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St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 17/00906/OUT Case Officer Dallas Owen
Proposal: Outline planning application for residential development of up to 135 dwellings and additional parking for St. Helen's Primary School, including vehicular access, public open space, pedestrian links, car parking, drainage, and other associated works.
Location: Land West Of Longacres Colne Road Bluntisham
Observations of Bluntisham Town/Parish Council.

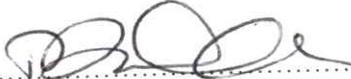
Please ✓ box as appropriate

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

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

See separate document for full reasons

No observations either in favour or against the proposal

 Clerk to Bluntisham ~~Town~~ Parish Council.

Date : *25.5.17*

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)

Bluntisham Parish Council – planning comments 17/00906/OUT

The Parish Council unanimously **REFUSE** this application at its Planning Committee meeting on 24 May 2017 for the following reasons:

Five Year Land Supply: the Parish Council is aware that Huntingdonshire District Council (HDC) has an obligation to demonstrate an up to date five year supply of deliverable housing sites under the conditions imposed by the NPPF. From HDC's Annual Monitoring Report published in December 2016 this is currently set at 5.24 years and incorporates a 5% buffer applied to both the requirement and the shortfall on delivery from 2011 - 2016. Since 2006 HDC have exceeded the housing requirement in six of the last ten years and predicted completions over the next five years indicate that the achievable supply is more than sufficient to both meet the current requirement and make up any previous shortfall. As HDC can fully demonstrate a five year supply of housing land and its current policies are fully up to date there is no reason why this site should be given approval.

Loss of agricultural land: HDC's draft Local Plan to 2016 sets out that there is little brownfield land in the District, this is not a listed location. In addition the District benefits from good quality agricultural land mostly classified as grade 2 of which the PC are of the opinion that this site falls within. The proposal would therefore result in an irreversible loss of good quality agricultural land.

Scale and Appearance: HDC Local Plan policies En25, HL5 and LP5 seek to ensure that development respects and enhances its local setting and responds and improves the character of the local built environment. Design is also identified as a core principal of sustainable development in the NPPF. The area currently forms part of a green field (agricultural) buffer between the villages of Bluntisham and Colne. Although the outline application indicates that the development is predominately 2 storey dwellings the overall scale and encroachment into this agricultural buffer will have a detrimental impact on the character and appearance of the countryside. The PC acknowledges that NPPF (Para 55) makes exceptions to development in the countryside where proposals would result in design of exceptional quality or innovation, the PC are of the opinion that this development is neither exceptional or innovative and therefore does not qualify as an exceptional site. The development is therefore contrary to HDC's policies and the NPPF.

This site is within the countryside and is not built up, it is beyond the line of the existing dwellings within the village and would have the effect of making Bluntisham & Colne conjoined.

In spite of the reasons for the PC objections above if HDC is mindful to recommend approval or if the proposal is subsequently subject to a planning appeal against its refusal the PC would wish the following to be included as minimum Section 106 requirement:

St Helens School: Assessment of existing classroom facility to cater for children's education at Pre School to 11 years level (financial details to be confirmed at a later date)

Colne Road: To cater for the additional vehicle movements from the creation of this development full traffic calming measures along a stretch approximately 1/2 mile either side of St Helens school, this to include a controlled crossing facility, maximum 20mph restriction with associated physical enforcement measures and improved off road parking for parents.

Village Generally: A full review of existing play facilities for up to 16 years with appropriate development within the existing playing field area accordingly.

Planning Condition: Noise and dust suppression by limiting the hours of working to Monday to Friday 8am to 17.00 and Saturday 8am to Noon with no access during school drop off/pick up times.