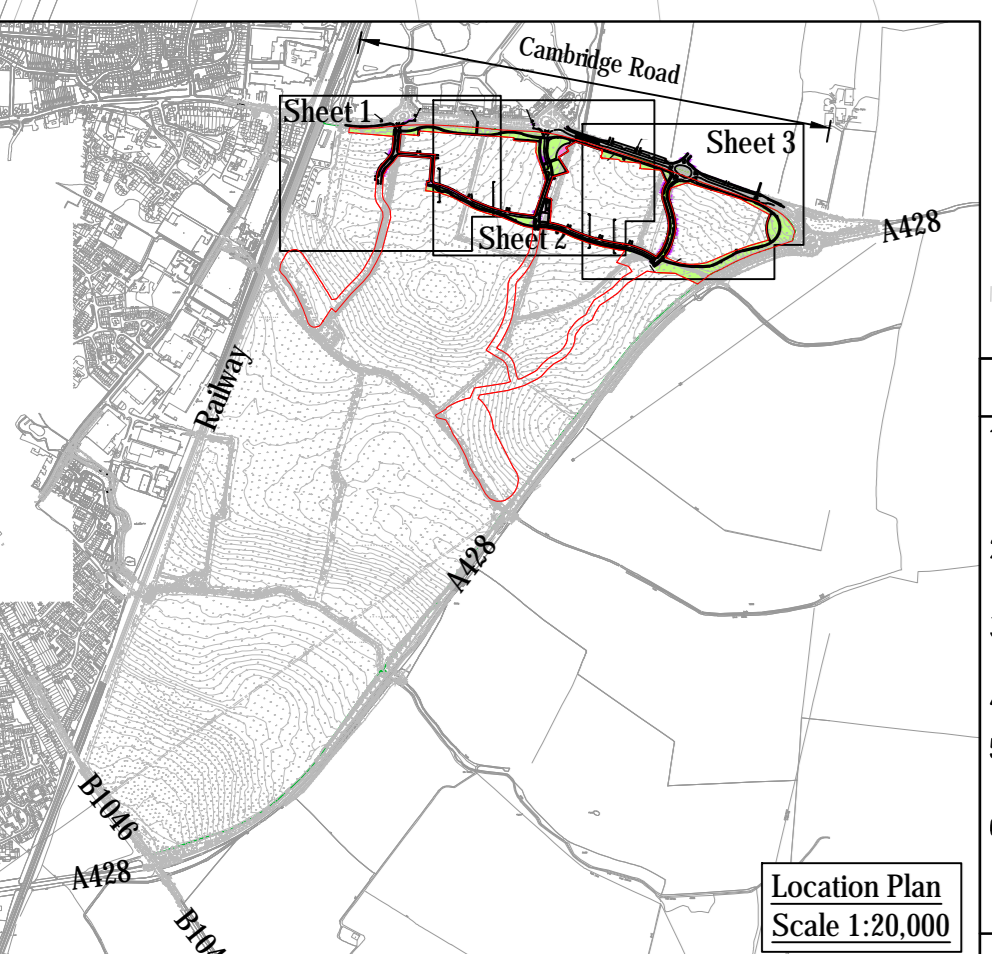
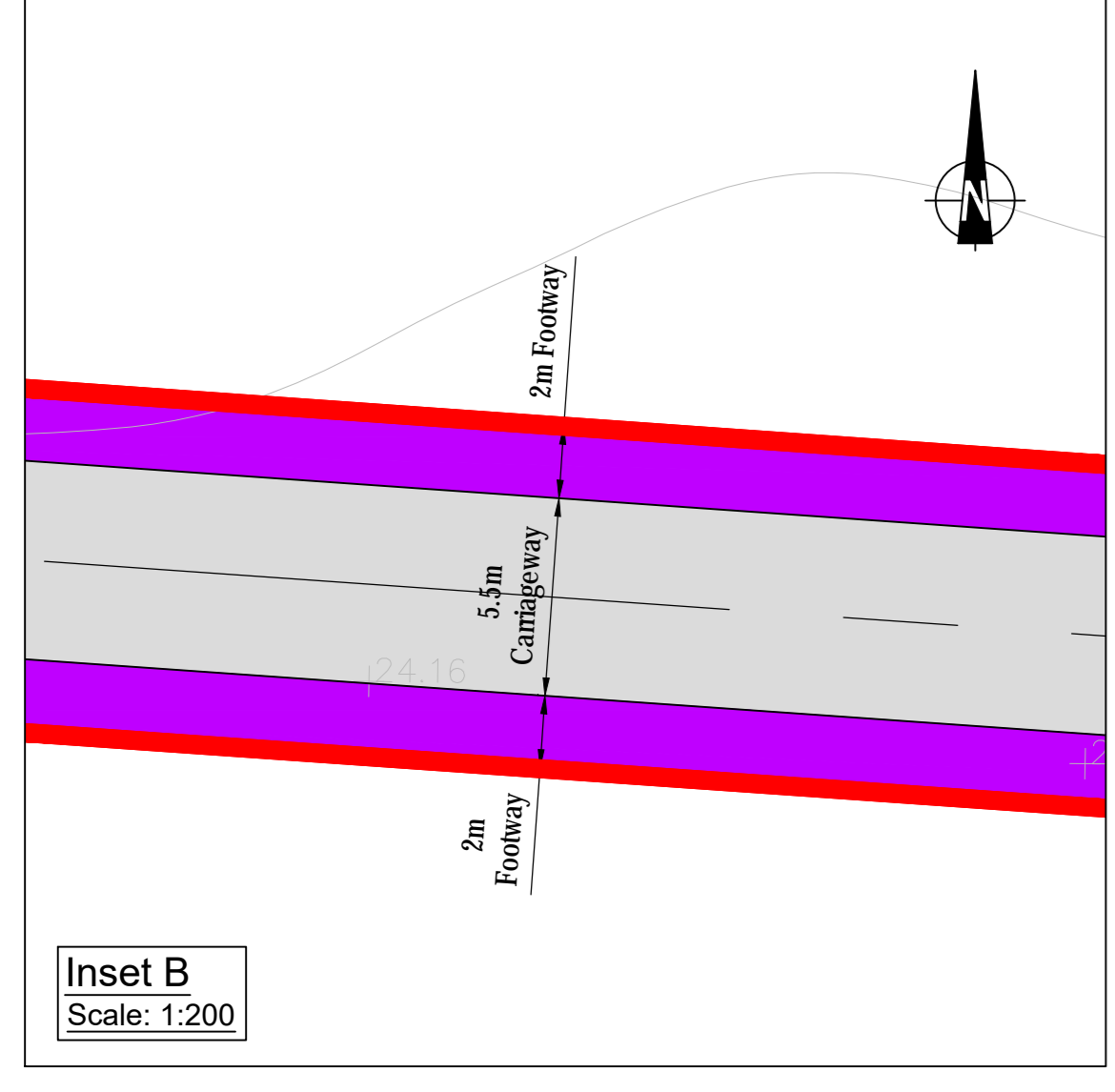
Client
THE WINTRINGHAM PARTNERSHIP

Date of 1st Issue: Sept 2017
 AD Scale: 1:500
 Drawing Number: 41481/2004/100/002

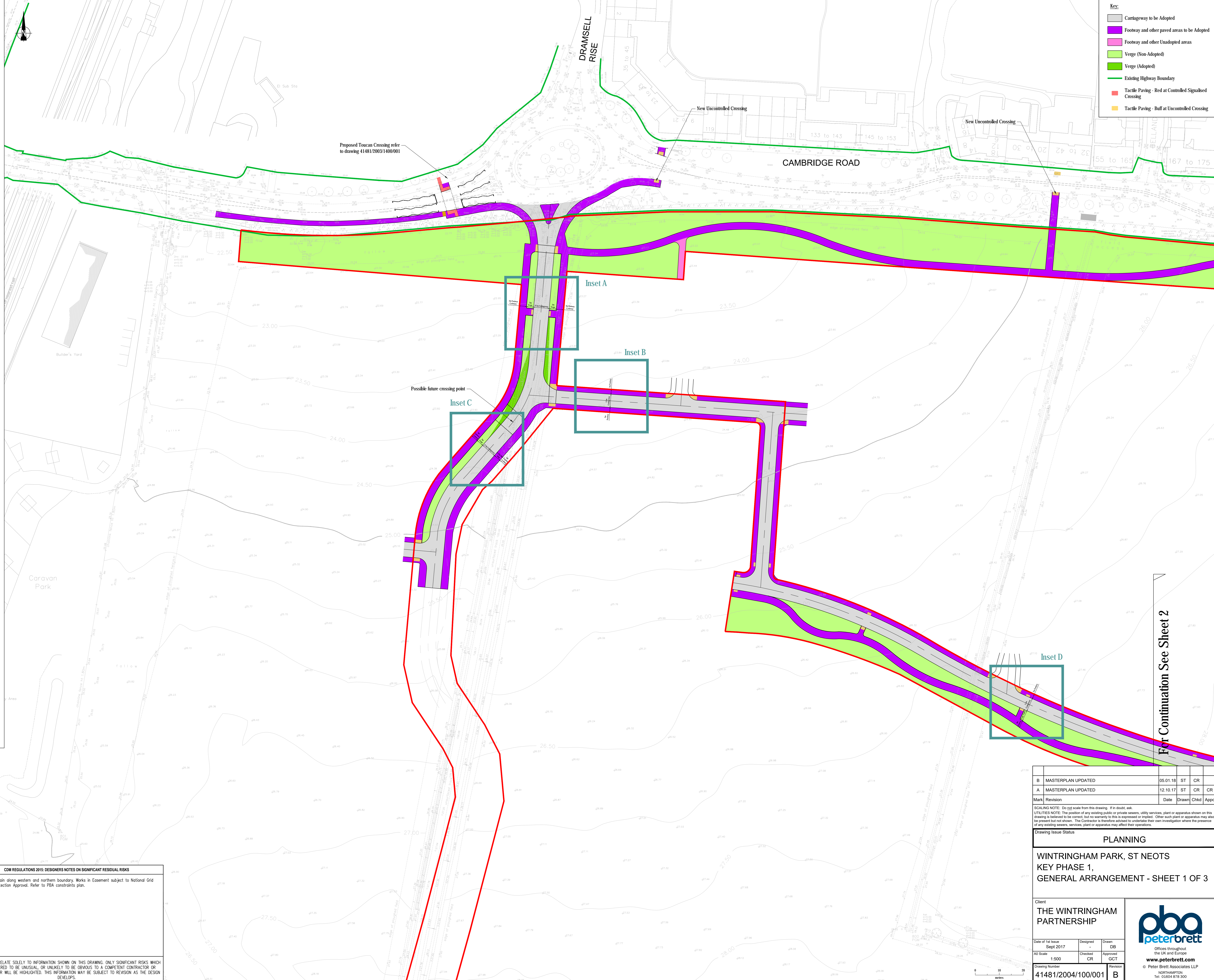
Designed: DB
 Drawn: DB
 Checked: CR
 Approved: GCT
 Revision: B

pba peterbrett
 Offices throughout the UK and Europe
 www.peterbrett.com
 Peter Brett Associates LLP
 NORTHAMPTON
 Tel: 01604 878 300

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For Continuation See Sheet 2

B	MASTERPLAN UPDATED	05.01.18	ST	CR	
A	MASTERPLAN UPDATED	12.10.17	ST	CR	CR
Mark	Revision	Date	Drawn	Chkd	Appd

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Drawing Issue Status: **PLANNING**

**WINTRINGHAM PARK, ST NEOTS
KEY PHASE 1,
GENERAL ARRANGEMENT - SHEET 1 OF 3**

Client:
**THE WINTRINGHAM
PARTNERSHIP**

Date of 1st Issue: Sept 2017
AD Scale: 1:500
Designed: DB
Checked: CR
Approved: GCT

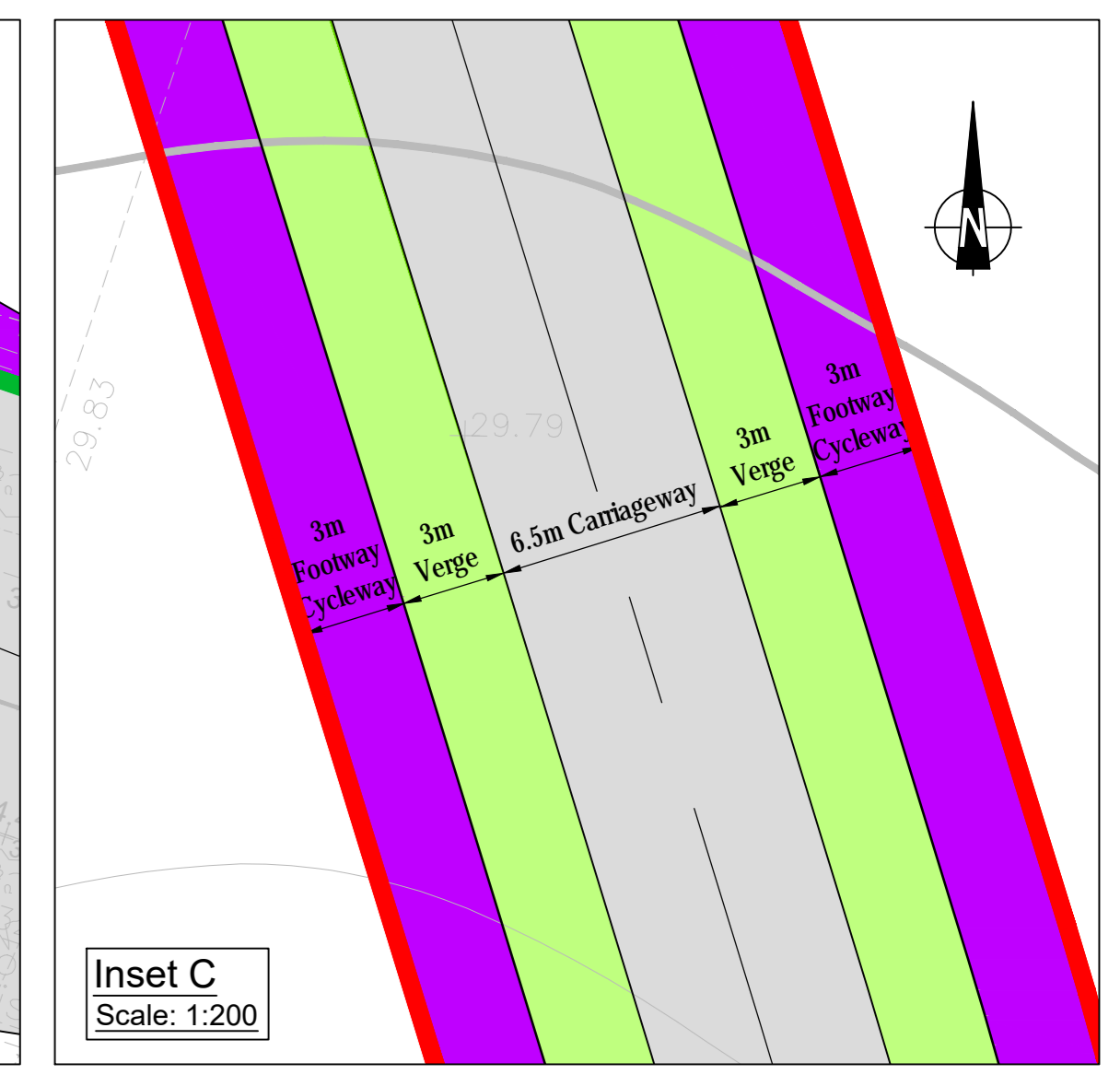
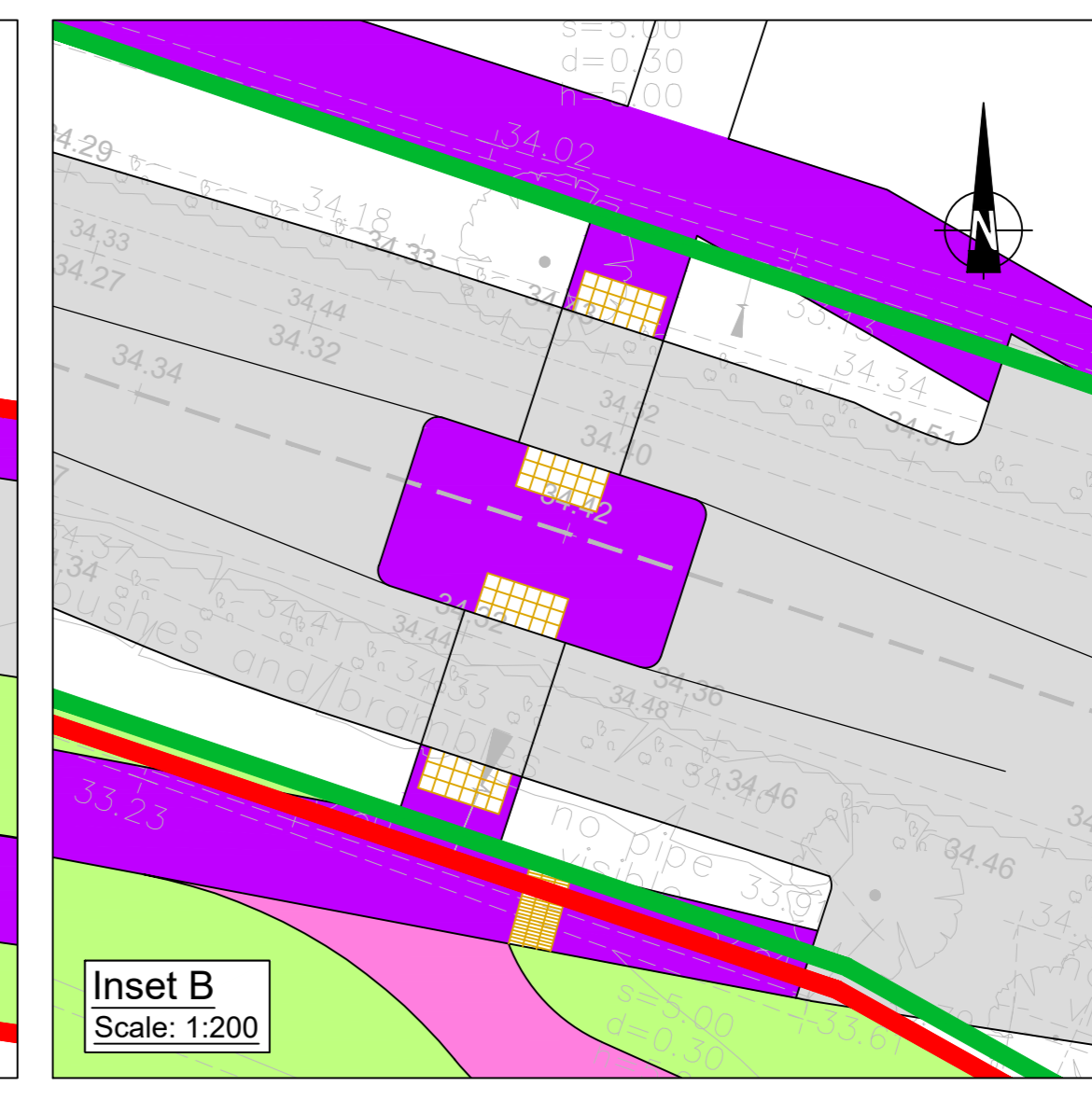
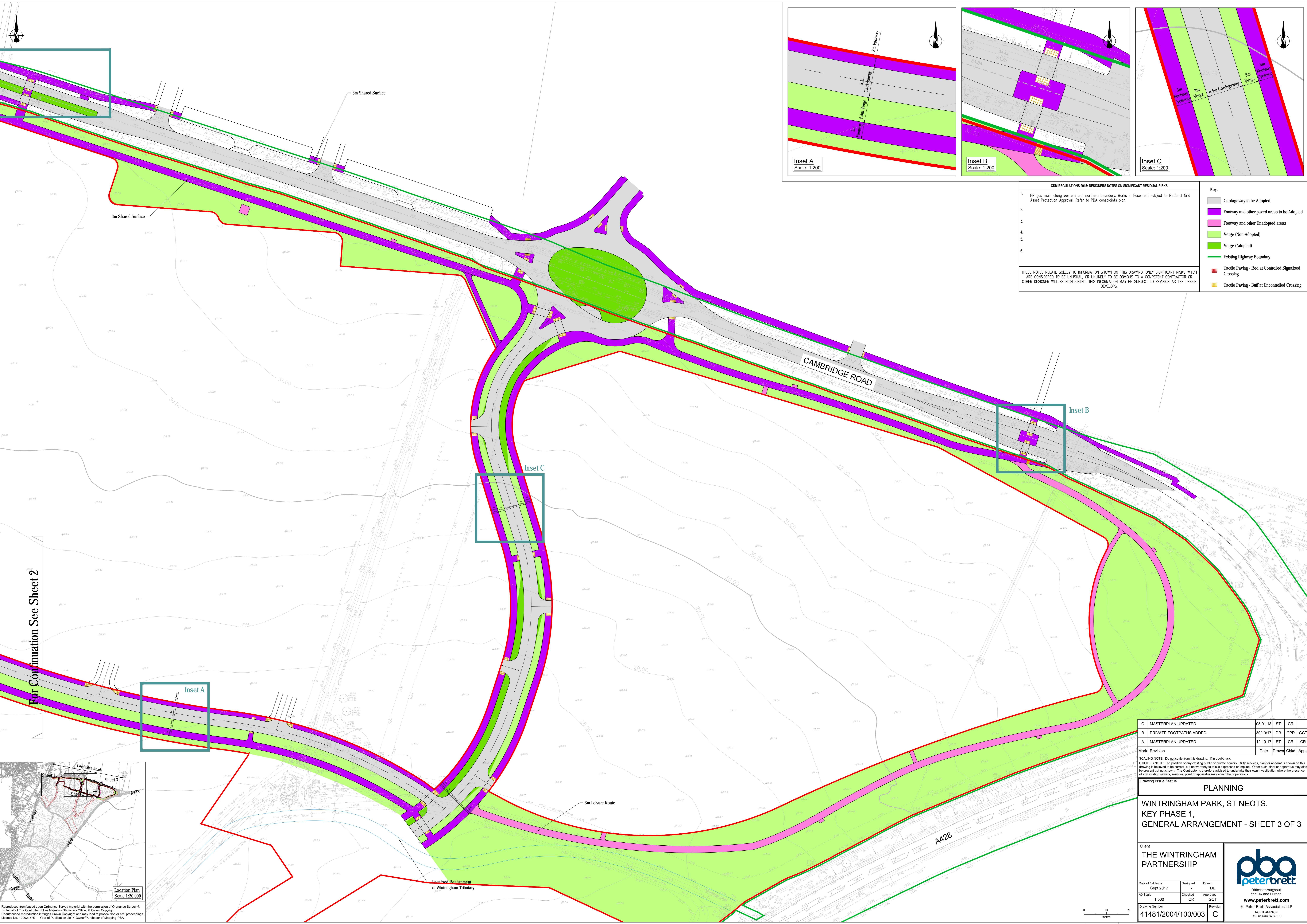
Drawing Number: **41481/2004/100/001**
Revision: **B**



CDM REGULATIONS 2015: DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

1. HP gas main along western and northern boundary. Works in Easement subject to National Grid Asset Protection Approval. Refer to PBA constraints plan.
- 2.
- 3.
- 4.
- 5.
- 6.

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CDM REGULATIONS 2015: DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

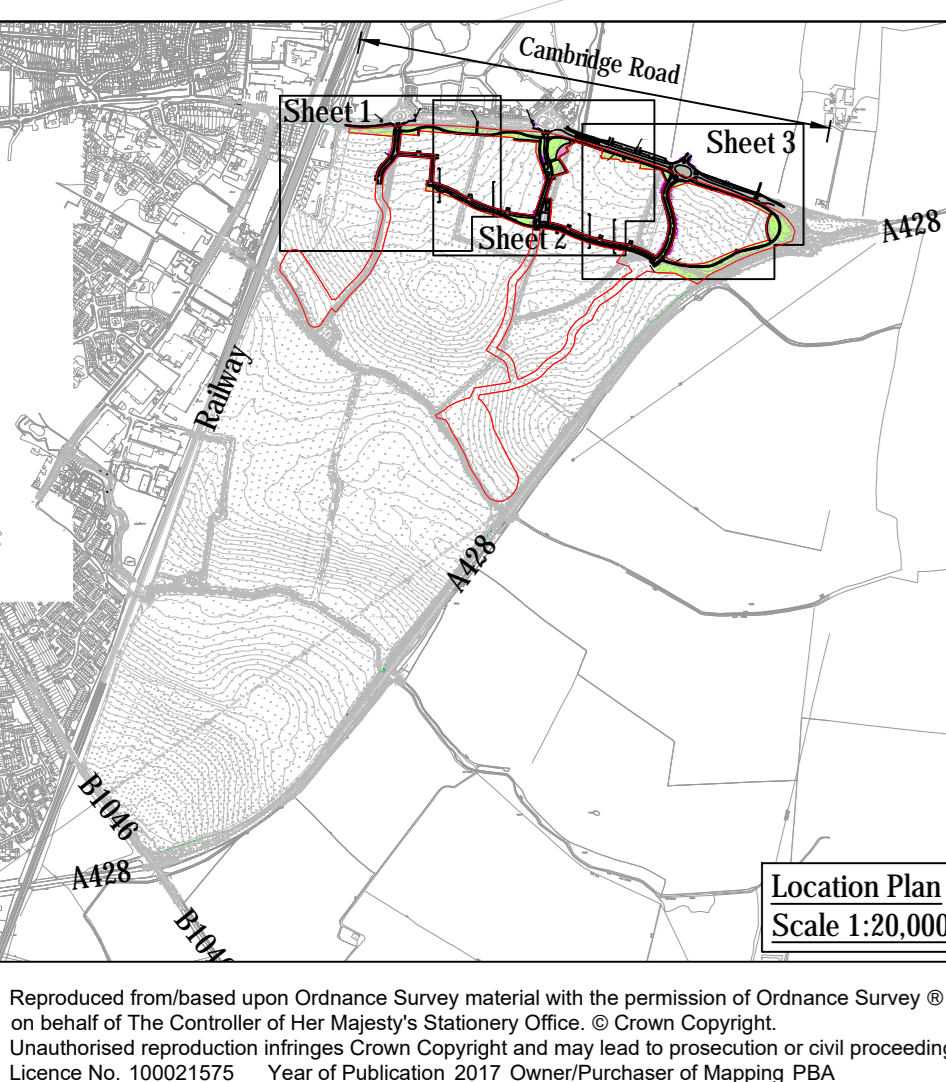
- HP gas main along western and northern boundary. Works in Easement subject to National Grid Asset Protection Approval. Refer to PBA constraints plan.
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THESE NOTES RELATE SOLELY TO INFORMATION SHOWN ON THIS DRAWING. ONLY SIGNIFICANT RISKS WHICH ARE CONSIDERED TO BE UNUSUAL, OR UNLIKELY TO BE OBVIOUS TO A COMPETENT CONTRACTOR OR OTHER DESIGNER WILL BE HIGHLIGHTED. THIS INFORMATION MAY BE SUBJECT TO REVISION AS THE DESIGN DEVELOPS.

Key:

- Cartageway to be Adopted
- Footway and other paved areas to be Adopted
- Footway and other Unadopted areas
- Verge (Non-Adopted)
- Verge (Adopted)
- Existing Highway Boundary
- Tactile Paving - Red at Controlled Signalled Crossing
- Tactile Paving - Buff at Uncontrolled Crossing

For Continuation See Sheet 2



Mark	Revision	Date	Drawn	Chkd	Appd
C	MASTERPLAN UPDATED	05.01.18	ST	CR	
B	PRIVATE FOOTPATHS ADDED	30/10/17	DB	CPR	GCT
A	MASTERPLAN UPDATED	12.10.17	ST	CR	CR

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
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Drawing Issue Status: **PLANNING**

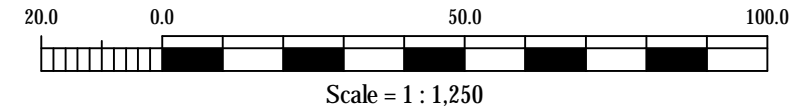
**WINTRINGHAM PARK, ST NEOTS,
KEY PHASE 1,
GENERAL ARRANGEMENT - SHEET 3 OF 3**

Client
THE WINTRINGHAM PARTNERSHIP

Date of 1st Issue Sept 2017	Designed -	Drawn DB
A0 Scale 1:500	Checked CR	Approved GCT
Drawing Number 41481/2004/100/003	Revision C	

pba peterbrett
Peter Brett Associates LLP
www.peterbrett.com
01504 878 300

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Existing ped/cycleway to town centre

Potential upgrade of signal crossing to Toucan crossing

Lighting to be provided along the path

Potential new ped/cycle footbridge

Part resurfacing to provide a 3m foot/cycle path

New ped/cycle footbridge

Resurfacing and lighting through ECML underpass

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Mark	Revision	Drawn	Date	Chkd

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Drawing Issue Status
PLANNING APPROVAL

WINTRINGHAM PARK, ST NEOTS

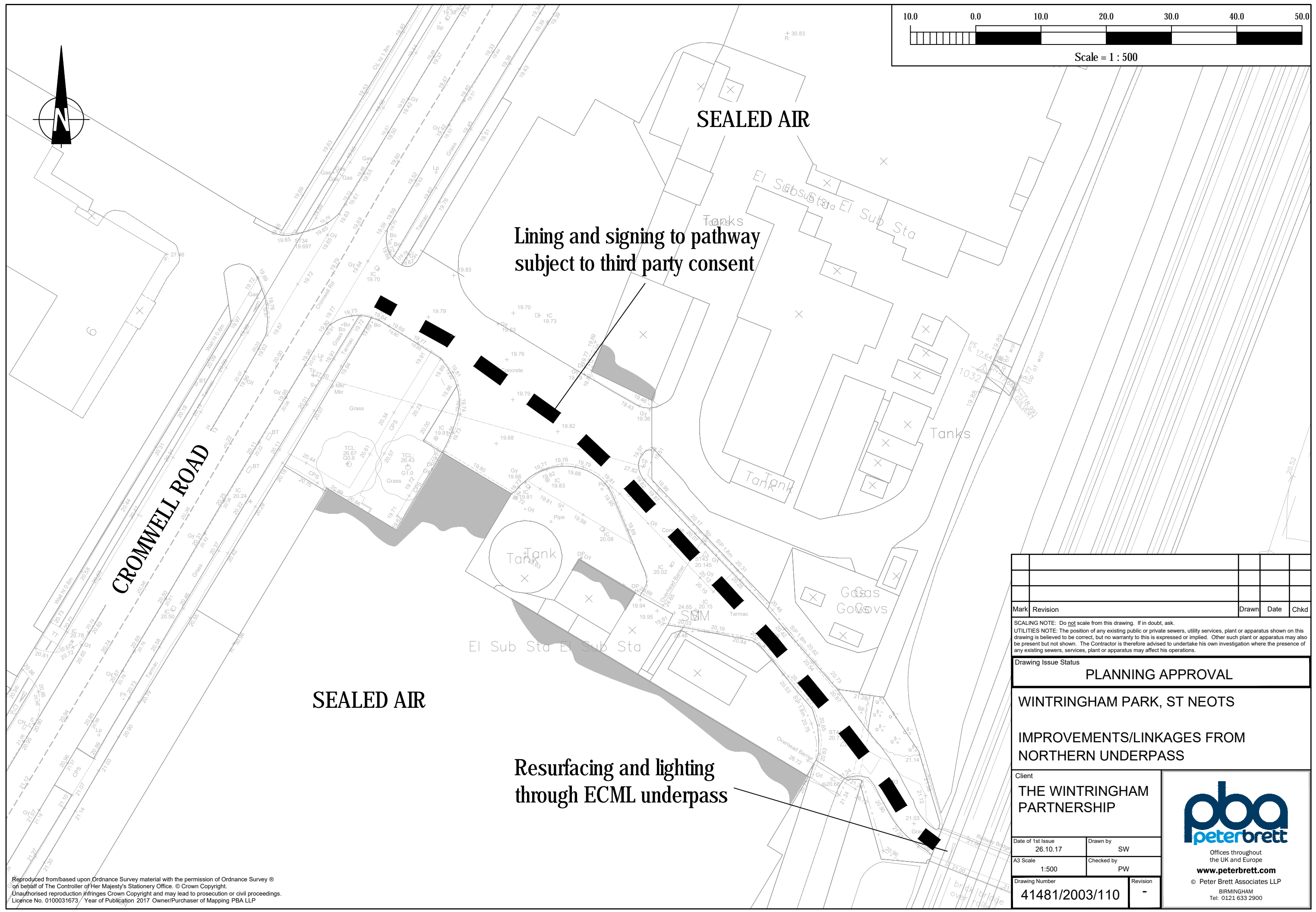
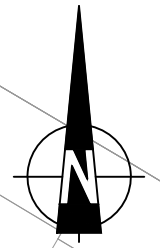
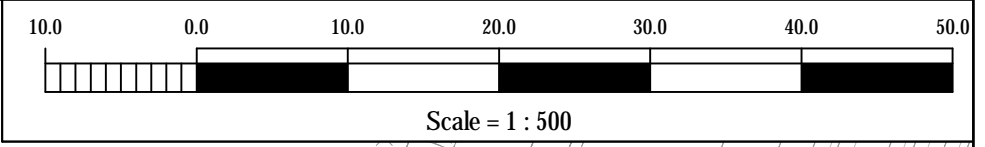
IMPROVEMENTS/LINKAGES FROM SOUTHERN UNDERPASS

Client
THE WINTRINGHAM PARTNERSHIP

Date of 1st Issue
 26.10.17
 Drawn by
 SW
 A3 Scale
 1 : 1250
 Checked by
 PW

Drawing Number
41481/2003/111
 Revision

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Drawing Issue Status PLANNING APPROVAL				
WINTRINGHAM PARK, ST NEOTS IMPROVEMENTS/LINKAGES FROM NORTHERN UNDERPASS				
Client THE WINTRINGHAM PARTNERSHIP				
Date of 1st Issue 26.10.17		Drawn by SW		
A3 Scale 1:500		Checked by PW		
Drawing Number 41481/2003/110		Revision -		



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Appendix 6

MAIN STREET HUNTINGDON (PAGE 82 OF THE 2017 AMR)

BACKGROUND

- 1.1 This site was considered in evidence by Hourigan Connolly at the Lucks Lane, Buckden Inquiry. We enclose an extract from our Housing Land Supply Proof of Evidence below:

MAIN STREET, HUNTINGDON

- 8.86 The site is included within the five year supply as delivering 32 dwellings, and comprises part of Draft Allocation HU 15 in Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015 (CD8.02). The Huntingdonshire Local Plan to 2036 is in draft form and the proposed allocation is subject to several unresolved objections. Further details are provided on these matters.
- 8.87 The Environment Agency have provided the following observations (appended at 15a) regarding Draft Housing Allocation HU 15 to the Local Plan Targeted Consultation in 2015:
- "The majority of this site is located within a defended flood zone 3 on our Flood Map. As such, a Level 2 SFRA is required to inform the sequential and exception tests. It should also look at any strategic enhancements and opportunities for risk management of all relevant forms of flooding. Reference to dwelling numbers would be more appropriate after a SFRA has investigated the extent and level of flooding"*
- 8.88 Cambridgeshire County Council have provided the following observations (appended at 15b) regarding Draft Housing Allocation HU 15 to the Local Plan Targeted Consultation in 2015, which suggest that the allocation may be unviable:
- "Details of a suitably designed safe access onto the existing highway network should be provided and agreed. It is important to note that there is a need to avoid the right turn feature of Owl Way which may limit the location of the access and or prohibit exit from site during peak flows. It is possible that considerable alteration to existing road layout may be required which may make the allocation unviable. Access onto Old Houghton Road would be preferable and therefore it suggested that the allocation is amended to allow access on to Old Houghton Road."*
- 8.89 The Houghton and Wyton Neighbourhood Plan Working Party have provided the following objection regarding Draft Housing Allocation HU15 to the Stage 3 Draft Local Plan Consultation:
- "Given the proximity to Hartford Conservation Area, abutting the proposed AONB for the Great Ouse, and in the emerging Houghton and Wyton neighbourhood plan it provides a Strategic Green Space between the settlements of Hartford and Houghton and Wyton. As well as flood risk, increase in traffic onto existing problematic 1123 and especially at that roundabout at peak times, Object."*
- 8.90 The above objections represent only some of the comments made in respect of this site, although they do identify several key constraints to which no evidence that they have been resolved has been provided.
- 8.91 No explanation has been provided by the Council as to why this site can be considered deliverable in accordance with Footnote 11 of the Framework and on this basis, I maintain that it should be discounted from the deliverable supply. Accordingly **32 dwellings should be deducted from the deliverable 5 year supply** at this time.

- 1.2 The Council now claim that 30 dwellings are deliverable in the 5 year period and rely upon a proforma from July 2017 from the selling agent. However, we can find no evidence on the

agent's web site that the site has been marketed and no planning application has been submitted to the Council according to the mapping section of its web site.

SUGGESTED ALTERATION TO TRAJECTORY

- 1.3 As per previous submissions this site is not deliverable at this time and so should not be included in the 5 year supply however it can be included post 2022.

Appendix 7

CROMWELL ROAD NORTH ST NEOTS (PAGE 84 OF THE 2017 AMR)

BACKGROUND

- 1.1 This site was considered in evidence by Hourigan Connolly at the Lucks Lane, Buckden Inquiry. We enclose an extract from our Housing Land Supply Proof of Evidence below:

CROMWELL ROAD NORTH, ST NEOT'S

- 8.103 The site is included within the five year supply as delivering 80 dwellings and comprises part of Draft Allocation SN 6 in Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015 (CD8.02). An application is yet to be submitted on the site. There have been several observations raised regarding this site as part of the Huntingdonshire Local Plan to 2036: Targeted Consultation, which are yet to be resolved. These include comments from the Environment Agency (appended as 18a) who stated:

"In the absence of a Level 2 SFRA, we consider that it is inappropriate to state in the development guidance that the land is 'unlikely to be subject to flooding' given that part of the site is located within flood zone 3 as a watercourse (culverted) runs through the site. A Level 2 SFRA is required to assess the flood risk at this site in more detail.

It should also look at any strategic enhancements and opportunities for risk management of all relevant forms of flooding and to renaturalise the watercourse by opening it up into an amenity and wildlife corridor. We do not anticipate a major cost to this, and would invite viability information from the developer if they wish to challenge this.

Reference to dwelling numbers would be more appropriate after a SFRA has investigated the extent and level of flooding."

- 8.104 This issue could render the development unacceptable and raises significant concerns in relation to the capacity of the site.
- 8.105 The information provided via the FOI (reference 5587) comprises an AMR return from the land owner/ agent (appended as 18b). Within the AMR return the agent claims that Flood Risk isn't considered a constraint to development of the site. The reason for this has not been provided and there is no evidence to confirm why flooding is not considered a constraint to development to the provision of 80 dwellings.
- 8.106 No explanation has been provided by the Council as to why this site can be considered deliverable, and in accordance with Footnote 11 of the Framework or the PPG and on this basis, it should be discounted from the deliverable supply. Accordingly, **80 dwellings should be deducted from the deliverable 5 year supply at this time.**

- 1.2 In respect of the Submission Plan the Environment Agency state in its response of 5 February 2018 that:

- **SN3** – the Wintringham Brook appears to be culverted through this development site. In order to reduce flood risk, opportunities for deculverting this, or any other watercourses within the site, should be explored, and building over any sections of watercourse that needed to remain in the culvert restricted to all but essential infrastructure (i.e. access). This should be investigated and demonstrated through the Flood Risk Assessment. The course of the watercourse should be within public open space. This would be linked to policy LP40 (h).

- 1.3 Similar points were made by Cambridge County Council.
- 1.4 Historic England also noted the proximity of the site to the Conservation Area and the potential to impact on that area.
- 1.5 The Council now claim that 30 dwellings are deliverable in the 5 year period and rely upon a proforma from July 2017 from the appointed planning agent. That proforma however claims that 120 dwellings will be delivered in one year (2020/2021). In our view both assessments have no credibility because no planning application has been submitted to the Council according to its web site and there are technical issues still outstanding which would need to be addressed before an application can be submitted. For the agent to suggest that all 120 dwellings will materialise in one year on this site illustrates the unreliable nature of that statement.

SUGGESTED ALTERATION TO TRAJECTORY

- 1.6 As per previous submissions this site is not deliverable and so should not be included in the 5 year supply it can however be included in the Pan subject to technical issues being resolved.

Appendix 8

FORMER CAR SHOWROOM, LONDON ROAD, ST IVES (PAGE 84 OF THE 2017 AMR)

BACKGROUND

- 1.1 This site was considered in evidence by Hourigan Connolly at the Lucks Lane, Buckden Inquiry. Whilst things have moved on since then the following is relevant:
- 1.2 In respect of the Submission Plan the Environment Agency state in its response of 5 February 2018 that:
- SI 4 - the policy has identified that this site has been deemed to have passed the first aspect of the exception test. We would recommend that the policy for development of site in defended areas is clarified to ensure the applicants are clear on what they have to achieve to demonstrate that the development is safe and that it will not increase the risk to others. The Environment Agency will not comment on whether a FRA has demonstrated that the future occupiers will be safe. That will be the responsibility of the LPA. We would recommend that the wording is clarified to ensure the responsibilities are clear.
- 1.3 Historic England also noted the proximity of the site to the Conservation Area and the potential to impact on that area.
- 1.4 The Council now claim that 50 dwellings are deliverable in the 5 year period.
- 1.5 In our view this is not a deliverable site at this time. Technical issues in relation to flood risk are yet to be satisfactorily resolved as are heritage matters and there is no planning application before the Council in order to test these issues.

SUGGESTED ALTERATION TO THE TRAJECTORY

- 1.6 As per previous submissions this site is not deliverable and so should not be included in the 5 year supply it can however be included in the Plan subject to technical matters being resolved.