DEVELOPMENT MANAGEMENT COMMITTEE 17 FEBRUARY 2020

Case No: 19/00038/OUT (OUTLINE APPLICATION)

Proposal: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 30 DWELLINGS AND A CARE HOME OF UP TO 70 BEDS, WITH ALL MATTERS RESERVED EXCEPT FOR THE TWO MAIN VEHICULAR ACCESSES.

Location: MEADOW VIEW FARM THRAPSTON ROAD BRAMPTON PE28 4NN

Applicant: THIS LAND LIMITED (MR ROB HASSELDER)

Grid Ref: 520588 271370

Date of Registration: 09.01.2019

Parish: BRAMPTON

RECOMMENDATION -

APPROVE subject to the prior completion of a Section 106 obligation relating to affordable housing, provision of green space and a maintenance contribution, wheeled bins, and subject to conditions.

OR

REFUSE in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

This application is referred to the Development Management Committee (DMC) as Brampton Parish Council’s recommendation to refuse is contrary to the officer recommendation to approve the application.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is located to the far north of Brampton, within a triangle of land bounded by Thrapston Road to the south, the A14 to the north and the B1514 to the east. The site mainly consists of grassland and a small cluster of agricultural buildings (some dilapidated) and a two-storey farm cottage in the south-eastern corner. The western part of the site is part of a wider Scheduled Ancient Monument. The site slopes down towards the north and north west with the roads bordering the southern, eastern and northern boundaries rising between 1 and 5m above the site. The site is approximately 500m from the village centre of Brampton.
1.2 The Thrapston Road frontage benefits from a low, well maintained native hedge with a number of trees adjacent to one farm access. The built form of the village begins to the south of Thrapston Road; Crane Street is a late 20th century (1990s) development comprising of detached units with small gardens and opposite the farm is a green buffer with a mature hedges beyond which is a mix of bungalows, terraced units and semi-detached dwellings.

1.3 The application has been submitted in outline form for the erection of up to 30 dwellings and a care home of up to 70 beds. All matters are reserved other than the two main vehicular access points.

1.4 The submitted illustrative masterplan shows that access to the site is to be by means of two junctions from Thrapston Road connected to form a loop road, and two further private drives providing access to the units fronting Thrapston Road. The illustrative masterplan also shows a new footway/ cycleway will be located on the northern side of Thrapston Road, along the front of the site.

1.5 The application is accompanied by the following:
   * Statement of Community Involvement dated November 2018 (The Environment Partnership)
   * Design and Access Statement dated December 2018 (The Environment Partnership)
   * Phase 1 preliminary risk assessment dated 7 November 2018 (Advisian)
   * Noise Impact and assessment report dated 9 November 2018 (Bureau Veritas)
   * Air Quality Assessment dated October 2018 (Bureau Veritas)
   * Flood Risk assessment dated 5 November 2018 (Advisian)
   * Arboricultural Impact Assessment dated November 2018 (The Environment Partnership)
   * Tree removal and protection plan (drawing reference D7268.003)
   * Planning Statement dated January 2019 (The Environment Partnership)
   * Archaeological trial trench evaluation dated July 2018 (MOLA)
   * Travel Plan dated December 2018 (Prime Transport Planning)
   * Transport Assessment dated December 2018 (Prime Transport Planning)
   * Historic environmental desk-based assessment dated December 2018 (The Environment Partnership)
   * Ecological Assessment report dated October 2018 (The Environment Partnership)
   * Badger and invasive species report dated April 2019 (The Environment Partnership)
   * Biodiversity Impact calculator (updated 17.12.2019) and report dated November 2019 (The Environment Partnership)
   * Illustrative masterplan (drawing reference D7268.001 Rev E)
   * Access details (drawing reference P17025-001 Rev D)

1.6 The application site is classified by the Natural England Agricultural Land Classification (ALC) map for the eastern region as Grade 2 land.

1.7 The site falls within Flood Zone 1. Table 1 of the Technical Guidance to the NPPF defines land located within Flood Zone 1 as areas which are outside the flood plain and have little or no chance of flooding. These
are areas with an indicative probability of flooding of 1 in 1000 years or greater (i.e. less than 0.1% chance in any given year) from fluvial sources.

1.8 During the lifetime of the application there have been negotiations on design matters which has resulted in the submission of a revised illustrative masterplan and accompanying documents. Re-consultation has been undertaken accordingly with all relevant consultees.

1.9 With regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development meets the criteria to require a detailed screening opinion, as the site is part of a wider Scheduled Ancient Monument. This screening has been completed which concludes that the likelihood of significant environmental effects is relatively low given the scale and nature of the development. It is anticipated that the project would not have significant environmental effects and is therefore not considered to be EIA development.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (19th February 2019) (NPPF 2019) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2019 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

2.2 The NPPF 2019 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
- achieving well-designed places;
- conserving and enhancing the natural environment;
- conserving and enhancing the historic environment.

2.3 Planning Practice Guidance is also relevant and a material consideration.

2.4 Other guidance:
- BS42020:2013 ‘Biodiversity — Code of practice for planning and development’) states that surveys should be sufficiently up to date (e.g. not normally more than two/three years old, or as stipulated in good practice guidance).
- BS 8233:2014 Guidance on sound insulation and noise reduction for buildings

For full details visit the government website National Guidance.

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
• Policy LP1: Amount of Development
• Policy LP2: Strategy for Development
• Policy LP4: Contributing to Infrastructure Delivery
• Policy LP5: Flood Risk
• Policy LP7: Spatial Planning Areas
• Policy LP11: Design Context
• Policy LP12: Design Implementation
• Policy LP14: Amenity
• Policy LP15: Surface Water
• Policy LP16: Sustainable Travel
• Policy LP17: Parking Provision and Vehicle Movement
• Policy LP24: Affordable Housing Provision
• Policy LP25: Housing Mix
• Policy LP26: Specialist Housing
• Policy LP30: Biodiversity and Geodiversity
• Policy LP31: Trees, Woodland, Hedges and Hedgerows
• Policy LP34: Heritage Assets and their Settings
• Policy LP36: Air Quality
• Policy LP37: Ground Contamination and Groundwater Pollution

3.2 Supplementary Planning Documents
• Developer Contributions SPD (2011)
• Huntingdonshire Landscape and Townscape Assessment (2007)
• Cambridgeshire Flood and Water SPD 2017
• Huntingdonshire Tree Guidance Note 3
• Noise Policy Statement for England (NPSE) 2010
• RECAP CCC Waste Management Design Guide (CCC SPD) 2012

Local For full details visit the government website Local policies

4. PLANNING HISTORY

4.1 18/70023/PENQ Outline proposals for residential development (up to 32 dwellings) and a care home (90 bed unit), access and other details reserved. The officer response dated 06.04.2018 was issued whilst the tilted balance applied and supported the principle of the proposals. Detailed feedback was provided from HDC Urban Design with regard to layout and design.

5. CONSULTATIONS

5.1 Brampton Parish Council (12.02.2019- COPY ATTACHED): Recommends refusal due to concerns regarding infrastructure provision, the care home being three storeys in height and insufficient car parking for the care home.
5.2 Brampton Parish Council (19.07.2019 - COPY ATTACHED): Recommends refusal due to concerns regarding the care home being three storeys in height and further residential development.

5.3 Cambridgeshire County Council (CCC) as Lead Local Flood Authority: No objections subject to conditions relating to the submission of a detailed surface water drainage scheme and long-term maintenance arrangements for the surface water drainage scheme. An informative relating to IDB assets is also requested.

5.4 Cambridgeshire County Council (CCC) as Local Highway Authority: No objections subject to conditions.

5.5 Cambridgeshire County Council (CCC) as Local Highway Authority Transport Assessment Team: No objections subject to upgrading the bus stop on Miller Way to include timetable information.

5.6 Wildlife Trust: It has been demonstrated that a small biodiversity net gain can be achieved on site. Should permission be granted, the final layout should be in accordance with a Biodiversity Metric and associated habitat plan to ensure a net gain in biodiversity will be delivered, in line with local and national planning policy. Any revisions to the site layout at reserved matters stage must be accompanied by a revised metric calculation demonstrating a net gain can still be achieved.

5.7 Historic England: Note that the proposals would have a minor harmful impact on the Scheduled Monument, however the archaeological evaluation undertaken as part of this application has identified no significant archaeological remains in the area, other than disturbed medieval ridge and furrow and modern wheel-ruts associated with the construction of the A14. Historic England have therefore confirmed they have no objections to the proposals on heritage grounds. HE note that as part of the site is scheduled the applicant will need to apply for Scheduled Monument Consent before any development can proceed.

5.8 Natural England: No comments. Refer to standing advice regarding consideration of recreational pressures impacts to SSSI's.

5.9 Internal Drainage Board: Confirmation should be sought from Anglian Water that a suitable surface water sewer exists and can accommodate the additional flows from the sit. Request to include a suitably worded condition.

5.10 Cambridgeshire County Council (CCC) Archaeology: The site has been subject to an archaeological evaluation (HER ECB5439, MOLA Report ref. 18/90). The evaluation results identified medieval ridge and furrow and modern wheel ruts, but little of archaeological significance. We would have no objection to the proposed development in principle, but must advise that the site remains designated under the 1979 Ancient Monuments and Archaeological Areas Act. Development would therefore be contrary to paragraph 194b of the National Planning Policy Framework. Recommends that the applicant contacts Historic England to discuss revisions to the designation, including the potential for alterations to the schedule boundary to exclude the proposed development area.
5.11 NHS England: The local GP practice does not have capacity for additional growth resulting from this development and cumulative development in the area. The development would give rise to a need for improvements to capacity, which could include an extension of an existing practice (Brampton surgery). A developer contribution is sought to provide for additional floorspace.

Officer Comment: The above issue has been addressed in the ‘Infrastructure Requirements and Planning Obligations’ section below (see information under the ‘CIL’ heading as well as the Officer response directly below the ‘Representations’ section.

5.12 Anglian Water: The catchment of Brampton (Cambs) Water Recycling Centre have available capacity for flows. The sewerage system at present has available capacity for flows. No objections subject to informatives.

5.13 Cambridgeshire constabulary: This application is at an early stage and there is some mention within the planning statement relating to the Local Plan and Good Design, which includes working towards reducing anti-social behaviour, crime and the fear of crime. This office would be happy to discuss Secured by Design, Breeam Security Needs Assessment and measures to help reduce vulnerability to crime including building security, external environment and layout as the application progresses.

5.14 Cambridgeshire Fire and Rescue: No objections subject to a condition securing fire hydrants.

5.15 HDC Operations (bins): No objections.

5.16 HDC Operations (Green Space): No objections. Confirms that the green space looks to be of an appropriate size and that green space on-site (and any off-site contribution) must be secured through S106.

5.17 HDC Housing Officer: The usual affordable housing requirements would apply. Notes that there is an indicative plan suggesting a mix, but that would be reviewed at Reserved Matters application stage. Some 3 bedroom houses should be included at REM stage.

5.18 HDC Environmental Health (Noise): Confirms that the site can be mitigated against unacceptable noise levels and a scheme should be submitted with any reserved matters application. It would be acceptable for the scheme to be based on the proposals contained within the report which includes a 3m high acoustic fence along the northern boundary in addition to acoustic glazing and mechanical ventilation in certain circumstances (particularly in the care home). No objections subject to a condition.

5.19 HDC Environmental Health (Air quality): Due to the detail and nature of the proposals, the evidence provided, location and imminent relocation of the A14, no issues are raised regarding air quality. No objections subject to conditions.
5.20 HDC Environmental Health (Contamination): There is unlikely to be a significant risk as a result of land contamination, but due to the former use of the site (farm and gravel pit) an “unexpected contamination” condition should be attached to any planning consent. No objections subject to conditions.

5.21 HDC Conservation: Site is too far removed from conservation area to impact setting. No listed buildings nearby and Meadow View Farm appears to be post 1900. May be some archaeological implications but otherwise no harm to the built heritage assets identified. No objections.

5.22 HDC Trees and Landscape: Following receipt of amended plans, no objections subject to conditions.

5.23 HDC Urban Design: Following receipt of amended plans, the application is supported in design terms.

6. REPRESENTATIONS

6.1 A total of 11 objections received from Brampton residents, raising the following objections:
   * Reduces green space in the local area.
   * Cars and lorries park along Thrapston Road, affecting residents accessing Crane Street.
   * A three storey care home is not in keeping with the locality.
   * Concerns regarding local GP practice and capacity.
   * Care home in this location is not required (there are others in Huntingdon which are undersubscribed).
   * Two-storey block of flats not in keeping with locality.
   * Car parking concerns with 28 spaces for the care home, which will lead to people parking along Thrapston Road.
   * Concerns relating to opening times of the care home with deliveries, visitors etc.
   * Concerns regarding suitability of the site for a care home which is poorly lit with no bus stop directly to the care home.
   * Concerns regarding capacity at local school.
   * Change of outlook for existing residents.
   * Road safety concerns for Crane Street, which is a rat run and a short cut to the A1.
   * The site should be used as a community park.
   * Residential amenity will be affected by the proposals.
   * Proposals do not include for a cycle lane along Thrapston Road, which is a lost opportunity.
   * Speed limits along Thrapston Road are regularly ignored – concerns regarding highway safety.
   * Proposals should include a controlled pedestrian crossing on Thrapston Road.
   * Air quality and pollution concerns with a care home adjacent the A14.
   * Developments in the locality (including Brampton Gate) are resulting in pollution and poor air quality from heavy machinery and generators.
   * Flooding issues in the locality (including on Thrapston Road) and concerns regarding cumulative effects with other developments.
Commercial activities are being bought into residential area, which should be resisted.
Development will take place on agricultural land.
Three-storey care home will have a negative impact on privacy and outlook for existing occupiers in Crane Street.
The site is separated from the village by a 40mph road – concerns regarding crossing for children and elderly residents. The crossings proposed are in dangerous locations and uncontrolled.
Public consultation in advance of the application was very short and only one response was in favour of a care home.
The proposed cycle path is on the wrong side of the road – crossing two driveways and the accesses into the site. This is not safe.
Double yellow lines should be along Thrapston Road, Crane Street and others in the locality.
Overdevelopment of village of Brampton.

Officer response: As this application is a small-scale major development for less than 200 dwellings, S106 contributions for education and health cannot be sought as the proposal falls below the threshold identified in the Developer Contributions SPD (2007). Services are funded through the Community Infrastructure Levy which could fund additional educational and health resources and therefore the scheme is considered acceptable in these regards. In relation to detailed design matters, these would be considered at reserved matters stage. There are no objections from any statutory consultees including the LLFA, the Environment Agency, County Archaeology, County Highways, the Wildlife Trust or Historic England. HDC Environmental Health, Conservation, Urban Design and Landscape have no objections.

6.2 Further responses to neighbour comments and concerns are detailed in the report below.

7. ASSESSMENT

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

7.2 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2019). The development plan is defined in Section 38(3)(b) and (c) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area, and the neighbourhood development plans which have been made in relation to that area”.

7.3 In Huntingdonshire the Development Plan consists of:
Huntingdonshire’s Local Plan to 2036 (2019)
7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider in assessing this application are whether there is any conflict with Development Plan policies. If there is any conflict, whether the application can be considered to be in accordance with the Development Plan when taken as a whole. If the application is not in accordance with the Development Plan, whether there are any material considerations, including the NPPF (2019), which indicate that planning permission should be granted. With this in mind, the report addresses the principal, important and controversial issues which are in this case:

7.6 The report addresses the principal, important and controversial issues which are in this case:
- The Principle of Development
- Indicative Layout
- Landscape and Visual Impact
- Trees and Open Space
- Impact upon Neighbouring Residential Amenity
- Impact on heritage assets
- Flood Risk and Drainage
- Access and Highway Safety
- Ecology and Biodiversity
- Fire hydrants
- Infrastructure Requirements and Planning Obligations

**Principle of development:**

**Loss of Agricultural Land**

7.7 Agricultural Land Classification provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long term limitations on agricultural use. The classification is well established and provides an appropriate framework for determining the physical quality of land at national, regional and local levels. Grade 1 is excellent quality agricultural land and Grade 5 is land of very poor quality. Grade 3 constitutes about half of the agricultural land in England and Wales, is subdivided into two subgrades – 3a and 3b. The NPPF 2019 advises in paragraph 170 that the economic and other benefits of best and most versatile agricultural land should be taken into account. The NPPF 2019 within paragraph 171 (footnote 53) 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 those of higher quality.

7.8 The Council’s Local Plan to 2036 – Sustainability Appraisal (SA) Scoping Report, sets out that there is little brownfield land in the District and that some 79% of the brownfield land within the area is located at former RAF bases at Alconbury and Upwood, which are proposed allocations for development of mainly housing, with the land at Alconbury benefitting from planning permissions. This Scoping Report explains the strong agricultural history of the District, with most of Huntingdonshire comprising of good quality agricultural land, mostly classed as Grade 2 with only small areas classed as Grade 4.

7.9 The DEFRA provisional Agricultural Land Classification for the site is Grade 2 agricultural land. Grade 2 soil is very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown, but on some land in this grade there may be reduced flexibility due to difficulties with the production of more demanding crops such as winter harvested vegetables and arable root crops. The land cover of the site is approximately 4ha.

7.10 The loss of the identified Grade 2 area of agricultural land is not considered to be significant when assessed with the remaining availability of good agricultural land in the vicinity and wider local area. It is unlikely that any countryside sites around Brampton to come forward for such a proposed development would result in the loss of a lower value of agricultural land. The application site and loss of 4ha of agricultural land is not considered to be significant in this context.

7.11 The application site is not allocated for development within Huntingdonshire’s Local Plan to 2036. The site falls within the Huntingdon Spatial Planning Area which incorporates the whole parish of Brampton.

7.12 The application site is bordered to the north and west by the A14, the B1514 Brampton Road to the east and existing residential development to the south. With regard to the accompanying text in Huntingdonshire’s Local Plan to 2036, the site is considered to be a development opportunity that is physically, functionally and visually related to existing buildings. It is therefore considered that the application site is physically contained and relates more to the built environment of Brampton in its use, form, character and connectivity and therefore is within the Built Up Area of Brampton within the Huntingdon Spatial Planning Area. The proposal is therefore not a departure from the Development Plan.

7.13 Whilst the planning application was advertised as a departure from the Development Plan, due to the evolution of the Development Plan throughout the lifetime of this application, the site is now considered to be within the Built Up Area of Brampton within the Huntingdon Spatial Planning Area.

7.14 Further development is encouraged within the built-up area where there are opportunities to maximise the potential for development in locations where people may be able to access shops, services and
employment locally and so reduce the need to travel. The location of this site is around 250m from a doctors surgery and the village centre is around 750m away. Brampton Village Primary School is 575 metres south of the site and the recreation ground is some 735m away to the east. The site is located 5.6km from Huntingdon railway station providing direct access to London Kings Cross and Peterborough. Regular buses run along Thrapston Road/ Potton Road (the nearest bus stop on Miller Way close to Crane Street is 295m from the site), providing a daily service, Monday to Saturday into the centre of Huntingdon and St Neots. The site is considered to be in a sustainable location.

7.15 The proposed residential development is therefore supported in principle in this location in accordance with Policy LP7 of Huntingdonshire’s Local Plan to 2036 subject to the development being in accordance with other relevant policies.

Indicative Layout

7.16 An illustrative masterplan has been submitted illustrating the quantum and potential arrangement of units on the site. Units are arranged to the south around a proposed area of public open space to the south of the A14.

7.17 The proposed care home is proposed to be located in the western part of the site. Access to the site is by means of two junctions from Thrapston Road connected to form a loop road and two further private drives providing access to the units fronting Thrapston Road (to provide access to six dwellings off Thrapston Road). Access to the care home is indicated to be from the western site access point. Car parking and servicing is indicatively provided to the rear of the care home, also directly accessible off the internal loop road. In terms of density, the proposal for up to 30 dwellings and a care home of up to 70 beds would result in a net density of approximately 44 dwellings per hectare.

7.18 The site is roughly triangular in shape and is bounded by the A14 to the north and west, the B1514 Brampton Road to the east and existing residential development to the south. The indicative layout has been developed with HDC Urban Design at both pre-application stage and during the determination of the current proposals.

7.19 The Design and Access Statement refers to proposed building heights being predominantly 2 storeys for the dwellings with the care home being predominantly two storeys with a three storey central section. The scale and massing is acceptable in design terms. Variation in character should be achieved by a combination of different dwelling typologies, spatial arrangement of units, boundary types, parking typology, building heights, setbacks and thresholds, as well as materials and fenestration, road and footpath treatments and soft landscaping. These elements should be set out in detail in the future reserved matters submission(s).

Housing mix:

7.20 The Cambridge sub-region Strategic Housing Market Assessment (SHMA) 2013 provides guidance on the mix of housing required for Huntingdonshire up to 2031. This gives broad ranges reflecting the
variety of properties within each bedroom category. This indicates a requirement for the following mix: up to 4% 1 bedroom homes, 16-42% 2 bedroom homes, 26-60% 3 bedroom homes and up to 30% 4 or more bedroom homes. The indicative mix set out within the Design and Access Statement suggests: 13% 1 bedroom, 43% 2 bedroom, 20% 3 bedroom and 16% 4 bedroom. The final mix of housing on this site as detailed in policy LP25 of Huntingdonshire’s Local Plan to 2036 would be determined at reserved matters stage however it is considered that this indicative mix broadly accords with the SHMA guidance on the mix of housing expected on qualifying sites. It is worth noting that the affordable housing mix may need to be altered dependent upon need, which may in turn reduce the number of 1 bedroom units and increase the number of 3 bedroom units. A total of 40% affordable housing provision is proposed and as noted the specific mix is not a detail that is to be approved at this stage. The development should reflect the needs of a variety of households and the planning obligation will secure the tenure to be 70% rented housing and 30% shared ownership in accordance with Huntingdonshire’s Local Plan to 2036 policy LP24.

7.21 The requirements within policy LP25 of Huntingdonshire’s Local Plan to 2036 relating to accessible and adaptable homes are applicable to all new dwellings. This states that all dwellings should meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’. These include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people and those with some disabilities, and also families with young children. Homes meeting M4(3)(a) ‘wheelchair user adaptable dwellings’ include further design features so that homes are capable of simple adaptation to meet the needs of wheelchair users, or M4(3)(b) which are built to fully ‘wheelchair accessible’ standards where affordable housing for a known user is to be constructed. Policy LP 25 seeks a further uplift above the M4(2) ‘accessible and adaptable’ standard for a proportion of new dwellings unless site specific factors demonstrate achieving this is impractical or unviable. The starting point for negotiations for provision of M4(3)(a) ‘wheelchair adaptable dwellings’ is set at 9% for market dwellings and 30% for affordable dwellings. As this application is in outline, with only access details submitted for approval, a condition is therefore recommended to ensure that the submission of reserved matters applications comply with this policy.

7.22 The requirements within policy LP12 of Huntingdonshire’s Local Plan to 2036 relating to sustainable design and construction methods are applicable to all new dwellings. This states within criterion j. that all dwellings should meet Building Regulation requirement Approved Document G for water efficiency. A condition is therefore recommended to ensure that the submission of reserved matters applications complies with this policy for the residential element of the proposals.

7.23 The requirements within policy LP12 of Huntingdonshire’s Local Plan to 2036 relating to sustainable design and construction methods are also applicable to all non-residential uses. This states that such uses should meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) ‘Good’ as a minimum. A condition is therefore
recommended to ensure that the submission of reserved matters applications complies with this policy for the care home element of the proposals.

Specialist Housing:
7.24 Policy LP26 of Huntingdonshire’s Local Plan to 2036 explains that a proposal for a C2 use (residential institution) will be supported where it is easily accessible to shops, services, facilities, public transport and social networks and its design must exceed standards set by the Quality Care Commission.

7.25 The application site is located nearby to local services and facilities and there are good public transport links available which would serve the needs of occupiers, staff and visitors. With regard to the design of the care home, this is not a detail for approval at this stage.

7.26 HDC Urban Design have been consulted on the proposals and confirm that following receipt of amended plans there are no concerns with regard to the indicative layout of the proposals.

7.27 Overall it is considered that the illustrative masterplan demonstrates that the quantum of development proposed could be satisfactorily accommodated within the application site. The proposal is therefore considered acceptable in this regard and the ‘appearance’, ‘landscaping’, ‘layout’ and ‘scale’ would be considered in detail as part of reserved matters should outline planning permission be granted.

Landscape and Visual Impact
7.28 The Huntingdonshire Landscape and Townscape Assessment (2007) identifies the application site as being in the Ouse Valley Landscape Character Area. The north and the east of the village benefit from a high quality landscape setting provided by the river floodplain and the Hinchingbrooke Country Park. The village is visually well contained other than relatively modern development in the western outskirts of the village. The application site is also relatively well-contained given the defined tree and road boundaries to the north and east.

7.29 The submitted illustrative masterplan shows that there will be landscape buffers to the north and east of the site to protect views, provide a robust green edge and limit noise intrusion from the adjacent roads. The submitted Design and Access Statement notes that open space at the northern most point of the site contributes to the northern landscape buffer and structural tree and hedge planting, as well as the retention of existing trees and hedge planting along the northern and southern site boundaries and within the site.

7.30 No detailed landscaping proposals have been submitted at this stage, but the accompanying Design and Access Statement explains that landscape mitigation in the form of retaining and enhancing existing landscape buffers is proposed and further details would be submitted at reserved matters stage.

7.31 The Council’s Landscape Officer considers the proposals are acceptable in principle, subject to hard and soft landscaping conditions. It is however noted that the three SUDS features should be designed for amenity and biodiversity as well as for their primary drainage
7.32 The proposed development is therefore considered to comply with policies LP11 and LP12 of Huntingdonshire’s Local Plan to 2036.

Trees and Open Space

7.33 The application is supported by an Arboricultural Assessment and tree removal and protection drawings. These are based on the illustrative masterplan and shows that trees could be retained and protected should the site be developed as per the submitted layout. It is noted that a full arboricultural impact assessment will be prepared once a detailed layout has been prepared at reserved matters stage.

7.34 Although there will be a loss of a small number of trees to facilitate the construction of new access routes such as the footpaths and roads, it is considered that these losses will be mitigated by replacement planting of both trees and shrubs. This will be submitted through the landscaping reserved matters.

7.35 The Council’s Landscape Officer has reviewed the Arboricultural information and advises that trees and hedgerows (especially category A and B as defined in the BS5837:2012) should be retained wherever possible. Following receipt of amended plans the officer confirms that a much more acceptable level of tree retention is proposed and there are no objections.

7.36 Tree protection details must wait until a more detailed layout is available through submission of reserved matters. It is therefore recommended that a condition be imposed to secure the submission of tree protection details and an arboricultural impact assessment as part of any reserved matters application for layout or landscaping. In this regard, the proposed development is considered to comply with policies LP11, LP12 and LP31 of Huntingdonshire’s Local Plan to 2036.

7.37 In accordance with Policy LP4 of Huntingdonshire’s Local Plan to 2036 and the Developer Contributions SPD (Part B) proposals are required to provide the development specific land for informal and formal green space. Based on a scheme of up to 30 dwellings (and a 70-bed care home) of unknown size properties and the requirements of the Developer Contributions SPD, the development generates a requirement for in the region of 1400m2 of POS including 500m2 of continuous green space where children can play. The submitted illustrative masterplan demonstrates that the full quantum of development could be accommodated to meet the requirement. As such, the on-site open space could be provided which complies with policy LP4 of Huntingdonshire’s Local Plan to 2036 and the Developer Contributions SPD.

Impact upon Neighbouring Residential Amenity

7.38 The NPPF (2019) and Policy LP14 of Huntingdonshire’s Local Plan to 2036 seek to protect the amenity of neighbouring occupiers and ensure a high standard of amenity for future occupiers of new developments.
7.39 Policy LP14 of Huntingdonshire’s Local Plan to 2036 also seeks to ensure that adverse impacts from a range of sources will be made acceptable through the proposal. These include noise, contamination, pollution amongst others.

7.40 This application has been submitted in outline form, will all matters reserved except access, therefore the illustrative masterplan submitted for the site is indicative only.

7.41 With consideration to the distances of the site to the nearest neighbouring properties which are located on the other side of Thrapston Road, it is considered that the proposed use of the site for residential purposes and a care home will be compatible.

7.42 With regard to the amenities of future occupiers of the site, the application is accompanied by a Noise Impact Assessment and Air Quality Statement to establish the existing climate at the proposed development site in order to determine its suitability for residential development due to its location bordering the A14 and B1514. These conclude that the site is suitable for residential development and with the implementation of a variety of noise mitigation measures, there are no air quality constraints to the proposed development.

7.43 The HDC Environmental Health Team has considered the proposal, having regard to impacts upon future residents in relation to air quality, noise, overheating and contamination issues. Environmental health consider that any reserved matters application should be accompanied by a Noise Mitigation Scheme to show that noise impacts would be satisfactorily mitigated within the properties and external amenity spaces. Alternative means of ventilation may need to be considered and this would also need to demonstrate that impacts from overheating can also be made acceptable. It is anticipated that at reserved matters stage, the layout of the scheme would be carefully considered, including the orientation of the dwellings affected by noise to minimise the number of units where noise mitigation measures and an alternative means of ventilation would be required. These details will be secured by condition.

7.44 With regard to contamination, the proposals are accompanied by a preliminary risk assessment, which concludes that there is unlikely to be a significant risk as a result of land contamination, but due to the former use of the site (farm and gravel pit) an “unexpected contamination” condition should be attached to any planning consent. HDC Environmental Health are happy with this approach and have suggested an appropriately worded condition.

7.45 Overall, it is considered that the proposed use of the site would not have a significant detrimental impact upon the amenities of existing adjacent and future occupiers of the site subject to the imposition of conditions. In this regard the development is considered to accord with the NPPF (2019) and policy LP14, LP36 and LP37 of Huntingdonshire’s Local Plan to 2036.

Impact on Heritage Assets

7.46 The western part of the site falls within the site of a scheduled ancient monument (list entry 1006858), which comprises a possible Neolithic
cursus monument, a Neolithic mortuary enclosure, a Bronze Age barrow complex and coaxial field-system. It is an ‘old county number’ and the monument has been modified since its original designation. The mortuary enclosure was fully excavated in advance of the construction of the A14 in the 1990s, and the area to the south of the site comprising the Bronze Age barrow complex and Iron Age enclosure was excavated in 1966 prior to building development. The western part of the site (part of the wider SAM) is considered to be a designated heritage asset.

7.47 The Ancient Monuments and Archaeological Areas Act 1979 protects the archaeological heritage of Great Britain by making provision for the investigation, preservation and recording of matters of archaeological or historical interest.

7.48 The NPPF 2019 states that great weight should be given to the asset’s conservation when considering the impact of a proposed development on the significance of a designated heritage asset (the more important the asset, the greater the weight should be) (paragraph 193). Any harm to the significance of a designated heritage asset should require clear and convincing justification (paragraph 194).

7.49 The application proposals are supported by a historic environmental desk-based assessment.

7.50 The submitted historic assessment sets out that surviving elements are of very high heritage significance, however it is noted that the scheduling includes areas that have been developed and in those areas the heritage significance of the monument is neutral or negligible. The record is from the 'old county number' (OCN) and the monument has gone through some changes since its initial designation. The site comprised cropmarks of ring ditches and enclosures, which were interpreted as Neolithic cursus, a Bronze Age barrow complex and Iron Age enclosures located to the north and south of the A604 road. The site has subsequently had two phases of excavation in advance of residential development and the construction of the A14 road.

7.51 It is noted in the accompanying document that crop marks of ring ditches and an enclosure can be seen on aerial photographs. An excavation of the Bronze Age round barrow complex and the Iron Age enclosure was undertaken in 1966, prior to building development. The barrow had two concentric ditches, the outer being the earlier; the inner surrounded and partly obliterated a palisade or stake circle. Inside the inner ditch six pits were found, two producing evidence of Bronze Age burials, and several large post holes were found within the palisade.

7.52 Further excavations were carried out in 1991 revealing the complete plan of a monument, interpreted as a mortuary enclosure at the eastern end of the cursus. One metre wide parallel ditches enclosed an area 90m long by 17-20m wide on a NW-SE orientation. The enclosure ditches curved in at both ends, leaving openings of 5 m and 7 m wide respectively. A shallow horseshoe shaped ring ditch was located within the eastern terminals, and a number of narrow gullies crossed the monument, appearing to terminate internally as large postholes. Several pits with evidence of burning were found on the west site, two of them cutting the original main ditch of the monument.
7.53 The main ditches of the monuments were cut into the gravel natural to a depth of 0.3m, were generally U-shaped in profile, and appeared to have been cut in segments. Finds were notably few, although a few fine tools and small sherds of Neolithic pottery were recovered from the charcoal filled pits and the ring ditch. A series of bulk samples from this Neolithic mortuary enclosure was processed and some very small-scale analysis completed. The sparse assemblages of charred cereals, nutshell, fruit stones and charcoal are typical of Neolithic ritual sites.

7.54 The site was visited by English Heritage (Historic England) in 1998 which noted "just north of the village of Brampton there are a series of cropmarks discovered by St Joseph in fields either side of the A604. a) One circle, various lines and a mass of pits. b) South side of road: an enclosure, pits and three circles, one double. The field boundaries have been considerably altered since the 6in map was made. Scheduled area difficult to determine exactly due to new A604 cutting northwards to east of site, housing estate to south and disappearance of many field boundaries. Field to north under rape, to south waste ground on housing estate. Nothing to be seen on ground. Flint artefacts and Beaker pottery have been found on the site. It would appear that most of the scheduled area south of the A604 road has now been destroyed by the new housing estate. North of road, field to west still under arable, with small area to east under pasture, though area difficult to delineate due to removal of field boundaries. Site north of road as before partially arable, partially pasture. South of road except for raised bank adjoining hedge and gardens, it would appear the main part of the site has gone".

7.55 Following consultation with Historic England and the Cambridgeshire County Council Historic Environment Team, a programme of archaeological investigation was commenced at the site through Scheduled Monument Consent. In 2017 a geophysical survey was undertaken across the proposed development site, including the area within the Scheduled Monument, which found a few anomalies relating to medieval ridge and furrow and a number of short modern ditches.

7.56 Subsequently, in 2018 a trial trench evaluation was undertaken which confirmed the presence of the archaeological features identified earlier as medieval ridge and furrow. The excavation also confirmed the ditches overlying the field system were modern wheel ruts, relating to the construction of the nearby A14 road.

7.57 The submitted statement concludes that the proposed development site holds negligible potential for as yet unknown buried archaeological remains relating to the prehistoric period, associated with the scheduled monument (NHLE list entry number:1006858). The statement concludes that there will be no direct effects upon the scheduled monument by the proposed development, given that there is no evidence for prehistoric activity within the proposed development site and the scheduled area, which is included within the western end of the proposed development site. The applicants conclude that with regard to direct effects of the proposals, there will be less than substantial harm created (being at the lower end of that scale of effect) as there is no evidence of prehistoric activity within the application site and the scheduled area. With regard to indirect effects, the submitted assessment concludes there would be a minor adverse impact upon
the setting of the scheduled monument which would be equivalent to less than substantial harm, which in accordance with paragraph 196 of the NPPF (2019) should be weighed against the public benefits of the proposal. Minor adverse harm has been identified as effects of the development will be seen from the setting of the heritage asset (SAM); however the application proposals are residential in character within the village of Brampton, and the existing A14 road and road embankments will act as a barrier /buffer between the residential character of the land to the south of the A14 road, and the more open, rural landscape to the north in which the scheduled monument sits. The heritage significance of the surviving elements of the scheduled monument is derived from its evidential and historic values, and these will remain intact within its rural setting to the north of the A14 road.

7.58 Historic England are the statutory consultee relating to Scheduled Ancient Monuments. They note that the proposals would have a minor harmful impact on the Scheduled Monument, however the archaeological evaluation undertaken as part of this application has identified no significant archaeological remains in the area, other than disturbed medieval ridge and furrow and modern wheel-ruts associated with the construction of the A14. Historic England have therefore confirmed they have no objections to the proposals on heritage grounds. It is noted that SAM consent is required for the proposed development if the boundary of the SAM is not formally altered.

7.59 Cambridgeshire County Council Archaeology have been consulted on the proposals and note that the site has been subject to an archaeological evaluation (HER ECB5439, MOLA Report ref. 18/90 (and that the evaluation results identified medieval ridge and furrow and modern wheel-ruts, but little of archaeological significance. County Archaeology have confirmed that they have no objection to the proposed development in principle, but advise that the site remains designated under the 1979 Ancient Monuments and Archaeological Areas Act. County Archaeology note that development would therefore be contrary paragraph 194b of the National Planning Policy Framework and they recommend that the applicant contacts Historic England to discuss revisions to the designation, including the potential for alterations to the schedule boundary to exclude the application site.

7.60 Paragraph 194 of the NPPF (2019) states that any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification. Paragraph 195 confirms that where a proposed development will lead to a substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Paragraph 196 states that where a proposal will lead to a less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

7.61 With regard to public benefits, the application proposals would provide for up to 30 new dwellings (both market and affordable) and a 70-bed care home. There is a local and district identified need for both private and affordable housing and whilst the Council can demonstrate a 5 year supply of deliverable housing land, the provision of market and housing provision together with a new care home would amount to
limited public benefits in terms of providing a greater flexibility to the supply of housing. The absence of any formal objections from either Historic England or County Archaeology also weigh in favour of the proposals.

7.62 HDC Conservation have been consulted on the proposals and have noted that the site is too far removed from the Brampton Conservation Area to impact its setting. There are no listed buildings nearby and Meadow View Farm appears to be post-1900. It is noted that whilst there may be some archaeological implications, there is no harm to the built heritage assets identified. HDC Conservation team raise no objections to the proposals.

7.63 The proposed development is therefore considered to be acceptable with regards to archaeological and heritage impacts. In this regard, the proposed development is considered to be compliant with the NPPF (2019) paragraphs 193, 194 and 196 and Policy LP34 of Huntingdonshire’s Local Plan to 2036.

**Flood Risk and Drainage**

7.64 The application site is in Flood Zone 1 as confirmed by the SFRA 2017, which means it has a low probability of flooding. The application is supported by a Flood Risk Assessment as the site area is greater than 1 hectare. The proposed development will incorporate SuDS for the surface water drainage, designed to the 1 in 100 annual probability plus 30% allowance for climate change rainfall event, and limiting runoff to the greenfield runoff rate. The proposed construction and mitigation arrangements demonstrate a robust solution that will minimise the risk of flooding to the proposed development and its occupants, and ensure the proposals do not cause an increase to flood risk to the surrounding area.

7.66 Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) note that surface water from the proposed development can be managed through the use of swales, a wet pond or wetland in three areas of open space and permeable paving on roads, footpaths and parking areas which will provide additional attenuation. The LLFA is supportive of the use of permeable paving and swales as it, in addition to controlling the rate of surface water leaving the site, also provides water quality treatment. The site will drain into the existing Anglian Water sewer system to the south of the site and a principle agreement with Anglian Water to discharge into this system has been agreed. The LLFA have no objection in principle to the proposed development subject to conditions to secure surface water drainage details (including maintenance).

7.67 The proposed development is therefore considered to be acceptable with regards to flooding and drainage. In this regard, the proposed development is considered to be compliant with the NPPF (2019) and Policy LP5 of Huntingdonshire’s Local Plan to 2036.

**Access and Highway Safety**

7.68 Paragraph 108 of the NPPF (2019) advises that in assessing applications for development, it should be ensured that ‘appropriate opportunities to promote sustainable transport modes can be – or have
been – taken up, given the type of development and its location’ and that ‘safe and suitable access to the site can be achieved for all users’, and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

7.69 Paragraph 109 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.70 Policy LP16 of Huntingdonshire’s Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements and adequate parking for vehicles and cycles.

7.71 The main consideration (in terms of access and highway matters) is whether there would be any severe adverse impacts on highway safety or on the transport network, as a result of traffic flows arising from the proposed development.

7.72 The proposals are accompanied by a Transport Assessment and Travel Plan. The TA explains that the care home will be accessed via a priority/ controlled junction off the main spine road to the west of the site. There will be a further point of access further along Thrapston Road to the east. The car park layout for the care home and internal layout of the residential element will be detailed at the reserved matters stage. A small number of dwellings may front Thrapston Road with their driveways being accessed via separate junctions.

7.73 The proposals also include for two uncontrolled pedestrian crossings to provide connections with existing pedestrian infrastructure in the vicinity of the site. The submitted illustrative masterplan shows a new 3m wide footpath/ cycleway on the north side of Thrapston Road, along the front boundary of the site.

7.74 The Transport Assessment Team at CCC as Local Highway Authority raise no objection to the proposed development subject to mitigation which includes an upgrade to the westbound bus stop on Miller Way within the vicinity of Crane Street to include timetable information. This upgrade will be secured by condition.

7.75 The Highway Development Management team have confirmed that there are no objections to the proposals subject to conditions. It is noted that the access arrangements proposed demonstrate suitable geometry and vehicle to vehicle visibility, in accordance with the speed of the road, and for the development proposed.

7.76 With regard to parking provision for the development, full details will be submitted and considered at the reserved matters application stage. It is however anticipated that the site can accommodate the maximum quantum of development sought with sufficient car and cycle parking provision.

7.77 Overall it is considered that given the location of the site within the built up area of Brampton and the proximity to a range of services and facilities, it is considered that occupiers of the proposed development
would have a good level of access to services and facilities, either on foot, cycle or by bus. It is therefore considered that the proposed development is sustainable in this regard.

7.78 It is considered that a safe means of access could be achieved for the development and the traffic generated by the proposal would not have a severe impact upon the highway network. Therefore, in accordance with paragraph 109 of the NPPF (2019), the development should not be refused on transport grounds. The proposed development complies with the NPPF (2019) and policies LP16 and LP17 of Huntingdonshire’s Local Plan to 2036.

**Ecology and Biodiversity**

7.79 Paragraph 170 of the NPPF (2019) states that ‘the planning system should contribute to and enhance the natural and local environment’ including by ‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’.

7.80 Policy LP30 of Huntingdonshire’s Local Plan to 2036 explains that a proposal will ensure no net loss to biodiversity and provide a net gain where possible.

7.81 The application is supported by an Ecological Assessment report, supplemented by a badger and invasive species report and biodiversity impact assessment and matrix. The follow up reports confirm that there was no evidence of invasive species including Japanese Knotweed at the site and no evidence of badger activity was recorded as an existing sett was being used by a rabbit. The impact assessment and matrix confirms that the proposals provide for a biodiversity net gain on the site based on the DEFRA Biodiversity Metric 2.0.

7.82 The Wildlife Trust have reviewed the submitted reports and are satisfied that there are no significant ecological constraints to the proposed development and that the proposals should be able to demonstrate a small net gain in biodiversity. They note that should permission be granted, the final layout should be in accordance with the submitted Biodiversity Metric and associated habitat plan to ensure a net gain in biodiversity will be delivered, in line with local and national planning policy. Any revisions to the site layout at reserved matters stage must be accompanied by a revised metric calculation demonstrating a net gain can still be achieved. Appropriate conditions will therefore be attached if approval is granted.

7.83 It is therefore considered that the impacts of the proposed development on biodiversity would be minimised such that it would not have a significant adverse impact on biodiversity and would ensure the provision of measures to achieve net gains. The proposed development would accord with paragraph 170 of the NPPF (2019) and policy LP30 of Huntingdonshire’s Local Plan to 2036.

**Fire Hydrants**

7.84 Cambridgeshire Fire and Rescue have requested that the provision of adequate fire hydrants is secured by condition. The imposition of such a condition is considered acceptable and would meet the statutory tests.
Infrastructure Requirements and Planning Obligations

7.85 Statutory tests require that S106 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. S106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

7.86 The Developer Contributions SPD sets out within part 2 that in determining infrastructure needs, the Council and partners have had to translate dwelling numbers into population generation. This has been undertaken utilising the anticipated change in average household sizes. For the purposes of calculating the likely infrastructure requirements, the 2016 average household size has been used (2.25 people per household). With the application seeking permission for up to 30 dwellings this equates to (30 x 2.25) 67.50 people.

7.87 The planning obligations to be agreed with the Applicant are summarised below. These obligations are all considered to meet the statutory tests and are compliant with relevant policies and the Developer Contributions SPD:

Affordable housing:
7.88 The site is over 0.5 ha in size and therefore the development should seek to achieve a target of 40% affordable housing in accordance with policies LP4 and LP24 of Huntingdonshire’s Local Plan to 2036 and the Developer Contributions SPD. With the proposed number of dwellings being up to 30 this would equate to a maximum total of 12 affordable homes. The policies indicate that provision should be made on site and should seek to achieve a target tenure split of 70% social rented and 30% shared ownership. 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. In this instance, no site specific considerations have been submitted and therefore the proposal shall provide policy compliant affordable housing provision. Should the pursuant reserved matters application(s) seek approval for fewer dwellings, then the number of affordable dwellings would reduce accordingly, but the target of 40% would remain applicable.

Green Space:
7.89 In accordance with Policy LP4 of Huntingdonshire’s Local Plan to 2036 and the Developer Contributions SPD (Part B) proposals are required to provide the development specific land for informal and formal green space. Based on a scheme of up to 30 dwellings of unknown size properties and the requirements of the Developer Contributions SPD, the development generates a requirement for in the region of 1400m² of POS including 500m² of continuous green space where children can stretch their legs and play. The submitted illustrative masterplan demonstrates that the full quantum of development could be accommodated to meet the requirement. As such the on site open space could be provided which complies with policy LP4 of Huntingdonshire’s Local Plan to 2036 and the Developer Contributions SPD. This will secured along with maintenance of the land on a formula basis through a S106 Agreement. This maintenance would
comprise either a commuted sum following the transfer of the green space to the Town Council or the District Council, or the site will be maintained by a maintenance company that would be set up by the developer and funded through contributions from residents of the site (as per the cascade mechanism in the Developer Contributions SPD).

Residential wheeled bins:

7.90 Each dwelling will require the provision of one black, blue and green wheeled bin. The current cost of such provision is £150 per dwelling. For flats, communal 1100 litre bins could be provided rather than individual bins for each dwellings. The current cost for communal bins is £669 each. As such a formula based approach is suggested with details to be secured through the S106 Agreement.

CIL:

7.91 The development will be CIL liable in accordance with the Council’s adopted Charging Schedule. CIL payments could cover infrastructure relating to footpath and access, health, community facilities, libraries, lifelong learning and education.

Conclusion and Planning Balance

7.92 The NPPF has at its heart the presumption in favour of sustainable development (para 11) and requires the approval of development proposals that accord with an up-to-date development plan without delay. 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. When considered in the round, the proposal would contribute to the economic, environmental and social dimensions of sustainability.

7.93 Consideration has been given to the points previously in this report but can be summarised as below:
In terms of the economic dimensions of sustainable development, the proposal would contribute towards economic growth, including job creation – during the construction phase and as part of the care home element of the development and in the longer term through the additional population assisting the local economy through spending on local services / facilities. There will also be Council Tax and New Homes Bonus receipts arising from the development.

7.94 Regarding the social dimension, the site appears to have no significant constraints and is deliverable. It would also increase the supply of housing and provide for a new care home. There is a local and district identified need for both private and affordable housing and whilst the Council can demonstrate a 5 year supply of deliverable housing land, the provision of market housing and a 40% affordable provision on the application site together with a care home would amount to a moderate benefit in terms of providing a greater flexibility to the supply of housing. The proposals would also make provision for green space and maintenance and community facilities through the Community Infrastructure Levy.

7.95 In terms of the environmental dimension of sustainable development, the proposal offers visual enhancement of the existing site with the
removal of existing dilapidated farm buildings, the delivery of green space and a net gain in biodiversity. The visual impacts of the development are considered to be acceptable and the impacts from the adjacent noise sources would be made satisfactory for new residents. The application site constitutes a sustainable location for the scale of development proposed in respect of access to local employment opportunities and services and facilities within Brampton and the wider Huntingdon Spatial Planning Area; accessible by sustainable transport modes.

7.96 Having fully assessed all three objectives of sustainable development; economic, social and environmental within this report it is concluded that the development of this site will:
* Provide a supply of affordable and market housing within a sustainable location to help meet needs from current and future generations;
* Provide for a new care home (up to 70 beds);
* Maximise opportunities for use of public transport, walking and cycling;
* Minimise pollution;
* Manage flood risk, drainage, contamination and health and safety risks effectively;
* Proposes a general layout that is acceptable in design terms;
* Provide housing which would provide a high standard of amenity for future occupants;
* Have no adverse impacts on features of landscape or ecological value whilst enabling net gains in biodiversity to be achieved;
* Provide appropriate infrastructure to meet the needs generated by the development.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following to the prior completion of a deed of variation to the S106 obligation relating to affordable housing, informal green space, green space maintenance, wheeled bins and to conditions to include those listed below.

(or REFUSE in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable)

Conditions
- Reserved matters – appearance, landscaping, layout and scale.
- Approval of Reserved Matters Time Limit and Time Limit following last Reserved Matters.
- Timing of permission and submission of Reserved Matters.
- Scale parameters – maximum of 30 dwellings and 70 bed care home.
- Plans for approval - Illustrative masterplan (D7268.001 Rev E) and access plan (P17025-001 Rev D).
- Full road layout details including roads, footways, cycleways, buildings, visibility splays, parking provision and surface water
drainage, visibility splays, parking provision, turning and loading areas.

- Footpath/cycle way details as part of any layout reserved matters submission
- Access width required.
- Access construction specification.
- Access plan to be adhered to including visibility splays
- Access drainage measures.
- Junction access kerbs.
- Site levels and finished floor levels.
- Surface water drainage scheme and maintenance arrangements submitted as part of any reserved matters for layout or landscaping.
- Unexpected contamination.
- Hard and soft landscaping.
- Submission of Noise Mitigation Scheme and Ventilation Scheme as part of any reserved matters for layout.
- Construction Environmental Management Plan including lighting details.
- Tree Survey, protection plan and Arboricultural Impact Assessment to be submitted as part of any reserved matters for layout or landscaping.
- Off site highway works – detailed engineering scheme including crossings.
- Bus stop upgrade.
- Visibility for site access.
- Biodiversity Management Plan submitted as part of any reserved matters for layout or landscaping to demonstrate net gain in biodiversity.
- Ecological mitigation.
- Travel plan (for the care home).
- Fire Hydrants.
- External lighting scheme to be provided as part of any application for reserved matters.
- Policy LP25 compliance condition relating to housing mix and adaptable/accessible homes.
- Policy LP12 compliance water efficiency (approved document G).
- Policy LP12 compliance BREEAM for care home element of the proposals.

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 Laura Fisher Senior Development Management Officer 01480 388365
Proposal: Outline planning application for residential development of up to 30 dwellings and a care home of up to 70 beds, with all matters reserved except for the two main vehicular accesses.

Location: Meadow View Farm, Thrapston Road, Brampton, Huntingdon, PE28 4NN

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)

This is a “brownfield” site and is suitable for re development, in this case residential.

Brampton Parish Council has no objections to the dwellings in principal. However, there is concern for more houses being built in the village and the increased demand for the GP surgery, schools, congestion on the roads, etc.

Brampton Parish Council also does have an objection to the care home being three storey. This is not in keeping with the area and in particular the existing low rise, single/two storey development on the opposite side of Thrapston Road.

Any trees which need to be removed should be replaced by new plantings. The car park capacity for the Care Home needs to be reviewed as the 28 spaces seem too little for 60 residents and staff. Brampton Parish Council does not wish to see the overspill of cars into neighbouring streets.

Subject to the above being taken into consideration, Brampton Parish Council may consider a two storey application for the Care Home.

Brampton Parish Council would like to point out to HDC that a letter from a local resident was received a considerable time after the initial application was sent to Brampton Parish Council (copy attached). This resident had not become aware of the application as her boundary line does not face the proposed development, however, she lives in a neighbouring road.

No observations either in favour or against the proposal

D Steel, Assistant Clerk to Brampton Town/Parish Council. (For GDPR purposes please do not sign)

Date : 12 Feb 19

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.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)
Planning Control Department  
Huntingdonshire District Council  
Pathfinder House  
St Marys Street  
Huntingdon  
PE29 3TN  
8th February 2019  
To whom it may concern,  
Re: Planning Ref 19/00038/OUT Meadow View Farm, Thrapston Road  
I have had to call your planning department this week and speak with planning as to why I have received no letter notifying me that a planning application has been made for this site which is close to my property. I have been informed that my boundary line does not face the proposed development and therefore it is council policy not to notify me. This policy will mean that only a handful of residents in Crane Street have been informed of this application, which if approved will have consequences on the residents of all nearby roads and the village infrastructure itself. My concerns regarding this planning application are as follows:  
1. Due to a large number of developments we have no green space around our home if this land is developed. We purchased our home to be in a countryside setting.  
2. I use Thrapston Road to access my home in Crane Street, Thrapston Road regularly floods, is poorly lit, in very low temperatures there have been many instances of cars skidding on the ice. Low number are reported to the police because there have not been many injuries.  
3. At present there are cars and lorries parked on Thrapston Road which have highlighted to residents and the council that residents accessing/ leaving Crane street via Thrapston Road need a clear view, and cars parked along Thrapston Road jeopardise this.  
4. Brampton has no 3 storey buildings and residents are keen for any developments to be in keeping with the look of the village. A 3 storey care home and 2 storey block of flats are not in keeping with the village and certainly not in keeping with the side of the village that Meadow Farm is on. I also believe a care home has already been approved on the former Brampton MOD site which again our local GP surgery is having to care for these patients.  
5. There does not appear to be any immediate necessity to build a care home of this magnitude, there are several care homes in Huntingdon close by which are undersubscribed when I have contacted them, on one site building has been postponed. These builds are in keeping with their immediate location, this 70 bed 3 storey care home would not be. A 2 storey block of flats is also not in keeping with its location.  
6. Car Parking concerns for care home, only 28 spaces have been provided for use by the approx 70 residents/ visitors and staff, this is an unrealistic amount of allocated parking and will lead to regular build up on parking on Thrapston road causing visibility concerns to drivers and possibility of obstructions to emergency vehicles.  
7. Where are the residents of the 30 swellings and 2 storey building of flats going to park their cars?  
8. Our village GP surgery is shared with Alconbury and has already had to take new patients due to the developments already built, this is impacting residents being seen in a timely manner and there are also developments still being built. The GP surgery has 8 parking spaces and Crane Street is currently being used as an overspill car park and there are frequent issues with parallel parking and visibility for drivers approaching the bend in Crane Street. Having
worked in a GP surgery who took on patients from a local care home, I am aware at just how little carers are able to do without a GP consultation, this will put immense strain on our already stretched GP surgery. An additional 70 patients requiring constant care plus another 120 patients generated from the proposed dwellings will impact on the time and quality of care existing residents can expect.

9. Opening times of the care home and times of deliveries and visitors, this is a quiet site and peaceful location, 24 hour traffic, emergency vehicles and deliveries will negatively impact on existing residents rights to enjoy peaceful property which they currently have.

10. Concerns re suitability of the location of such a care home in a poorly lit village, no bus route directly to the care home. That area of Thrapston road is pitch-black and also currently has traffic at 40mph travelling down it.

11. The racecourse events also mean that their visitors will also park on Thrapston Road, where will residents park?

12. The local primary school has only been extended to accommodate children from the one main development on the former RAF site. Therefore the affordable homes being built next to Brampton Golf Course, Brampton Gate developments currently being built and this proposal will mean that there is no capacity for the school to provide education to these residents.

13. Impact on the view of residents living directly opposite this site, we are used to seeing green open space and little noise, this will completely change our community and overdevelop our village.

14. Serious road safety concerns for Crane Street which is currently used as a short cut to get to the A1, there is a sharp bend in Crane Street and due to the patients double parking for access to GP surgery, visibility is poor. This development will further add to that parking and also generate a higher volume of traffic for Crane Street.

15. There is currently one community park- Brampton Memorial Park which is well utilised and people are unable to park there of a weekend. Brampton is in need of a large green area which can be developed into a community park and Meadow View is a prime location for this and would be in the best interests of all Brampton residents.

As specified when I called earlier this week, please add me to your mailing addresses so that I am notified about any changes to this application. I suggest that in the interests of fairness that all residents on Crane Street and Miller Way are notified.

I look forward to receiving your response to the concerns raised below.
Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
Developmentcontrol@huntingdonshire.gov.uk

Head of Planning  
Services Pathfinder House  
St. Mary’s Street  
Huntingdon  
Cambridgeshire PE29 3TN

Application Number: 19/00038/OUT  
Case Officer: Laura Fisher

Proposal: Outline Planning Application for residential development of up to 30 dwellings and a care home of up to 70 beds, with all matters reserved except for the two main vehicular accesses.

Location: Meadow View Farm, Thrapston Road, Brampton, Huntingdon, PE28 4NN

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)
- No observations either in favour or against the proposal

Brampton Parish Council recommends refusal. We do not agree with the proposal for a 3 storey care home, it is out of keeping with other housing in the area. In addition, Brampton Parish Council cannot agree to yet more residential development as shown adjacent to the care home.

Brampton Parish Council approves the removal of T1 due to possible damage to the house, a tree to be replanted elsewhere in the garden. T2 should not be removed, it should be pollarded as necessary.

D Steel, Assistant Clerk to Brampton Town/Parish Council. (For GDPR purposes please do not sign)

Date : 19 July 19

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.

Please send response to email address:

below:-

Development.control@huntingdonshire.gov.uk

(Development Management)
PROPOSED SITE ACCESS STRATEGY

MEADOW VIEW FARM, BRAMPTON, CAMBRIDGESHIRE

FOR INFORMATION

WESTERN ACCESS
SCALE: 1:500

Proposed uncontrolled crossing to provide connection with existing pedestrian infrastructure

EXISTING PROW

VESTED SPLAY 2.4m x 120m (BASED ON DMRB @ 40mph)

Proposed uncontrolled crossing to provide connection with existing pedestrian infrastructure

EASTERN ACCESS
SCALE: 1:500

Proposed uncontrolled crossing to provide connection with existing pedestrian infrastructure

KEY
- SITE BOUNDARY
- VISIBILITY SPLAY 2.4m x 120m (BASED ON DMRB @ 40mph)
- EXISTING PROW

Title
MEADOW VIEW FARM, BRAMPTON, CAMBRIDGESHIRE

FOR INFORMATION

PROPOSED SITE ACCESS STRATEGY

Project
MEADOW VIEW FARM, BRAMPTON, CAMBRIDGESHIRE

Drawn by
VB

Issue date
11 APR 17

Scale(s)
1:1250 @ A3

Drawing No
P17025-001D