

HUNTINGDONSHIRE DISTRICT COUNCIL

DEVELOPMENT MANAGEMENT PANEL

15 FEBRUARY 2016

Case No: 1401887OUT (OUTLINE APPLICATION)

Proposal: RESIDENTIAL DEVELOPMENT OF UP TO 74
DWELLINGS INCLUDING ACCESS

Location: LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE
WARBOYS

Applicant: MR AND MRS J STOKES Grid

Ref: 531045 279881

Date of Registration: 14.11.2014

Parish: WARBOYS

RECOMMENDATION - The Panel delegates authority to the Head of Development to secure two elements (a future road connection point and a travel plan) by planning conditions rather than s106.

- 1.1 Members are reminded that at their September 2015 Development Management Panel Meeting they resolved, subject to the prior completion of a S106 obligation relating to affordable housing, informal green space, outdoor sport, green space maintenance, wheeled bins, green travel plans and conditions to be determined by the Head of Development to include those listed in paragraph 8 of the report, to approve the outline application as referenced in the heading of this report.
- 1.2 In the officer panel report and the Friday letter, Members were advised that the proposed development should not prejudice the redevelopment of the adjoining site (Land at Fenton Fields Farm Bencroft Lane)- a site which is also allocated for residential development. At the time, Members were advised that the S106 will ensure that a future road link is provided to ensure that the Fentons Field site is linked with the site the subject of this report.
- 1.3 It is an established principle of planning law that a Section 106 should only be used where an obligation cannot instead be secured by condition. Therefore the applicant has since requested that both the travel plan and the requirement to provide access to the adjoining site be removed from the S106 and secured by two planning conditions. The County Council have advised that they do not require the travel plan to be part of the Section 106.
- 1.4 Officer are satisfied that the two elements can be secured by the two following planning conditions, and that the conditions will meet the 6 tests outlined in Paragraph 203 of the National Planning Policy Framework namely that it is, necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.

2. Suggested Conditions:

2.1 Condition

No development shall commence until (i) a plan showing the extent of the road network within the site which is to be adopted by the local highway authority and (ii) a scheme for the construction and long term management of any development roads which are not to be publicly adopted has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- a. details, including the exact location of a future road connection point to link the site with the Fentons Field Farm site to the east;
- b. details of all road and footway cross-sections showing their construction;
- c. details of lighting;
- d. the provision to be made for access to these roads by local authority refuse collection vehicles.

The approved road network shall be completed in strict accordance with a timetable to be submitted to, and agreed in writing by the Local Planning Authority.

Reason

To ensure that the future development potential of the allocated site the east is not compromised by the development hereby approved, in the interests of residential amenity and highway safety.

2.2 Condition

Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a 'New Residents Travel Pack'. The contents of this shall be submitted to and approved in advance by the District Council as local planning authority and shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers.

Reason

To promote sustainable transport

- 8. RECOMMENDATION - The Panel delegates authority to the Head of Development to secure two elements (a future road connection point and a travel plan) by planning conditions rather than s106.**

CONTACT OFFICER:

Enquiries about this report to **Mr Andrew Cundy Team Leader North Area 01480 388370**

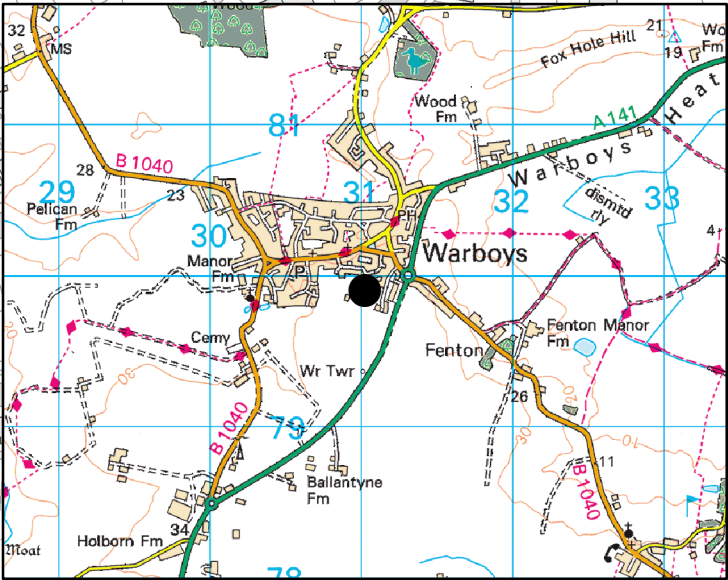
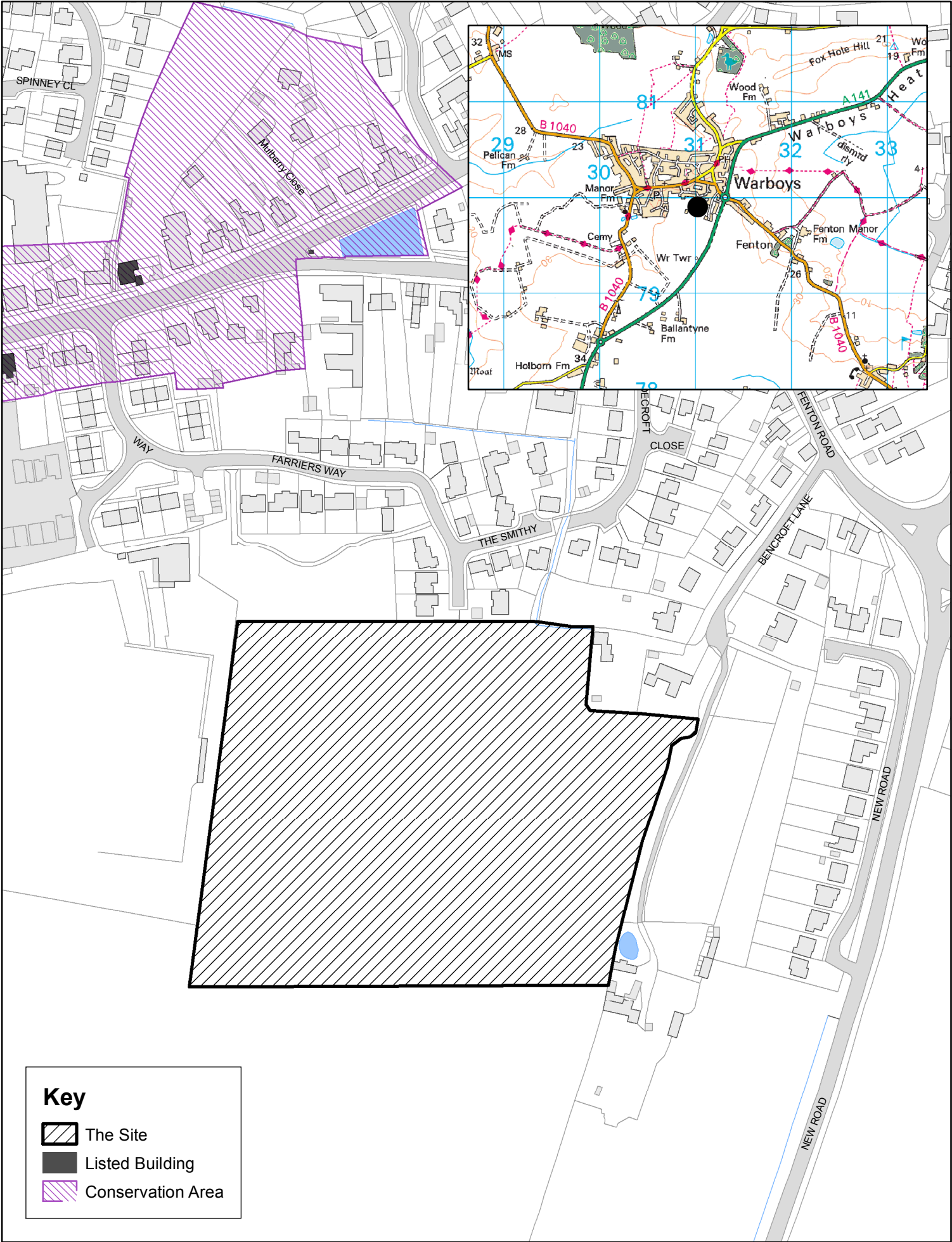
Development Management Panel



Scale =1:2,500
Date Created: 01/02/2016

Application Ref: 14/01887/OUT
Location: Warboys

© Crown copyright and database rights 2016
Ordnance Survey HDC 100022322



Key

 The Site

 Listed Building

 Conservation Area

GREEN PAPERS FOLLOW

Case No: 1401887OUT (OUTLINE APPLICATION)

Proposal: RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS INCLUDING ACCESS

Location: LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE

Applicant: MR AND MRS J STOKES

Grid Ref: 531045 279881

Date of Registration: 14.11.2014

Parish: WARBOYS

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site measures 3.65 ha and is located to the south of Farriers Way. The site is within 700 metres of the village centre which is a key service centre, and a range of service and facilities are available here including: local shops; health facilities indoor and outdoor sports facilities and a primary school. There are also a series of Local employment opportunities within the key service centre.
- 1.2 The site is currently used for agricultural purposes. The land is entirely in arable cultivation use. The site is free from buildings or other structures. The site is broadly level across its entirety. The land slopes upwards approximately 1.5 metres from north to south, and approximately 0.4 metres from west to east
- 1.3 The site is rectangular with an extended smaller section to the eastern edge. The site lies immediately to the south of the Warboys built-up framework. The access point into the site, currently demarcated by a closed boarded fence (Farriers Way) and several residential plots, defines the northern boundary. The eastern boundary is defined by a field drain and significant hedgerow interspersed by mature trees. Similarly the western boundary is defined by a small drain and hedgerow with a handful of trees towards the southern end of the boundary. Beyond the western boundary lies Warboys sports club. The southern boundary is entirely open and undefined.
- 1.4 Access to the site is achieved from Farriers Way to the north. Existing bus stops are located on High Street and Mill Green.

- 1.5 The Environmental Agency's Indicative Flood Risk Map shows the site lies within Flood Zone 1. The Huntingdonshire District Council Strategic Flood Risk Assessment also indicates that the site lies in 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.
- 1.6 The site is identified for allocation for residential development within the emerging local plan. In terms of this application, outline planning permission is sought for a residential development of up to 74 dwellings including access. The application is in outline but access is to be considered at this outline stage. Layout, Scale, Appearance and Landscaping are reserved for future consideration and determination. The application is accompanied by an illustrative layout showing how it could be developed and demonstrating that the site is capable of accommodating the scale of development proposed. The illustrative layout is not necessarily the way the development will be carried out; that will be established at the reserved matters stage.

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.

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
 - H38: Noise Pollution
 - T18: Access requirements for new development
 - T19: Pedestrian Routes and Footpath
 - R7 Land and Facilities
 - R8 Land and Facilities
 - En12: Archaeological Implications
 - En13: Archaeological Implications
 - En17: Development in the Countryside

- En18: Protection of countryside features
 - En20: Landscaping Scheme
 - En22: Conservation
 - En23: Conservation
 - En25: General Design Criteria
 - CS8: Water
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- HL5 - Quality and Density of Development
 - HL6 - Housing Density
 - OB2 - Maintenance of Open Space
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS3: The Settlement Hierarchy
 - CS4: Affordable Housing in Development
 - CS10: Contributions to Infrastructure Requirements
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- LP1 Strategy and principles for development
 - LP2 Contributing to Infrastructure Delivery
 - LP6 Flood Risk and Water Management
 - LP9 Development in Key Service Centres
 - LP 11 The Relationship Between the Built-up Area and the Countryside
 - LP13 Quality of Design
 - LP15 Ensuring a High Standard of Amenity
 - LP17 Sustainable Travel
 - LP18 Parking Provision
 - LP24 Housing Mix
 - LP25 Affordable Housing Provision
 - LP 28 Biodiversity and Protected Habitats and Species
 - LP 29 Trees, Woodland and Related Features
 - LP 30 Open Space
 - LP 31 Heritage Assets and their Settings
- 3.5 Proposed Allocation (Housing) WB1 - The site forms the substantive part of a 4.6 ha site allocated for housing of approximately 70 dwellings with successful development of the site requiring: appropriate vehicular access being made from Farrier's Way to serve the site; provision of landscaping on the southern boundary to provide a soft edge to the village and on the western boundary to maintain the character of the sports ground; and provision of pedestrian and cycle access to the sports ground to the west.
- 3.6 Huntingdonshire Landscape and Townscape Assessment (2007)
- 3.7 Huntingdonshire Design Guide (2007)
- 3.8 Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

15/00120/OUT Residential development at Land at Fenton Fields Farm Bencroft Lane refused on the 3rd June 2015 for the reasons outlined below:

R1 - The proposal would be contrary to the provisions of proposed allocation (Housing WB1) of the Huntingdonshire's Draft Local Plan to 2036: Stage 3 specifically WB1 states that appropriate vehicular access shall be made from Farrier's Way to serve the site. The proposed vehicle access to the site from Bencroft Lane is substandard by reason of inadequate pedestrian footway provision, inadequate carriageway width, lack of turning head and poor vehicle to vehicle visibility at its junction with Fenton Road which cannot be adequately mitigated. The additional traffic generated by the proposed development would intensify the use of the access road and the junction, and would thereby have an adverse impact on the free-flow and safety of existing road users. The application is therefore contrary to policy LP18 of the Draft Local Plan to 2036 (Stage 3) and the NPPF.

R2 - The proposal fails to constitute sustainable development by virtue of the contents of paragraph 119 of the NPPF in that inadequate information has been submitted to allow the LPA to assess and carry out its statutory duties in terms of the Habitant Regulation in relation to whether the proposal development will cause harm to protected species notably bats and Great Crested Newts. The application is also contrary to policies En22 of the Huntingdonshire Local Plan 1995, CS1 of the Adopted Huntingdonshire Core Strategy 2009, and LP28 of the Draft Local Plan - 2036.

5. CONSULTATIONS

5.1 Representations on Huntingdonshire's Draft Local Plan to 2036 Stage 3 consultation (specifically with regards to WB1) are included in the report.

5.2 **Anglian Water**

Waste water treatment - The site is in the catchment of Oldhurst Water Recycling Centre (WRC) which does not have capacity available. A drainage strategy will need to be prepared in consultation with Anglian Water and the Environment Agency to determine whether additional flow can be discharged to watercourse and to cover temporary measures in the interim, if additional capacity can be provided at the WRC. Anglian Water recommend a condition requiring the drainage strategy covering the issue(s) to be agreed.

Foul Sewage Network - Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

Anglian Water request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. Whilst it is suggested that connection will be to Victorian sewers, the drainage strategy drawings provided are unclear, and looks like connection to the public sewerage network is to be utilised. We would wish to see evidence that the surface water hierarchy has been followed before agreeing a connection to the public sewerage network. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We will request that the agreed strategy is reflected in the planning approval.

Officer's Response: Details of Surface water and foul water drainage strategies are requested to be submitted at a future date.

- 5.3 **Cambridgeshire County Council (CCC) Archaeology** - Objection - The site is located on the southern edge of the historic settlement of Warboys. Archaeological investigations in advance of development to the west identified features of medieval date (HER ECB90, ECB407). Within the broader landscape, archaeological investigations have demonstrated that the clay landscape around Warboys was extensively settlement and managed throughout the late prehistoric and Roman periods (including works on and around the former Warboys airfield to the south-west). It is likely that significant archaeological assets will survive in the area and that these would be severely damaged or destroyed by the proposed development. The senior archaeologist recommends that the site be subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to the any planning determination. The evaluation results should allow for the fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains within the development area. An informed judgement can then be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of important archaeological remains in situ. It is standard practice for this office to provide a design brief for such an evaluation.

Officer's Response: A condition requesting the applicant to submit a scheme of Archaeological works is recommended.

- 5.4 **Environment Agency** - No objection - subject to conditions - The submitted Flood Risk Assessment (FRA) demonstrates that an acceptable surface water drainage scheme can be provided on site, with a reduction in existing Greenfield runoff rates from the site during extreme events. Notwithstanding, further details of the proposed drainage scheme will be required at the detailed design stage as the location of the proposed swails/balancing ponds has not yet been determined. The Environment Agency consider that the proposed development will only be acceptable if a planning condition is imposed requiring submission of a detailed surface water drainage scheme and a scheme to dispose of foul drainage.

Officer's response: The above has been secured by condition.

- 5.5 **HDC Environmental Health** - No objection - The officer has gone through the information supplied and agree with the finding that, according to the information available, there are no significant pollution risks and therefore have no objection to the application being granted and do not require any conditions, relating to land contamination, to be included.
- 5.6 **Cambridgeshire Fire and Rescue Service** - No objections - adequate provision should be made for fire hydrants, which may be by way of Section 106 Agreement or a planning condition
- 5.7 **Cambridgeshire County Council Highways (CCC)** - No Objection - Having reviewed the revised TA submitted in support of the above application (1380 - Transport Assessment Rev C - Farriers Way Warboys) CCC confirm that the TA is fit for purpose and therefore have no objection to this site subject to the imposition of suitable conditions on any planning permission granted
- 5.8 **HDC Housing** - No objection subject to a S106 legal agreement to secure provision of affordable housing
- 5.9 **Middle Level Commissioners (MLC)** - Object for the following reasons:
Surface Water Disposal/External Flood Risk - According to their records the site is within the catchment area of Bury Brook, an Environment Agency Main River, which discharges into the Commissioners High Lode downstream of the Great Whyte Tunnel. The MLC advise that Bury Brook floods on a regular basis and creates high water levels within their system and as a result all discharges into it must be regulated to the greenfield rate of run off. Previously the MLC have left the Agency to supervise this but due to concerns about the site's potential impacts downstream the MLC feel that they should also be involved in this proposal.

Treated Effluent Disposal - It is anticipated that foul effluent from this development would be directed to Anglian Water Services Oldhurst Waste Water Treatment Works which is currently at capacity in terms of its consented flows and therefore does not have capacity available to manage additional flows from increased development within its catchment. Whilst it is accepted that Anglian Water Services may advise that there is capacity within its Waste Water Treatment Works to accept foul effluent from the proposal, the receiving water course system High Lode - a middle level water course, via Bury Brook may not have the capacity to accept the increased volume of treated effluent discharging and this could increase the risk of flooding and environmental damage within their system and the local area. It is noted that a Flood Risk Assessment has been supplied as part of the planning submission, as required by current local and national guidance. However having undertaken a brief review the MLC consider that it does not consider all the relevant issues or adverse impact on the local water level management systems, water, natural or built environment and, therefore, does not meet the commissioners approval at this time.

The commissioners will require the provision of a proper appropriate Flood Risk Assessment which must advise whether there is any

material prejudice to their system, the local water level management systems, water, natural or built environment and be supported by suitable adequate technical data and designs and consider and include other forms of flooding.

Officer's response: The above concerns have been addressed under the 'Drainage and flood risk' heading in the 'Summary of Issues' section of this report.

5.10 **HDC Operations:**

Open Space - No objection - Based on 74 dwellings of unknown size properties, this development require in the region of 3600m² of Public Open Space of which 1376m² should be safeguarded for the use of children and be free of obstruction. The remainder should be laid out to suit the development and expected community. The officer states that maintenance rates for the open space on site provision would be in line with the Developer Contributions SPD.

Refuse - The amended layout now appears more favourable for our vehicles to access the site. Notwithstanding the officer requires a tracking plan before any undertaking can be made. In addition HDC Operations have concern about the shared driveway roads and may require bin collection points for these roads.

Officer response: To be secured by condition and in the s106 legal agreement.

5.11 **Police Architectural Liaison Officer (PALO)** - No Objection - No in principle objection regarding the proposed outline application. The PALO has viewed the application and paid particular attention to the details in relation to the, Community Safety and Crime Reduction aspects of the proposal. Within the area in the past two years there has been 28 crimes and 8 instances of antisocial behaviour. The PALO advises that inappropriate permeability can lead to increased crime and antisocial behaviour. However advises that the revised plan addresses his concern with regards to this. The PALO is also satisfied that parking is located in such a position to allow surveillance from the surrounding properties

5.12 **Pidley-cum-Fenton Parish Council** - Support - Construction traffic should be re-routed away from the Parish of Pidley-cum-Fenton

5.13 **Sport & Active Lifestyles Team** - No objection - The Developer Contributions SPD 2011 (Page 25/B.44) states that developments between 10 and 449 units will be required to make this offsite contribution to enhance existing facilities. The outdoor contribution should be £39,126 or £528.72 per dwelling as an offsite contribution. The calculation is based on Sport England's Sports Facility Calculator and the SPD Section Green Space and only on grass pitches cost. Projects in the Warboys locality were identified in the Huntingdonshire Sports Facility Strategy:
*Warboys Sports Field, Forge way. New changing facilities and ancillary facilities for the Colts/Youth Football Section
Taking this into account a contribution should be required towards developments at the existing colts football site in Warboys which is needs improvements to cater for the increased population.

- 5.14 **Warboys Parish Council** - Recommend refusal on the following grounds
- a) That the existing proposed access via Farriers Way is inadequate to accommodate the number of dwellings proposed in this development in terms of its inadequate width and the volume of vehicles regularly parked on street both from the existing dwellings and overspill from nearby Warboys Sports Ground
 - b) That the proposed access via Forge Way is inappropriate given that the dwellings in that road are specifically provided for the elderly, many of whom are infirm or disabled
 - c) That the transport assessment accompanying the development fails to acknowledge the development at the rear of 64 High Street which is currently taking place or the volume of traffic to the Warboys Sports Ground which is accessed off Forge Way and which results in a substantial number of vehicles being parked in Forge Way and Farriers Way when matches are taking place
 - d) That the application is misleading inasmuch as the Planning, Design and Access Statement categorically states in the section on 'Accessibility Profile' that 'the proposal provides for adequate vehicular and pedestrian access and egress to and from the site by way of an extension to Farriers Way public highway (page 39) However the drawing A/41949/18 shows a proposed road link via Madecroft which is not mentioned in any of the documentation submitted in support of the application
 - e) That the capacity of the main surface water sewer in the High Street is insufficient to accommodate the additional run-off from the development, as are the open ditches running to the north from the site which it is proposed will carry surface water run off
 - f) That there is existing evidence of flooding of garden and dwellings in the eastern part of the village (Madecroft, Fenton Road and New Road) exacerbated by recent development which would be further compromised by the development proposed
 - g) That the indicative layout submitted shows further hammer heads leading south from the proposed development which suggests that further applications will be submitted for the development of the land to the south of the site at some point in the future which will be accessed via Farriers Way; and
 - h) That the Moat House Surgery which serves Warboys has insufficient capacity to accommodate further patients, having recently announced changes to its appointments system as it is unable to cope with current demand

Officers Response: The above issues have been addressed in the 'Summary of Issues' section of this report, as well as by appropriately worded conditions and in the section 106 legal agreement.

6. REPRESENTATIONS

- 6.1 Representations on the planning application
66 local residents have been formally consulted on the 14th November 2014 and again on the 28th April 2015. Eighty two neighbour representations have been made, these representations are summarised below
- 6.2 **Community Engagement**
- An objector explained that in the statement of community involvement prepared by Robinson and Hall LLP it states that in May

to July 2013 a consultation on a complete draft local plan was undertaken - a limited number of representations were made (8 in total) where two were in support of the scheme - the objector explained that it has recently come to light that one of the supporters is in fact not a neighbour but a resident of a nearby village who runs a real estate company and is a property developer - the second supportive comment was supplied via an agent.

- The objector is unclear as to where the 2 letters in support originated from, and explained that these would appear to have been made from an individual connected to a company which seem to have a vested interest in being able to develop Bencroft Lane.

6.3 **Policy concerns**

- Some objectors argue that the proposal contravenes the Council's own planning Policy: Policy CS3 of the Core Strategy which designates Warboys as a Key Service Centre - Service Centres are defined as settlements in which development schemes of moderate and minor scale and infilling may be appropriate within the built up area - That same policy defines a moderate scale development would be 10-59 dwellings

- Objectors argue that the proposed development is premature - the council has not yet gone through a Site Specific Allocation Selection process of part of its emerging new Local Plan - Determining this application in advance of any comprehensive site analysis would be prejudicial to the Council's objective of achieving sustainable spatial development within the district

- Objectors also argued that the proposal involves the development of a green field site - it should not be considered until such time as the Council are satisfied that the housing needs for Warboys cannot be accommodated using previously-developed land

- Objectors stated that if Warboys is to accommodate housing growth in the future, it should be in the form of smaller scale developments on brownfield sites where the impacts would be significantly less than one large sprawling estate

- Moreover, they explained that the need for additional housing in Cambridgeshire should be concentrated on brown field sites first before expanding in new green field locations

- No evidence put forward to confirm that these new houses are actually needed.

6.4 **A large number of objectors raised issues in respect of Access/parking/highway concerns, including the following (summarised):**

- Vehicular access to the proposed housing estate will increase traffic flow along the lane significantly and change the character and road safety along the lane

- A full independent assessment of these roads needs to be carried out to ascertain the safety and manoeuvrability for current and possible future residents;

- The traffic survey submitted by the developer gives a very low estimate of the predicted traffic flow to the site - the suggestion that all parents will walk their children to school is a total misconception - in addition the survey was not taken on an average day - conditions were foggy for the first hour which could have adversely affected the traffic conditions

- The traffic survey submitted by the developer is a very low estimate of the predicted traffic flow to the site.

- The number of visitors to Jubilee Park is increasing month on month, the proposed development will exacerbate the problem
- The traffic survey does not take into account the current new build of 14 houses behind the Sports Field and the level of on road parking in Forge Way outside the sheltered accommodation which reduces the main access off the High Street to single lane, as well as the volume of vehicles at the weekend when parents are dropping off their children or parked along Forge Way and Farriers Way throughout the year at football and cricket matches.
- The estimated traffic movements per dwelling are inaccurate and likely to be much higher
- The local road network will be unable to cope with the additional traffic that this development will generate.
- The already limited public transport offer will be unable to cope with increase in the population
- The proposal will result in significant highways safety issues and will fail to comply with Climate change and sustainability policies.
- Insufficient car parking provision
- The proposal will result in parking restrictions being implemented across Warboys
- Proposal will result in illegal parking across driveways and in the car park of the adjacent sports field
- Proposal makes insufficient provision for emergency vehicles to access the site.

6.5 **More grounds of objection include the following:**
Excessive density and development out of character with surrounding area
Amenity concerns including loss of daylight/sunlight, increased sense of enclosure and additional overlooking
The poor layout of the Proposal will result in an increase in Crime
Insufficient Infrastructure to support the proposal
Proposal will result in an increase in flooding
Loss of habitat for various species, including protected species.
Lack of Landscaping
Proposal will worsen air quality and result in an increase in noise
Application form filled out incorrectly
Disruption during the Construction Phase

6.6 Notwithstanding the above objections, a final round of consultation letters were sent out on the 20th August 2015. At the time of writing, twenty six letters of objection have been received. These representations are summarised below:

- 14 day consultation period insufficient time to reply
- The revised plans do not address the concerns already raised by the local community.
- Development on this site will result in agricultural land being taken out of food production
- The transport assessment has been commissioned by the landowner and therefore cannot be considered objective
- Inaccurate traffic survey
- No consideration has been given to the best option, namely linking the new development directly onto the A141
- Warboys is a Rural commuter village and does not have sufficient infrastructure to support a development of this scale

- Inadequate drainage of both foul and surface water

6.7 Officer Comment: The above issues have been addressed in the sections below under the 'Summary of Issues' section of this report

7. ASSESSMENT

7.1 The main planning issues are:

- The principle of development
- Loss of Agricultural Land
- Transport and Highways
- Drainage and Flood Risk
- Landscaping, Trees and Ecology
- Contamination
- Archaeology
- Impact on character and appearance of area
- Impact on Heritage Assets
- Residential amenity: Impact on existing neighbours and future occupiers of the site
- Crime Prevention
- Section 106/Community Infrastructure Levy (CIL)

The Principle of development

7.2 Warboys is defined as a Key Service Centre in the Core Strategy and emerging Local Plan. In the emerging Local Plan, the application site is identified as part of a proposed Allocation WB1 - South of Farrier's Way, Warboys. This emerging Local Plan identifies the 3.6 ha plot as a future housing site for approximately 70 dwellings. The proposed allocation sets out a number of requirements which need to be addressed as part of any future development proposals, specifically:

- appropriate vehicular access should be provided from Farrier's Way to serve the site
- provision of landscaping on the southern boundary to provide a soft edge to the village and on the western boundary to maintain the character of the sports ground
- provision of pedestrian and cycle access to the sports ground to the west

7.3 Having regard to the prevailing Development Plans in the district, the application site lies in the countryside and as such residential development would normally be contrary to policies H23, En17 of the Local Plan and CS3 of the Adopted Core Strategy. Notwithstanding this position, applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore necessary to consider whether there are any material considerations that indicate that the application should be approved as a departure from the Development Plan. The emerging Local Plan is a material consideration.

7.4 In line with the guidance in paragraph 216 of the NPPF, the relevant policies in the Draft Local Plan should be given weight according to:
* the stage of preparation of the emerging plan (the more advanced the preparation, the greater 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 the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

- 7.5 In relation to the first bullet point of paragraph 216 of the NPPF, the draft Local Plan is in the final stage of preparation towards the proposed submission publication. This stage ("Stage 4") of the Local Plan will present a complete draft plan as the Council intend it to be submitted to the Secretary of State. The Proposed Submission (Stage 4) is likely to start in Autumn 2015. The application site, as explained above, is a proposed allocation site in the latest published version of the Local Plan ("Stage 3") which underwent consultation in May-June 2013.
- 7.6 In relation to the second bullet point of paragraph 216 of the NPPF, this application relates to a proposed allocation. At stage 3, nine representations were received referring specifically to this site (3 comments of support, one with observations and 5 objecting). The comments received raise concerns with development on the site for numerous reasons, one being the principle of development on greenfield land. It is apparent that some of the concerns raised cannot all be resolved, for instance the principle of development, however some impacts such as noise and disturbance during the construction phase may be able to be mitigated, and a comprehensive set of conditions have been recommended to ensure mitigation measures as secured.
- 7.7 In relation to the third bullet point of paragraph 216 of the NPPF, the Local Plan is being prepared explicitly to be consistent with the NPPF.
- 7.8 The decision as to the weight that should be given to the draft Local Plan is a matter for decision makers having regard to guidance. The officer view is that some weight should be given to the status of the site in the draft Local Plan process as an additional site that has the potential to accommodate in the region of 70 new dwellings.
- 7.9 It is also relevant to consider whether it is premature to determine this planning application at this stage. The draft Local Plan preparation and consultation process does not preclude the Local Planning Authority from dealing with planning applications made in respect of this site (or any other), and it will be very difficult to defend a reason for refusal based on prematurity, because the Planning Practice Guidance (2014) paragraph 014 states that '...in the context of the Framework and in particular the presumption in favour of sustainable development - 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. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

- 7.10 Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan making process.'
- 7.11 Having regard to the criteria listed above it is not considered that a refusal on grounds of prematurity could be justified, and would be difficult to defend on appeal. A total of nine comments were received on the proposed allocation, 3 comments were received supporting the allocation the remainder objecting or with observations. The strategic plan making process will not be undermined by this development and therefore it will not be premature to determine this application at this time.
- 7.12 The current proposal for the site should therefore be considered in light of the Draft Local Plan Proposed Allocation, the National Planning Policy and material considerations in relation to the proposals. If it is found that the proposals are not unacceptable, planning permission should not be withheld.
- 7.13 Concerns have been raised regarding the need for further development in Warboys and the need to develop this particular site. As explained, the application site has been identified in the Draft Local Plan as a housing allocation, with the purpose of promoting sustainable growth. Whilst recognising that Warboys is experiencing some housing development, there is still a need to plan for further housing developments in the District (not planning for future housing developments is not an option). As stated, the site has been identified in the Draft Local Plan as a suitable location for housing. The Draft Local Plan states that, in addition to the strategic sites at Alconbury Weald, St Neots East and Wyton Airfield, the market towns and Key Service Centres (which includes Warboys) will make provision for 7850 new homes by 2036. The housing development planned for the strategic sites mentioned above will come forward later in the plan period, and on their own will not be sufficient to meet the identified housing need, especially in the short to medium term. It is essential that the Council continue to bring forward the identified sites in the key service centres to ensure the 5 year housing targets are met. This proposal will significantly contribute towards the need as defined.

Loss of agricultural land:

- 7.14 A number of neighbours objected to the proposals on grounds that the proposal concretes over arable land. The application site is predominantly Grade 2 with some Grade 3 agricultural land (this is stated in the Council's environmental capacity study). As stated above, the conclusion of the Council's assessment of this site as an

additional site for inclusion in the Local Plan is that the site has potential for residential development. It is therefore considered that whilst the loss of agricultural land is regrettable, in this instance the benefits that additional housing, 40% of which will be affordable, will bring to this part of Huntingdonshire District will outweigh the harm that is the loss of Grade 2 and 3 agricultural land.

Transport

- 7.15 The application site is identified as a Proposed Allocation 1 (land South of Farrier's Way, Warboys) The allocation states that successful development of the site will require:
- appropriate vehicular access being made from Farrier's Way to serve the site
 - provision of pedestrian and cycle access to the sports ground to the west and links to the existing road side pedestrian and cycle facilities.
- 7.16 A number of transport matters have been raised by third parties and the Parish Council. Indeed the local residents have submitted their own independent traffic survey which has been considered by CCC Highways, alongside the applicants own transport assessment. The applicants transport assessment has been amended several times throughout the life of the application. Whilst the proposal involves the development of land to the south of Farrier's Way and the erection of up to 74 dwelling, the revised Transport Assessment takes into account that the adjacent land (also within the allocation) may also come forward and has accordingly assessed the impact of a maximum of 90 dwellings to ensure that the adjacent site is not prejudiced.
- 7.17 In addition to the above, local residents have raised concerns that vehicles from this development will exit via the Smithy, Madecroft and onto Mill Green. This is not the case since the proposed development will be accessed via an extension to Farriers Way and then via Forge Way and out onto the high street. The applicants transport assessment advises that post development, the maximum number of dwellings that will be accessed via Forge Way/Farriers Way will be 132, and planning and highways officers are in agreement that this is well below the maximum of 150 dwellings that can be accessed by a cul de sac of the width (5.5 metres with 1.8 metre wide footpaths either side) proposed.
- 7.18 The applicants transport assessment concludes that post development, the Forge Way/High Street junction will continue operating well within capacity even in 2030 which is 10 years after full occupation is likely. Once again, the officers at CCC are in agreement with these findings. In addition to vehicular access on to Farriers Way, there will be pedestrian and cycle links to the existing pedestrian and cycle network. In addition, two shared pedestrian and cyclist access points will be provided, firstly to the existing area of public open space to the northwest of the development, and secondly to the adjacent sports ground. The exact alignment and width of these routes will be agreed at the detailed design phase
- 7.19 Following on from the above, paragraph 32 of the National Planning Policy Framework states:

"Development should only be prevented or refused on Transport related grounds

where the residual cumulative impacts of development are severe".

Having reviewed the revised TA submitted in support of the above application the County Council Transport Assessment team confirmed that the TA is fit for purpose and therefore they have no objection to the proposal subject to the imposition of suitable conditions on any planning permission granted.

- 7.20 In terms of the Travel Plan, a detailed residential travel plan containing SMART targets (i.e. targets that are Specific, Measurable, Attainable, Realistic and Time-bound) has been submitted by the Applicant, and this will be reviewed and agreed prior to first occupation of the proposed development. The provision of the Travel Plan will be secured via a planning condition and any financial contribution secured via the S106 Agreement should this application be granted planning permission.
- 7.21 In terms of car parking provision, planning policy does not require a specific number of parking spaces for any given use or form of development. Each proposal is assessed on its own merits having regard to:
- a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety
 - c. servicing requirements
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties
- The National Planning Policy Framework does not give any specific information in relation to reasonable walking distances, however Point 75 of Planning and Policy Guidance 13: Transport (now superseded by the National Planning Policy Framework) previously stated that:
- "Walking is the most important mode of travel at the local level, and offers the greatest potential to replace short car trips, particularly under 2 kilometres...."
- Given that the National Planning Policy Framework provides no evidence to the contrary, the distance of 2 kilometres is still considered a reasonable walking distance.
- Applying this 2km distance to the proposed site would mean that all of Warboys is considered within walking distance, whilst the vast majority of services are within 1km of the site.
- 7.22 The site has access to the existing bus service (nearest bus stops are located on the High Street and Mill Green) although it is noted that the service may not fulfil the needs of all residents. Having regard to the scale and nature of the development, it is considered reasonable and necessary for the developer to contribute towards improving public transport. That aside, the site does currently offer the opportunity to travel by other means of transport. Officers are satisfied that an acceptable provision of car parking can be achieved for this site. This will be considered in more detail at the reserved matters stage.
- 7.23 In terms of the provision of fire hydrants, in accordance with comments received from Cambridgeshire Fire and Rescue, as part of the development it would be necessary to ensure that adequate

provision is made for fire hydrants. This can be secured via the imposition of a planning condition.

Drainage and Flood Risk:
Surface Water Drainage

- 7.24 The Environment Agency Flood Map and Huntingdonshire District Council Strategic Flood Risk Assessment indicates that the site is located within Flood Zone 1; land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year. As a result the site is considered to be at low risk of fluvial flooding. Table 3 of the NPPF technical guidance identifies that all development is appropriate within this flood zone. A flood risk assessment has been submitted with the application. The Environment Agency has no objection to the proposed development subject to a condition requiring submission of a surface water drainage scheme for the site.
- 7.25 Notwithstanding the above, Anglian Water state that the surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. Whilst it is suggested that connection will be to Victorian sewers, the drainage strategy drawings provided are unclear, and looks like connection to the public sewerage network is to be utilised. Anglian Water would wish to see evidence that the surface water hierarchy has been followed before agreeing a connection to the public sewerage network. Anglian Water request that the agreed strategy is reflected in the planning approval. The developer has been advised that the preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option.
- 7.26 In a subsequent letter to Anglian Water the developer acknowledges that a drainage strategy will need to be prepared for the proposed development at the reserved matters stage of the planning process and that this will be agreed in consultation with Anglian Water and the Environment Agency. The developer adds that their preferred method of surface water disposal would be through a sustainable drainage in line with the hierarchy in Building Regulations Part H.
- 7.27 In addition to the above the MLC state, that according to their records, the site is within the catchment area of Bury Brook, an Environment Agency Main River, which discharges into the Commissioners High Lode downstream of the Great Whyte Tunnel. The MLC advise that Bury Brook floods on a regular basis and creates high water levels within their system and as a result all discharges into it must be regulated to the greenfield rate of run off. Previously the MLC have left the Environment Agency to supervise this but due to concerns about the site's potential impacts downstream the MLC feel that they should also be involved in this proposal.
- 7.28 In accordance with comments from the Environment agency, Anglian Water and MLC, planning officers are satisfied that drainage details can be conditioned and considered (in consultation with the Environment Agency, Anglian Water and MLC) at a later reserved matters stage.

Foul Water

- 7.29 It is noted that a Flood Risk Assessment has been supplied as part of the planning submission, as required by current local and national guidance. However having undertaken a brief review, the Middle Level Commissioners state that the FRA does not consider all the relevant issues or adverse impact on the local water level management systems, water, natural or built environment and, therefore, does not meet the commissioners approval at this time. The MLC add that the commissioners will require the provision of a proper appropriate Flood Risk Assessment which must advise whether there is any material prejudice to their system, the local water level management systems, water, natural or built environment and be supported by suitable and adequate technical data and designs, and that this needs to consider and include other forms of flooding.
- 7.30 Notwithstanding the above, the MLC anticipate that foul effluent from this development would be directed to Anglian Water Services Oldhurst Waste Water Treatment Works which is currently at capacity in terms of its consented flows, and therefore does not have capacity available to manage additional flows from increased development within its catchment. Whilst it is accepted that Anglian Water Services may advise that there is capacity within its Waste Water Treatment Works to accept foul effluent from the proposal, the receiving water course system High Lode - a middle level water course, via Bury Brook may not have the capacity to accept the increased volume of treated effluent discharge and this could increase the risk of flooding and environmental damage within their system and the local area.
- 7.31 Comments received from Anglian Water state that the foul drainage from this development is in the catchment of Oldhurst Water Recycling Centre (WRC) which does not have capacity available to treat the flows from the development site.
- 7.32 Furthermore, Anglian Water advised that a drainage strategy will need to be prepared in consultation with them to determine mitigation measures. Notwithstanding, Anglian Water are obligated to accept the foul flows from the development, and following further discussion between Anglian Water and the developer, Anglian Water advised that if planning permission is granted with conditions, they would need the Local Planning Authority to consult with them at discharge of condition stage. A planning condition requiring details of foul drainage is recommended accordingly.

Landscaping, Trees and Ecology

- 7.33 In terms of the text in the Allocation WB1 (South of Farrier's Way, Warboys), the allocation states that landscaping along the southern boundary will be required to provide a soft edge to the village and to protect the residential amenity of neighbouring properties and future residents. Additionally, landscaping along the western boundary between the site and the sports ground may need to be enhanced both to maintain the character of the sports ground and to protect the residential amenity of future residents

Landscaping

- 7.34 The proposed site for development is located to the south of the settlement of Warboys, and will form an extension to the existing residential edge of the village. The site is a broadly rectangular field that is currently used as arable land and is demarcated to the north by residential development, and to the west by a sports field with a pavilion. The eastern boundary is defined by the access track to Fenton Field Farm and open arable land to the south.
- 7.35 The site lies within a triangle created by the settlement of Warboys, the B1040 and the Warboys bypass which lies 140 metres east of the site. Beyond the urban settlement lies farm land currently used to grow a variety of arable crops with scattered farmsteads and small villages such as Fenton and Pidley towards the south east and Oldhurst to the south west. Industrial development has taken place to the south west of Warboys on the old airfield.
- 7.36 The wider landscape around the application site has had previous character assessments conducted by Natural England. 'The Character of England' produced by Natural England place the site within The Fens: National Character Area 46. Furthermore, the site is located on the cusp of two local landscape character areas described in the Huntingdon Landscape and Townscape Assessment Supplementary Planning Guide 2007 - LCA2: Fen Margins and LCA: Central Claylands.
- 7.37 A landscape and visual impact assessment has been submitted with the application. The landscape area is described as having a distinctive landscape character area of the Central Claylands, an area of gentle undulating farmland situated between the Fen Margin to the north and east; the Ouse Valley to the south and the Northern Wolds landscape character area to the west. The associated field surveys and desk studies have identified that the landscape of the study area is characterised by urban, enclosed zones to the north, mixed with areas of flat open arable fields to the south and gently undulating countryside to the east and west. Long views over the applications site and surrounding countryside from the urban edge are restricted by existing mature vegetation and the topography.
- 7.38 The proposed landscaping scheme will enclose the southern boundary from medium and long distance views, mitigate the impact of the proposed dwellings and will be of suitable scale and appropriately designed to reflect the edge of settlement location. The development will be ameliorated gradually as the extensive landscape planting around the site develops, and over the long term both the landscape and visual impacts of the proposed development would be softened by the growth of the proposed landscape planting on-site. The Councils Landscape Officer agrees with the conclusions/recommendation of this report. Notwithstanding, should permission be granted a comprehensive landscaping design will be required to accompany a reserved matters application. Officers raise no objection to the proposed development subject to a condition requiring such details.

Trees

- 7.39 The existing boundary with Jubilee Park (the northwest site boundary) is characterised by an established mature treeline, including field maple, sycamore, ash, crab apple, holly and oak trees. The applicant proposes to maintain the attractive and welcoming environment and to preserve the local character of Jubilee Park. A tree survey has been submitted with the application. A total of twenty individual trees and seventeen groups of trees were surveyed. Nine of those trees were categorised a grade A, 8 as grade B, 18 as grade C and 2 as grade U.
- 7.40 Subject to conditions (protection of trees during works, tree, shrub, hedge retention, hard and soft landscape scheme, boundary treatments, landscape maintenance) The Council's landscape officer raises no objection to the proposed development and accompanied tree survey. A comprehensive landscaping design will be required to accompany a reserved matters application

Ecology

- 7.41 The site is dominated by arable agricultural land. The planning application was accompanied by an extended Phase 1 habitat survey. The survey concluded that:
- There are no European designated sites within 5km of the development site, the nearest statutory designated site is 1.8 km north of the development site
 - The proposed development site is comparatively small in scale, and significantly separated from the designated site, therefore, any development is unlikely to have a significant effect on the features for which the nearby site are designated for during the construction or operation phase
 - The site is not considered likely to support any rare or protected plant species
 - The hedgerows are poor and that there is opportunity to manage the hedgerows in a more wildlife friendly manner
 - That at least a 3m buffer should be provided between the hedgerows and the development
 - The rough grassland margins associated with the drainage ditch systems provides suitable habitat for reptiles and as such a reptile presence/absence survey is recommended to be undertaken during the active season, April - September, prior to any works commencing on site
 - Vegetation clearance should be undertaken during the period October to February to avoid the bird nesting season
 - There are records of great crested newts within 700 metres of the application site. The ditches and ponds within or just beyond the boundary of the site provide suitable habitat for amphibians - a habitat suitability assessment of all ponds on site and within 500 metres of the boundary is recommended to be undertaken and a great crested newt survey of all pond and water bodies considered suitable to support great crested newt
 - Several mature trees within the hedgerow boundaries have been identified as having potential to support roosting bats - if any trees with potential for bat roosts are to be removed or directly affected by the proposals, emergence and re-entry bat surveys are recommended during the active season

- No evidence of badgers were found on site or immediately adjacent
 - An unidentified burrow was noted on site which could potentially indicate water voles presence
- 7.42 In addition the planning application was accompanied by a Reptile survey. The survey concluded that:
- No reptiles were discovered during the course of the survey and in the unlikely event that a reptile is discovered on-site during the works the report concludes that the reptiles should be carefully moved to the semi improved grassland habitat adjacent to the eastern boundary.
- 7.43 The planning application was also accompanied by a Great Crested Newt Survey. The survey concluded that
- Great Crested Newts are likely to be absent from the site
 - Waterbody 1 supports a low population of smooth newts - this pond is off site and will not be lost as a result of the proposed works although should be protect during site works
- 7.44 The Council's wildlife officer is satisfied with the different assessments of impacts on protected species and has no objection to this application subject to conditions, requiring details of protection to pond and drain and habitat enhancement.

Contamination

- 7.45 The applicant has submitted a phase 1 geo-environmental assessment report. The report concludes that there are currently no plausible contaminant linkages at the site. The Council Environmental Health Officers have gone through the information supplied and agree with the finding that, according to the information available, there are no significant pollution risks and therefore have no objection to the application being granted.

Archaeology

- 7.46 The County Council recommended that the site be subject to an archaeological evaluation to be commissioned and undertaken at the expense of the developer, and carried out prior to the granting of planning permission. This would allow fuller consideration of the presence/absence and nature of any archaeological remains within the application site.
- 7.47 The application was accompanied by an 'archaeological desk based assessment' that provided a description of known heritage assets potentially affected by the proposals and the character of other archaeological remains that may be present within the site. The conclusions of this assessment were that there are no designated heritage assets within the study site and no potential impact on any designated heritage asset in the wider vicinity of the study site. Furthermore, the report concludes that archaeological and historical information from the area surrounding the study area indicates that it has negligible/low potential to contain unknown buried archaeological remains.

- 7.48 Whilst it is acknowledged that a fuller archaeological evaluation prior to determination of the planning application would undoubtedly provide more information in relation to the potential for archaeological remains within the site, on balance it is not considered proportionate to require this and it is recommended that a pre-commencement condition is imposed on any planning permission granted to secure an archaeological scheme of works.

Impact on character and appearance of area

- 7.49 The application is an outline proposal with access for consideration only. Detailed matters relating to appearance, landscaping, layout and scale have been reserved for subsequent approval. The site forms a proposed allocation in the emerging Local Plan.
- 7.50 Whilst the application is in outline only, the submitted Design and Access Statement provides key design principles on strategic landscaping, access and movement, density, views and vistas, and building heights for future development. The principles underpinning the proposal have been informed by the physical constraints and design opportunities presented by the site.
- 7.51 At this stage the applicant has submitted a number of indicative layouts for the site illustrating 70 residential units. It is recognised that a future application for reserved matters, will require more detail illustrating a comprehensive layout of the site with character areas / sense of place, car parking, landscaping and boundary treatments, plot layout, building design and materials to be used. The site has the opportunity of achieving a high quality, locally distinctive development with a sense of place, which would be related to and integrated sympathetically with existing development and the wider landscape.
- 7.52 Any approval will require the access from Farriers Way, the link to the adjoining land to the east at Bencroft Lane, pedestrian and cycle access to the sports ground and the strategic landscaping to be conditioned. Any future reserved matters application on the detail will be considered on its merits at the time.

Impact on Heritage assets

- 7.53 The historic core of the town comprises the village centre and immediate surrounding area. The core of the village, including much of the conservation area and listed buildings extend along the High Street in a linear pattern of development on a broad east-west axis. As the crow flies the site is situated 120 metres south of the conservation area and 120 metres south of the nearest listed building. It is considered that the proposed development can be designed in away so as to not harm these heritage assets. This will be considered further at the detailed application stage.
- 7.54 Residential Amenity - impact on existing neighbours and future occupiers of the site
- 7.55 As stated above, it is accepted that a scheme of up 74 would be achievable on this site. A detailed assessment of the impact on the future occupiers will take place at reserved matters stage. It should

be noted that this conclusion does not necessarily mean that 74 dwellings will be acceptable, hence the wording "up to"

- 7.56 As previously stated this application is in outline form only and as such the form, layout and design of the option provided as part of the application package are indicative only and identifies one of a number of possible options for the development of the site. The indicative scheme introduces buildings that are predominantly 2 storeys providing a total of 70 units at a density of 19.18 dwellings per hectare (dph). A sufficient separation distance between the existing residential dwellings along Farriers Way (to the north), and the new dwellings to the south will be provided, and it is not considered that the proposed northernmost properties will result in significant or demonstrable harm to the living conditions of existing occupiers. Notwithstanding the above, the final layout and its impact on the existing neighbours will be thoroughly considered at reserved matters stage.

Crime Prevention:

- 7.57 The Police Architectural Liaison Officer (PALO) has viewed the application and paid particular attention to the details in relation to the Community Safety and Crime Reduction aspects of the proposal. Within the area, in the past two years there have been 28 crimes and 8 instances of antisocial behaviour. The PALO advises that inappropriate permeability can lead to increased crime and antisocial behaviour. However advises that the revised plan addresses previous concerns with regards to this. The PALO is also satisfied that parking is located in such a position to allow surveillance from the surrounding properties. The issues raised by the PLO have been noted and these matters can continue to be addressed at the reserved matters stage when the final layout will be fully considered.

S106/CIL

- 7.58 Officers confirm that the applicant has agreed:
- 40% affordable housing in accordance with Core Strategy Policy CS4 and the Developer Contributions SPD
 - that a minimum of 3647 sq metres of public open space to be provided on site in accordance with Core Strategy policy CS10 and the Developer Contributions SPD (Part B)
 - a contribution of £528.72 per dwelling towards outdoor sport
 - maintenance rate for open space in accordance with the developers contributions SPD
 - to meet the costs of residential wheeled bins
 - to submit a travel plan

Affordable Housing:

- 7.59 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 Core Strategy Policy CS4 and the Developer Contributions SPD (Part A). With the proposed number of dwellings (up to 74 additional dwellings) this would equate to 30 dwellings.

- 7.60 It should also be recognised that viability work being undertaken as part of the Local Plan to 2036 could result in a fall in the target level of affordable housing in the new Local Plan.
- 7.61 It is therefore recommended that the Section 106 requires affordable housing in accordance with the target level for affordable housing at the time of issuing the decision; i.e. 40% in accordance with the Core Strategy if the decision is issued in advance of the Proposed Submission draft (Stage 4) of the Local Plan to 2036, or in accordance with the target level in the Proposed Submission draft (Stage 4) of the Local Plan to 2036 if the decision is issued after the publication of this draft of the Local Plan.
- 7.62 The applicant submitted a draft Heads of Terms for a Section 106 Planning Agreement with the application, which proposes that a Section 106 Agreement will make provision for a scheme of affordable housing to be agreed with the Council to include the numbers, type, tenure and location of the affordable housing provision to be made which shall consist of either 40% of the housing development or another lesser percentage which reflect the Council's Affordable Housing Policy at the time that the scheme is submitted to the Council.
- 7.63 This proposal is welcomed and will achieve the current policy target level of affordable housing for the proposed development.

Green Space Provision:

- 7.64 In accordance with Core Strategy policy CS10 and the Developer Contributions SPD (Part B) proposals of between 10 and 199 dwellings are required to provide the development specific land for informal and formal open space. The overall requirement is 2.12 ha per 1,000 population for usable, informal green space and play and 1.61 ha per population for outdoor sport. All other requirements will be met by the CIL charge. The Illustrative Masterplan as submitted provides in excess of the amount of open space required within the SPD.
- 7.65 Accordingly, the Section 106 obligation will secure open space provision in accordance with the Developer Contribution SPD.
- 7.66 For 74 additional dwellings, and using the 2011 average household size of 2.33 persons per Household, the requirement for a development population of 172.42 people would be 3647 sq metres of public open space that would include 1875 sq metres amenity green space (made up of 946 sq metres casual space for play; 430 sq metres equipped space for play and 499 sq metres other amenity green space). The remaining public open space will be made up 826 sq metres of Parks and Gardens, 396 sq metres Natural & Semis Natural Green Space and 550 sq metres of Allotments & Community Gardens.
- 7.67 Should the Reserved Matters application seek approval for less than 74 dwellings, the open space provision will be adjusted in accordance with requirements of the Developer Contributions SPD.

- 7.68 With regards to outdoor sport the Developer Contributions SPD 2011 (Page 25/B.44) states that developments between 10 and 449 units and this is one will be required to make an offsite contribution to enhance existing facilities. The Council's Sport & Active Lifestyles Team advise the outdoor contribution for this application should be £528.72 per dwelling as an offsite contribution.
- 7.69 The applicant submitted a draft Heads of Terms for a Section 106 Planning Agreement with the application, which proposes that a Section 106 Agreement will include a contribution of £528.72 per dwelling towards outdoor sport

Green Space Maintenance:

- 7.70 The Developer Contributions SPD sets out maintenance rates for open space that will cover a fifteen year period. Developer contributions in line with the final agreed provision of open space will also be secured via a Section 106 Agreement. This would comprise either a commuted sum or the transfer of the open space to a maintenance company that would be set up by the developer and funded through contributions by the residents living on the site.

Residential Wheeled Bins:

- 7.71 Each dwelling will require the provision of one black, blue and green-wheeled bin. The cost of such provision per dwelling confirmed for 2015/16 as £73.65 For flats within the development, communal 1100 litre bins could be provided rather than individual bins foreach dwelling. The cost for communal bins in 2015/16 is £669. As such a formula based approach is suggested with the scheme and details will be secured through the S106 Agreement.

Vehicular/Pedestrian link to Land at Fentons Field Farm:

- 7.72 The proposed development should not prejudice the redevelopment of the adjoining site which is also allocated for residential development. The S106 will ensure that the link is provided.

Travel Plan:

- 7.73 A detailed residential travel plan containing SMART targets (i.e. targets that are Specific, Measurable, Attainable, Realistic and Time-bound) has been submitted by the Applicant. The S106 Agreement will secure the implementation of the approved Travel Plan.

CIL CONTRIBUTION

- 7.74 All other financial contributions would be dealt with through CIL. The figure will depend on the number and size of dwellings provided. This would be paid by Linden Homes to the Council who would then be responsible for spending it.

Other community provision

- 7.75 There is conflicting information in terms of the application submission and representations received as to whether the existing facilities in Warboys have capacity to accommodate a growing population. It

should be noted however that, as set out in the Developers Contribution SPD, for Health (part D), Community facilities (part E), Libraries and lifelong learning (part F), and education and Schools (part G); provision is made for proposals smaller than large -scale major residential developments (200 or more dwellings) such as this through CIL contributions. This development is not therefore required to provide specific contributions to these facilities.

S106 CONCLUSION:

- 7.76 The terms of the proposed agreement as detailed above represent necessary and satisfactory mitigation for the impacts of the proposed development. Taking all these matters into account, officers consider that the proposed obligation is fully policy compliant and hence acceptable.

Other matters

- 7.77 It is noted that a number of residents have questioned whether the applicant actually owns all of the land outlined in red and therefore whether a correct certificate of ownership was served. This has been investigated by the applicants legal team and a corrected red line plan has since been submitted. The applicant confirm that the revised site plan is within their ownership

Conclusion

- 7.78 The proposed development of the application site is contrary to the development plan policies H23, EN17 and CS3 as the site lies outside the built up area and in the countryside. However, material considerations include the Draft Local Plan to 2036 and that the site is part of a proposed allocation WB1 which indicates that the site can accommodate approximately 70 dwellings. It is officer opinion that this proposed allocation can be given some weight and that it would not be premature to determine this application at this time.
- 7.79 The representations received on this application have been carefully considered, however having regard to relevant adopted and emerging local planning policies, as well as national policy guidance and other material considerations including weighing against relevant policies of the emerging and adopted development plans, it is considered that the proposed development of the site for up to 74 dwellings would not have a harmful impact on the immediate or wider surrounding area.
- 7.80 Subject to the imposition of the recommended conditions and completion of S106 agreement the proposal is acceptable; specifically:
- The site will provide housing, including 40% affordable housing, to support the District's growth agenda
 - The development would not have any significant adverse impact upon highway safety and safe access from the adopted highway can be provided
 - The development can be accommodated within the site without any significant adverse impact upon the amenities of neighbouring properties
 - The development can be accommodated without any significant adverse impact on existing landscaping

- The impact of the proposed development upon ecology of the site is considered to be acceptable
- The development will allow for the provision of Public Open Space
- The site can be adequately drained and allow for the maintenance of the existing water courses.

7.81 The proposal is therefore in accordance with saved policies, H23, H31, H38, T18, T19, R7, R8, EN12, EN13, EN17, EN18, EN20, EN22, EN23, EN25, CS8 from the Huntingdonshire Local Plan (1995), policies, HL5, HL6, OB2 of the Local Plan Alteration 2002, policies, CS3, CS4, CS10 of the Adopted Huntingdonshire Local Development Framework Core Strategy (2009) and policies, LP1, LP2, LP6, LP9, LP11, LP13, LP15, LP17, LP18, LP24, LP25, LP28, LP29, LP30 and LP31 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

8. RECOMMENDATION - APPROVAL subject to the prior completion of a S106 obligation relating to affordable housing, informal green space, outdoor sport, green space maintenance, wheeled bins, green travel plan and 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 in planning terms)

Conditions

- Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site
- Time limit (3 years for submission of reserved matters)
- Time limit for start of development (5 years from date of permission or before expiration of 2 years from approval of last REM whichever is the later)
- Development shall be carried out in accordance with the approved reserved matters
- Archaeological scheme of works
- Surface water drainage strategy
- Foul water drainage strategy
- Tree protection details
- Materials
- Existing and proposed levels
- Survey trees to be removed and retained
- Details of boundary treatment
- Scheme for the management of the surface water drainage scheme
- Lighting scheme
- Implementation of ecological mitigation and enhancement measures
- Provision of refuse storage
- Scheme for crime protection
- In accordance with approved plans
- Contamination
- scheme for fire hydrants
- Replacement tree planting

- Hedgerows/tree removal for the accesses shall not occur between 1 March and 31st August
- Protected Species Surveys - (voles bats)
- Landscape maintenance plan
- Details of pedestrian/vehicular access to Land at Fenton Fields Farm Bencroft Lane
- Details of shared pedestrian and cyclist access points firstly to the existing area of public open space to the northwest of the development and secondly to the adjacent sports ground.
- Details and provision off access
- Retention of parking
- Scheme for construction management
- Details of construction, management and maintenance of streets

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 **Mr Andrew Cundy Team Leader North Area**
01480 388370

Warboys Parish Council

Clerk: R. Reeves, M.A., D.M.S.

Tel: [REDACTED]
[REDACTED]

2 Blenheim Close,
Warboys,
Huntingdon,
Cambs., PE28 2XF.

Mr A Moffat,
Head of Development,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon.
Cambs. PE29 3TN.

My ref:

Your ref:

12th May 2015

Dear Mr Moffat,

**APPLICATION 1401887OUT
RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS INCLUDING ACCESS
LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE, WARBOYS**

I refer to your letter dated 28th April 2015.

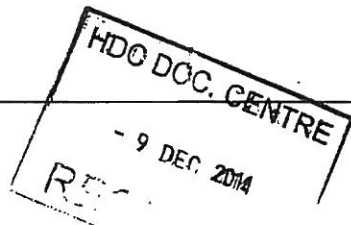
The Parish Council has considered the further information in connection with the above application. However there is nothing in the information to persuade the Parish Council to change its original decision and the Council therefore maintains its recommendation for refusal of the application for the reasons already submitted.

Yours sincerely,

[REDACTED]

R. Reeves,
Clerk.

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN



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

Application Number: 1401887OUT Case Officer Mr Andrew Cundy
Proposal: Residential development of up to 74 dwellings including access
Location: Land South Of Farriers Way And Bencroft Lane Warboys
Observations of Warboys 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 attached.

☐ No observations either in favour or against the proposal

.....*Rhena*..... Clerk to Warboys Town/Parish Council.

Date : *4 December 2014*

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)

Application No. 1401887OUT

Residential development of up to 74 dwellings including access – Land south of Farriers Way and Bencroft Lane, Warboys

The Parish Council recommends that the above application be refused on the following grounds:-

- (a) that the proposed access via Farriers Way is inadequate to accommodate the number of dwellings proposed in this development in terms of its inadequate width and the volume of vehicles regularly parked on street both from the existing dwellings and overspill from the nearby Warboys Sports Ground;
- (b) that the proposed access via Forge Way is inappropriate given that the dwellings in that road are specifically provided for the elderly, many of whom are infirm or disabled;
- (c) that the transport assessment accompanying the development fails to acknowledge the development at the rear of 64 High Street which is currently taking place or the volume of traffic to the Warboys Sports Ground which is accessed off Forge Way and which results in a substantial number of vehicles being parked in Forge Way and Farriers Way when matches are taking place;
- (d) that the application is misleading inasmuch as the Planning, Design and Access Statement categorically states in the section on 'Accessibility Profile' that 'the proposal provides for adequate vehicular and pedestrian access and egress to and from the site by way of an extension to Farriers Way public highway' (page 39). However the drawing A/41949/18 shows a 'proposed road link' via Madecroft which is not mentioned in any of the documentation submitted in support of the application;
- (e) that the capacity of the main surface water sewer in the High Street is insufficient to accommodate the additional run-off from the development, as are the open ditches running to the north from the site which it is proposed will carry surface water run off;
- (f) that there is existing evidence of flooding of gardens and dwellings in the eastern part of the village (Madecroft, Fenton Road and New Road) exacerbated by recent development which would be further compromised by the development proposed;
- (g) that the indicative layout submitted shows further hammer heads leading south from the proposed development which suggests that further applications will be submitted for the development of land to the south of the site at some point in the future which will be accessed via Farriers Way; and
- (h) that the Moat House Surgery which serves Warboys has insufficient capacity to accommodate further patients, having recently announced changes to its appointments system as it is unable to cope with current demand.


R. Reeves.
Clerk to Warboys Parish Council

4th December 2014

Parker-Seale, Debra (Planning)

From: developmentcontrol@huntsdc.gov.uk
Sent: 18 May 2015 19:50
To: DevelopmentControl
Subject: Comments for Planning Application 1401887OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:50 PM on 18 May 2015 from Mr Pidley-cum-Fenton Parish Council.

Application Summary

Address: Land South Of Farriers Way And Bencroft Lane Warboys
Proposal: Residential development of up to 74 dwellings including access
Case Officer: Mr Andrew Cundy
[Click for further information](#)

Customer Details

Name: Mr Pidley-cum-Fenton Parish Council
Email: pidleycumfenton@gmail.com
Address: 16 Pond Close, Pidley, Huntingdon PE28 3DB

Comments Details

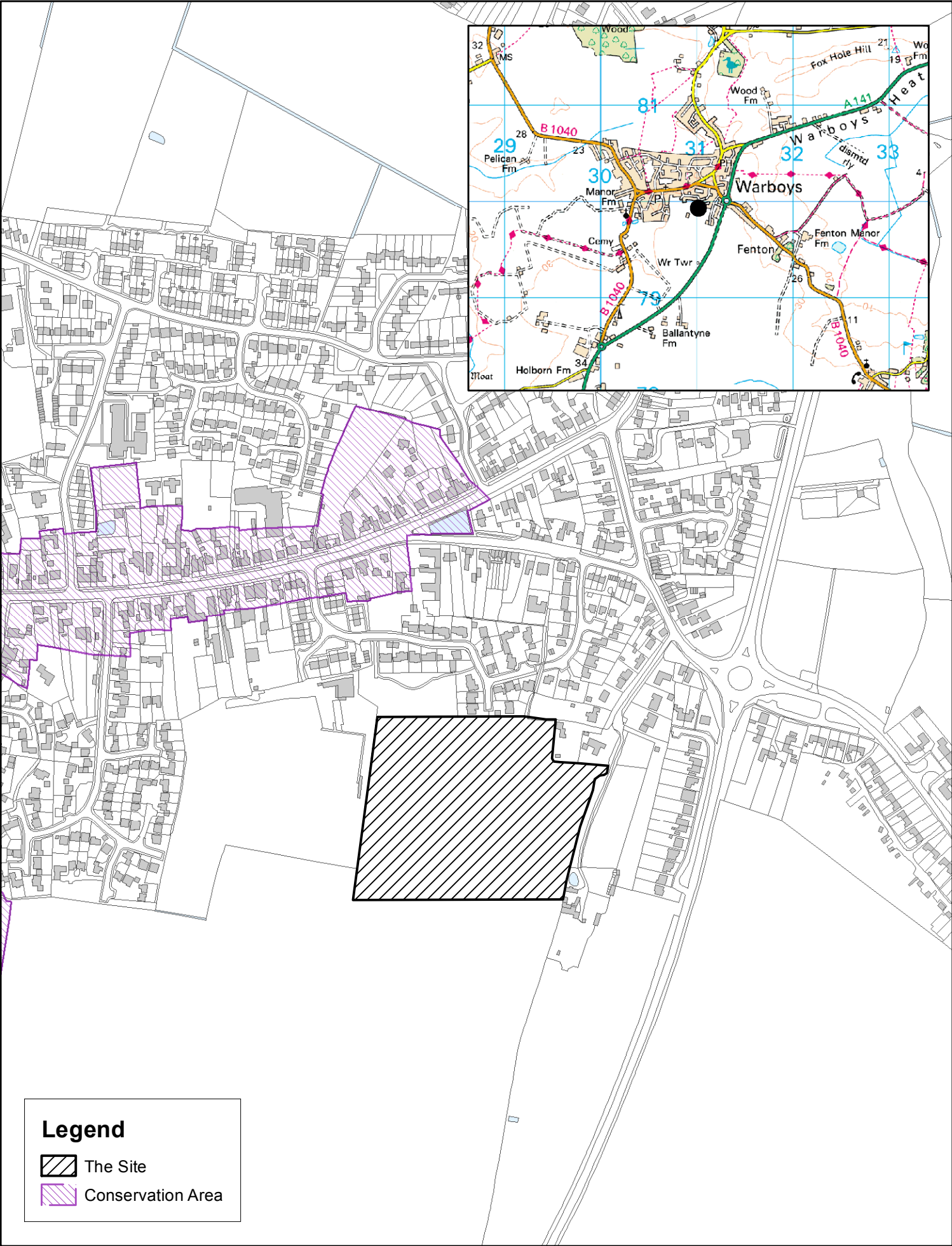
Commenter Type: Town or Parish Council
Stance: Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:
Comments: Construction traffic should be re-routed away from the Parish of Pidley-cum Fenton. These are the views of the Parish Council.

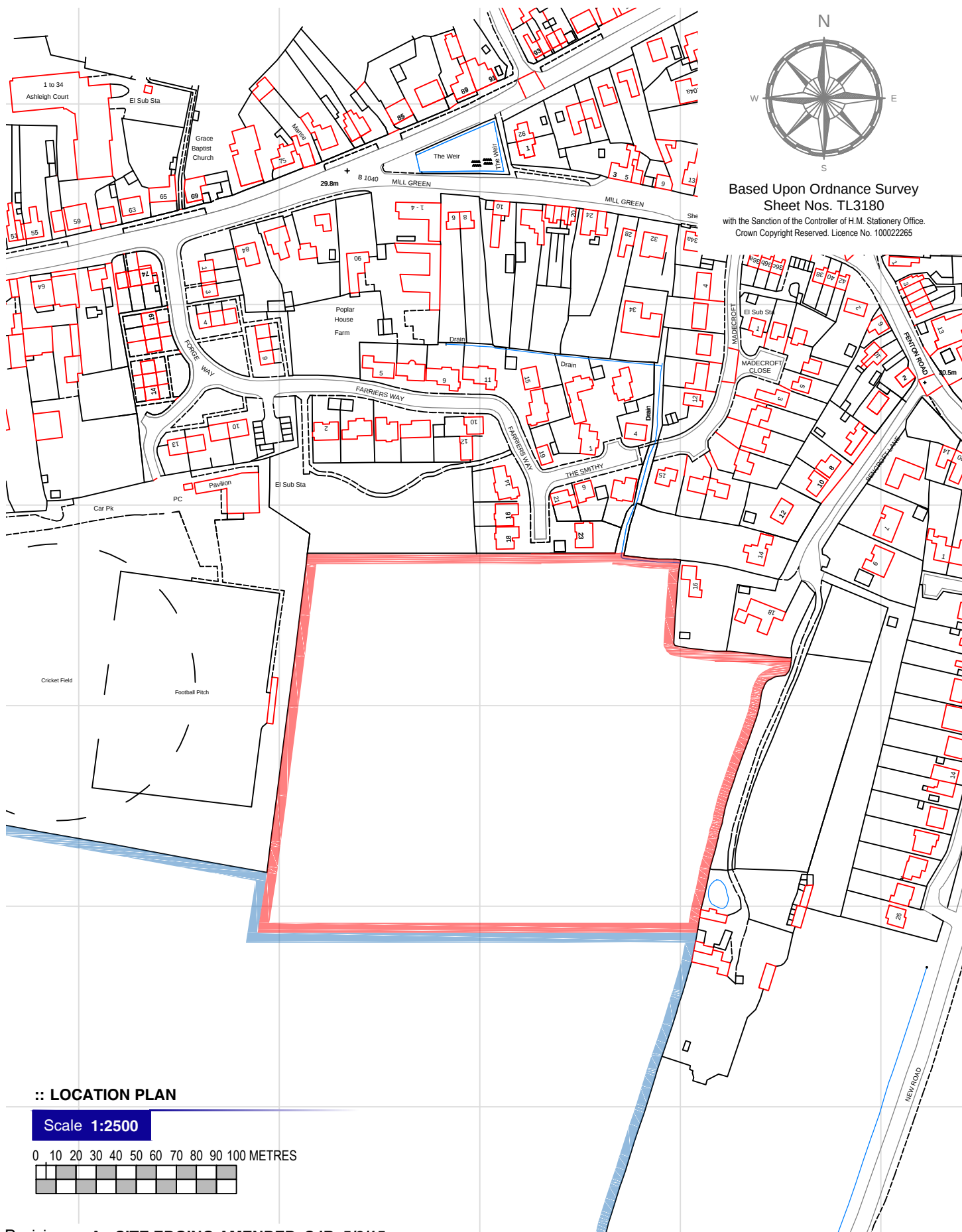
Development Management Panel



Scale =1:5,000
Date Created: 07/09/2015

Application Ref: 1401887OUT
Location: Warboys

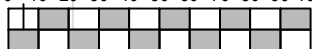




:: LOCATION PLAN

Scale 1:2500

0 10 20 30 40 50 60 70 80 90 100 METRES



Revisions : A - SITE EDGING AMENDED, SJB, 5/8/15

A4 | LOCATION PLAN

DRAWING

A | 41949 | 6A

Project : **PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE**

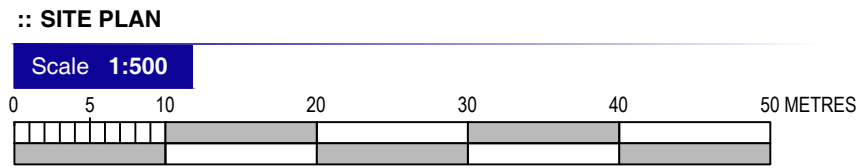
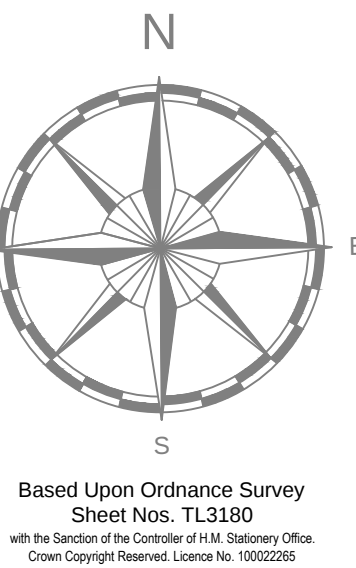
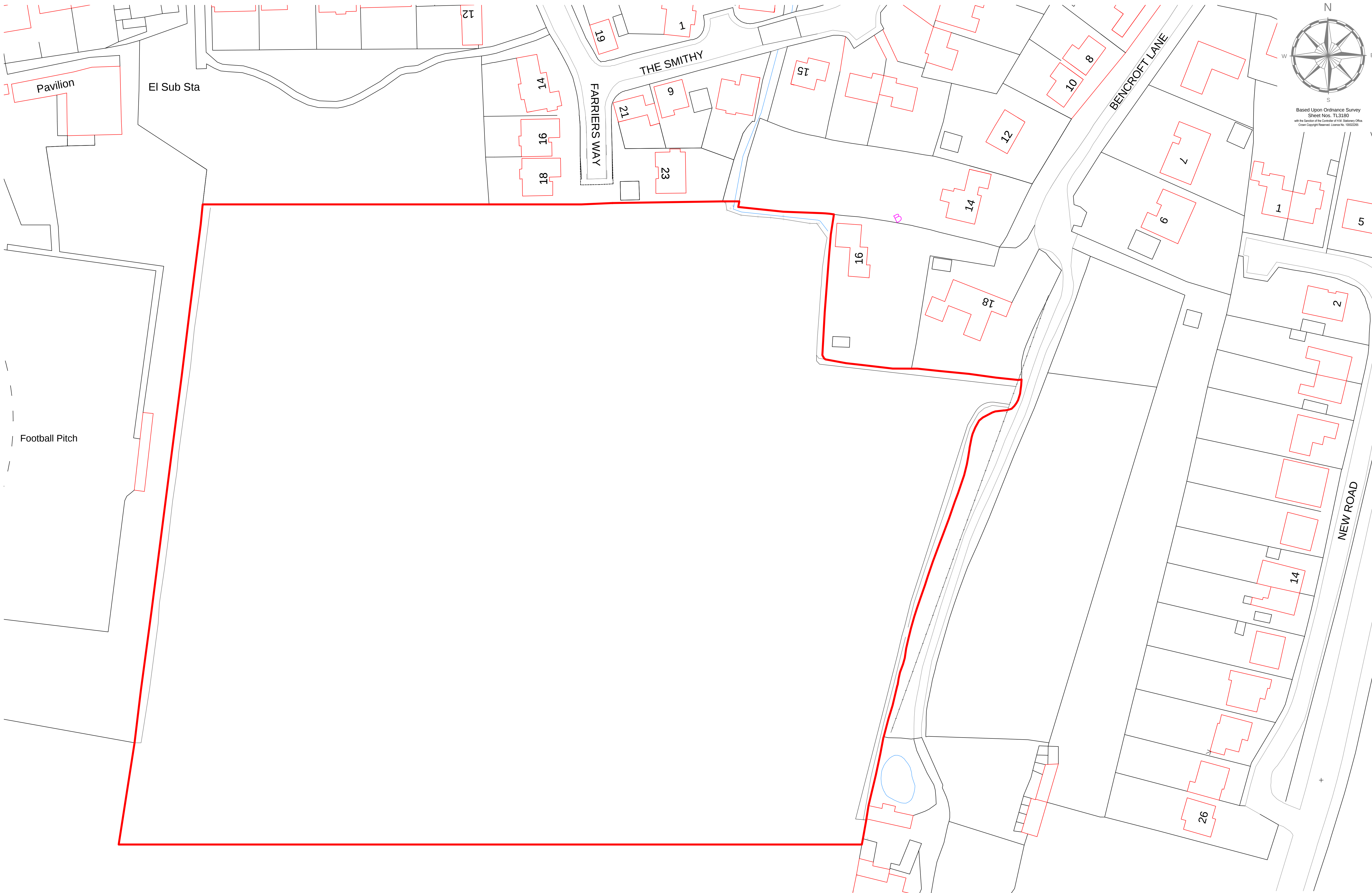
Date : **OCT. 2014**

**Land & Property
Professionals**

Bedford Buckingham
Ipswich Colchester

robinsonandhall.co.uk

**robinson
+ hall**



A1 | SITE AS EXISTING - SCALE 1:500 @ A1

Revisions : A - APPLICATION SITE EDGING AMENDED, SJB, 5/8/15

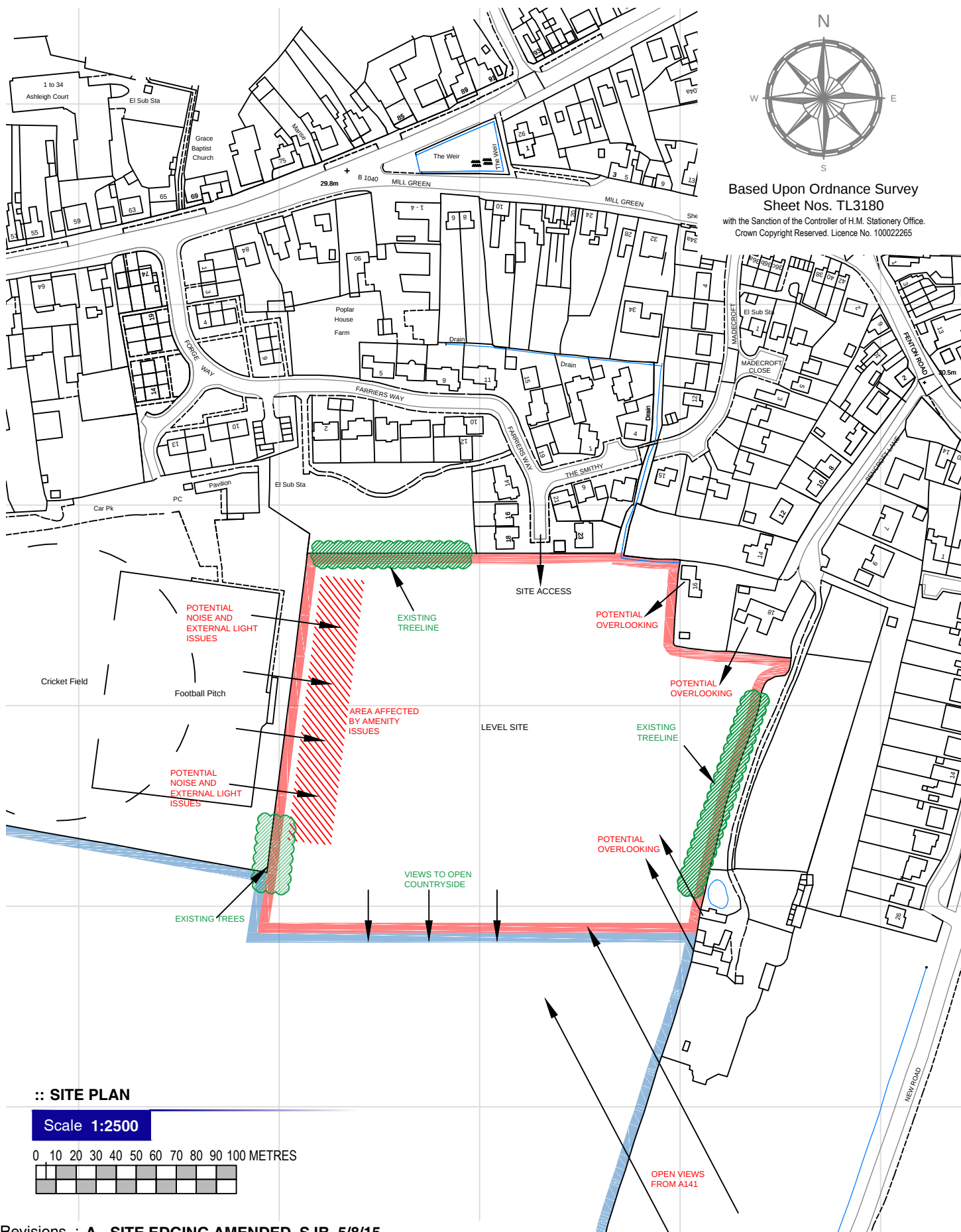
Drawn : MPJ
Checked : DJS
Date : OCTOBER 2014

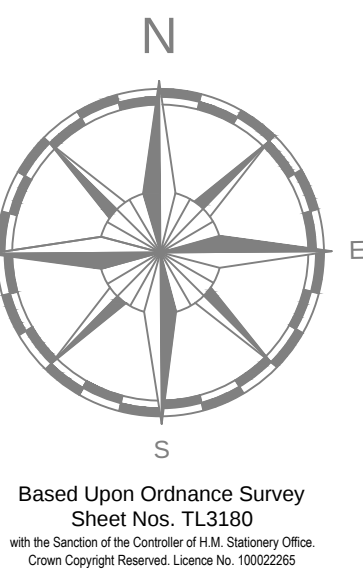
Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

DRAWING | A | 41949 | 15A

Land & Property
Professionals
Bedford Buckingham
Ipswich Colchester
robinsonandhall.co.uk

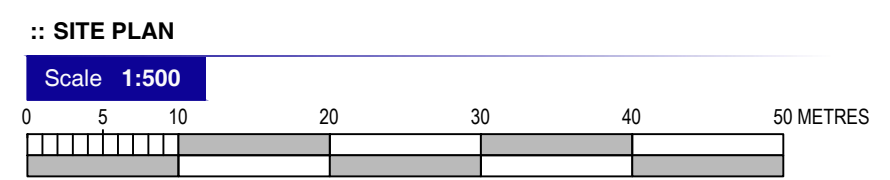




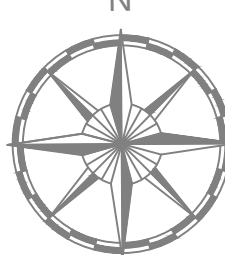


KEY FEATURES

- 1 Proposed Access to the development
- 2 Proposed Footpaths / Cycleways
- 3 Strategic Landscaping / Habitat areas
- 4 Proposed Planting
- 5 Area designated for a Swale
- 6 Proposed Open Amenity areas
- 7 Retained Vegetation
- 8 Upgraded Drainage Ditches
- 9 Proposed focal point
- 10 Proposed Vehicular Link through to adjacent site.
- 11 Potential access to Sports Club expansion.
- 12 Raised Road Junction







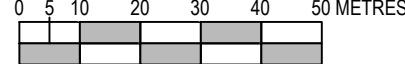
Based Upon Ordnance Survey
Sheet Nos. TL3180
with the Sanction of the Controller of H.M. Stationery Office.
Crown Copyright Reserved. Licence No. 100022265

KEY FEATURES

- 1 Proposed Access to the development
- 2 Proposed Footpaths / Cycleways
- 3 Strategic Landscaping / Habitat areas
- 4 Proposed Planting
- 5 Area designated for a Swale
- 6 Proposed Open Amenity areas
- 7 Retained Vegetation
- 8 Upgraded Drainage Ditches
- 9 Proposed focal point
- 10 Proposed Vehicular Link through to adjacent site.
- 11 Potential access to Sports Club expansion.
- 12 Raised road junction

:: SITE PLAN

Scale 1:1250



A2 | ILLUSTRATIVE SITE LAYOUT AS PROPOSED - SCALE 1:1250 @ A2

Revisions : A - Site Layout changes to incorporate further urban design officer comments 04/06/2015 - MPJ
B - Site Layout changes to incorporate further urban design officer comments 15/06/2015 - MPJ
C - Site Layout changes to incorporate further urban design officer comments 26/06/2015 - MPJ
D - Site Layout changes to incorporate further urban design officer comments 20/07/2015 - MPJ
E - Application Site Edging Amended 05/08/2015 - SJB

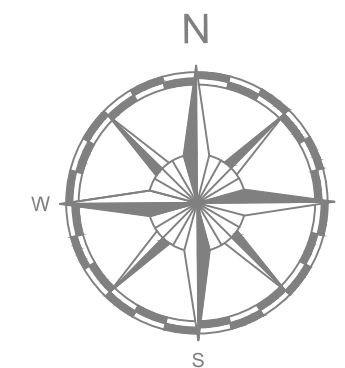
Drawn : MPJ
Checked : RJF
Date : APRIL 2015

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

DRAWING | A | 41949 | 23E

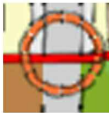
Land & Property Professionals
Bedford Buckingham
Ipswich Colchester
robinsonandhall.co.uk





KEY

Key refers to areas within the site boundary.

-  Site Boundary
-  Site Entrance
-  Pedestrian Links
-  Existing Vegetation
-  Proposed Vegetation
-  Balancing Pond
-  Proposed Residential Area
-  Proposed Areas of Landscaping

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

Warboys Parish Council

Clerk: R. Reeves, M.A., D.M.S.
Tel: Ramsey (01487) 823562
E-mail: roy.reeves@warboyspc.freemove.co.uk

2 Blenheim Close,
Warboys,
Huntingdon,
Cambs., PE28 2XF.

Mr A Moffat,
Head of Development,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon.
Cambs. PE29 3TN.

My ref:

Your ref:

12th May 2015

Dear Mr Moffat,

**APPLICATION 1401887OUT
RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS INCLUDING ACCESS
LAND SOUTH OF FARRIERS WAY AND BENCROFT LANE, WARBOYS**

I refer to your letter dated 28th April 2015.

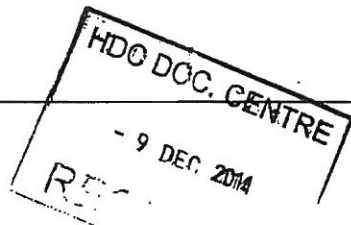
The Parish Council has considered the further information in connection with the above application. However there is nothing in the information to persuade the Parish Council to change its original decision and the Council therefore maintains its recommendation for refusal of the application for the reasons already submitted.

Yours sincerely,



R. Reeves,
Clerk.

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN



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

Application Number: 1401887OUT Case Officer Mr Andrew Cundy
Proposal: Residential development of up to 74 dwellings including access
Location: Land South Of Farriers Way And Bencroft Lane Warboys
Observations of Warboys 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 attached.

☐ No observations either in favour or against the proposal

.....*R. Kent*..... Clerk to Warboys Town/Parish Council.

Date : *4 December 2014*

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)

Application No. 1401887OUT

Residential development of up to 74 dwellings including access – Land south of Farriers Way and Bencroft Lane, Warboys

The Parish Council recommends that the above application be refused on the following grounds:-

- (a) that the proposed access via Farriers Way is inadequate to accommodate the number of dwellings proposed in this development in terms of its inadequate width and the volume of vehicles regularly parked on street both from the existing dwellings and overspill from the nearby Warboys Sports Ground;
- (b) that the proposed access via Forge Way is inappropriate given that the dwellings in that road are specifically provided for the elderly, many of whom are infirm or disabled;
- (c) that the transport assessment accompanying the development fails to acknowledge the development at the rear of 64 High Street which is currently taking place or the volume of traffic to the Warboys Sports Ground which is accessed off Forge Way and which results in a substantial number of vehicles being parked in Forge Way and Farriers Way when matches are taking place;
- (d) that the application is misleading inasmuch as the Planning, Design and Access Statement categorically states in the section on 'Accessibility Profile' that 'the proposal provides for adequate vehicular and pedestrian access and egress to and from the site by way of an extension to Farriers Way public highway' (page 39). However the drawing A/41949/18 shows a 'proposed road link' via Madecroft which is not mentioned in any of the documentation submitted in support of the application;
- (e) that the capacity of the main surface water sewer in the High Street is insufficient to accommodate the additional run-off from the development, as are the open ditches running to the north from the site which it is proposed will carry surface water run off;
- (f) that there is existing evidence of flooding of gardens and dwellings in the eastern part of the village (Madecroft, Fenton Road and New Road) exacerbated by recent development which would be further compromised by the development proposed;
- (g) that the indicative layout submitted shows further hammer heads leading south from the proposed development which suggests that further applications will be submitted for the development of land to the south of the site at some point in the future which will be accessed via Farriers Way; and
- (h) that the Moat House Surgery which serves Warboys has insufficient capacity to accommodate further patients, having recently announced changes to its appointments system as it is unable to cope with current demand.



R. Reeves.
Clerk to Warboys Parish Council

4th December 2014

Parker-Seale, Debra (Planning)

From: developmentcontrol@huntsdc.gov.uk
Sent: 18 May 2015 19:50
To: DevelopmentControl
Subject: Comments for Planning Application 1401887OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:50 PM on 18 May 2015 from Mr Pidley-cum-Fenton Parish Council.

Application Summary

Address: Land South Of Farriers Way And Bencroft Lane Warboys
Proposal: Residential development of up to 74 dwellings including access
Case Officer: Mr Andrew Cundy
[Click for further information](#)

Customer Details

Name: Mr Pidley-cum-Fenton Parish Council
Email: pidleycumfenton@gmail.com
Address: 16 Pond Close, Pidley, Huntingdon PE28 3DB

Comments Details

Commenter Type: Town or Parish Council
Stance: Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:
Comments: Construction traffic should be re-routed away from the Parish of Pidley-cum Fenton. These are the views of the Parish Council.



KEY FEATURES

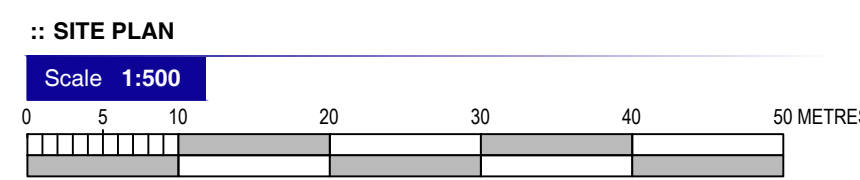
- 1 Proposed Access to the development
- 2 Proposed Footpaths / Cycleways
- 3 Strategic Landscaping / Habitat areas
- 4 Proposed Planting
- 5 Area designated for a Swale
- 6 Proposed Open Amenity areas
- 7 Retained Vegetation
- 8 Upgraded Drainage Ditches
- 9 Proposed focal point
- 10 Proposed Vehicular Link through to adjacent site.
- 11 Potential access to Sports Club expansion.
- 12 Raised road junction

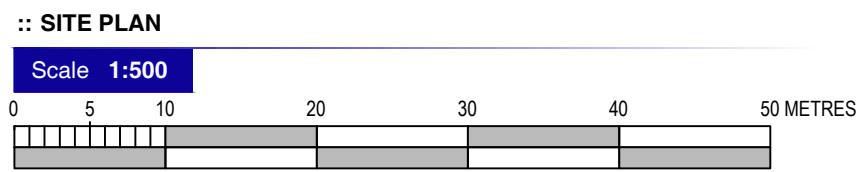
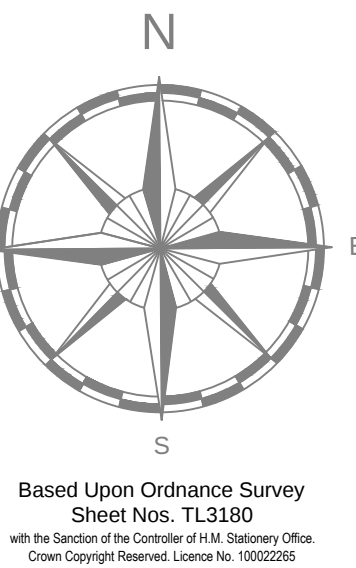
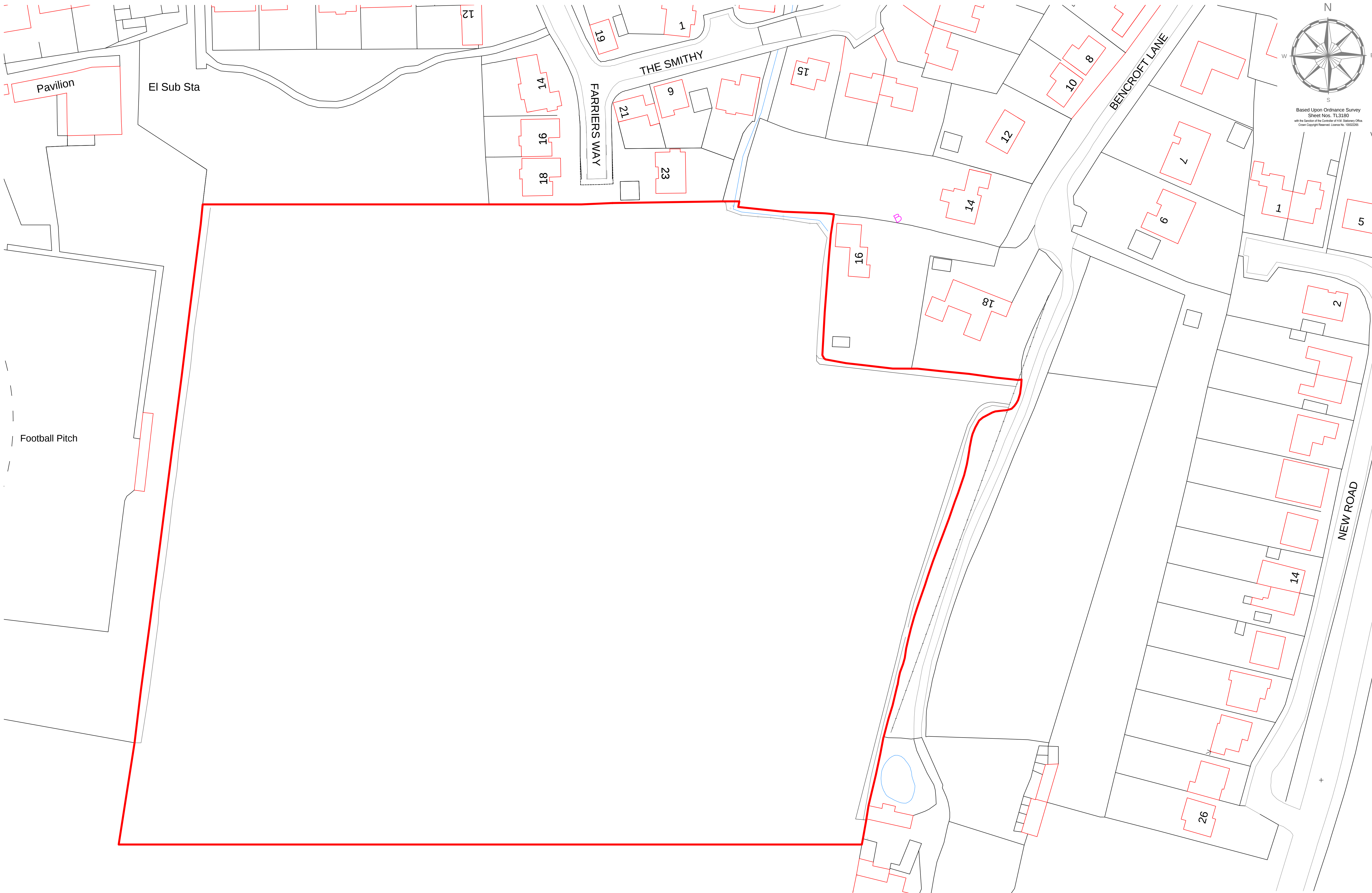


Based Upon Ordnance Survey
Sheet Nos. TL3180
with the Sanction of the Controller of H.M. Stationery Office.
Crown Copyright Reserved. Licence No. 10002265

KEY FEATURES

- 1 Proposed Access to the development
- 2 Proposed Footpaths / Cycleways
- 3 Strategic Landscaping / Habitat areas
- 4 Proposed Planting
- 5 Area designated for a Swale
- 6 Proposed Open Amenity areas
- 7 Retained Vegetation
- 8 Upgraded Drainage Ditches
- 9 Proposed focal point
- 10 Proposed Vehicular Link through to adjacent site.
- 11 Potential access to Sports Club expansion.
- 12 Raised Road Junction





A1 | SITE AS EXISTING - SCALE 1:500 @ A1

Revisions : A - APPLICATION SITE EDGING AMENDED, SJB, 5/8/15

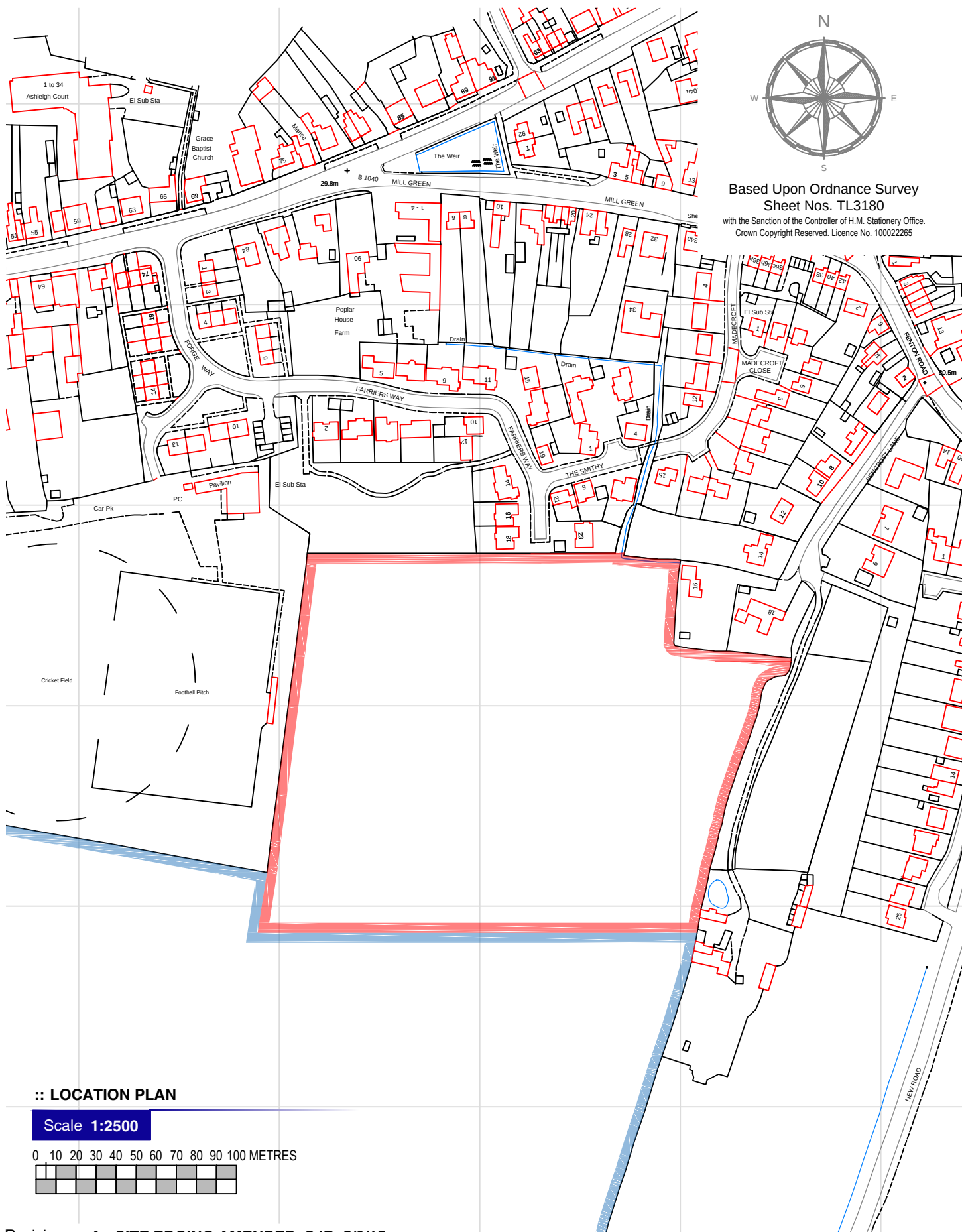
Drawn : MPJ
Checked : DJS
Date : OCTOBER 2014

Project : PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE

DRAWING | **A | 41949 | 15A**

Land & Property
Professionals
Bedford Buckingham
Ipswich Colchester
robinsonandhall.co.uk



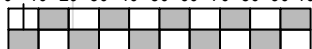


Based Upon Ordnance Survey
Sheet Nos. TL3180
with the Sanction of the Controller of H.M. Stationery Office.
Crown Copyright Reserved. Licence No. 100022265

:: LOCATION PLAN

Scale 1:2500

0 10 20 30 40 50 60 70 80 90 100 METRES



Revisions : A - SITE EDGING AMENDED, SJB, 5/8/15

A4 | LOCATION PLAN

DRAWING

A | 41949 | 6A

Project : **PROPOSED DEVELOPMENT
LAND SOUTH OF FARRIERS WAY
WARBOYS
CAMBRIDGESHIRE**

Date : **OCT. 2014**

**Land & Property
Professionals**

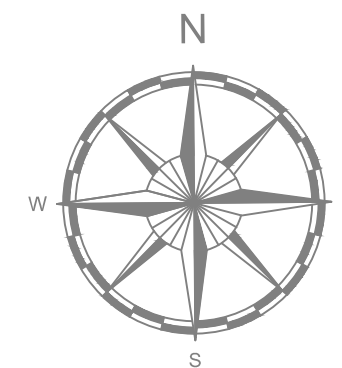
Bedford Buckingham
Ipswich Colchester

robinsonandhall.co.uk

**robinson
+ hall**

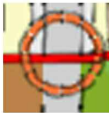


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



KEY

Key refers to areas within the site boundary.

-  Site Boundary
-  Site Entrance
-  Pedestrian Links
-  Existing Vegetation
-  Proposed Vegetation
-  Balancing Pond
-  Proposed Residential Area
-  Proposed Areas of Landscaping

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

Agenda

Item No.

Address & Description

3(a) Residential development of up to 74 dwellings including access Land South Of Farriers Way And Bencroft Lane Warboys

Since the report was drafted officers have received a letter dated 18th September 2015 from Warboys Residents Group. This letter has been circulated to all members of the Development Management Panel. All issues raised are addressed in the officer's Panel report.

In addition, five further letters of objection (two of the letters have attached a series of photos showing the existing level or car parking along Forge Way/Farriers Way) have been received from local residents. The letters raise no additional issues to those listed in Section 6 of the officer's report and in Friday letter.

3(b) Hybrid application:- outline application for 125 dwellings; details of access, layout, appearance and scale included (with landscaping reserved for subsequent approval). Full application for 59 dwellings as Phase 1; Change of use of land to Country Park including provision of a cycle path and drainage Land At Former Golf Course Houghton Road St Ives

- This development falls within the parish of St. Ives, and not Wyton on the Hill.
- 1 representation from a member of the local residents road safety committee stating - Members of the road safety committee are concerned about the impact of more traffic coming from the development between 0800 and 0825 during school term time when over 500 pupils are walking to school along Green Leys.

Officer Response: This report relates to S106 matters only. The planning application was refused by the panel in January 2015.

- **Affordable Housing:** These matters are still under discussion.
- **Strategic Green Space including Sustainable Urban Drainage (SuDs):** These matters are still under discussion.
- **MOVA Traffic Signal Control Software:** These matters are still under consideration.
- **Library contributions:** A contribution towards Libraries and Lifelong Learning Provision to mitigate the impacts of the development has been agreed with the County Council. The County Council are seeking a contribution of £28.92 per head of population increase. The total population of the development therefore equates to 482 new residents (184 dwellings x 2.62 average household size). Therefore the total contributions from this development which are required for mitigating the pressures on libraries and lifelong learning provision are **£13,940**
- **Education:** These matters are still under discussion.

- **Monitoring Fee's:** CCC are seeking fees to monitor this application, however this point is still under discussion as the time of presenting this item to DMP.
- Officers will where possible keep members updated on the position of this appeal but due regard is had to the timetable of the appeal set by the Planning Inspectorate. It is expected that the LPA and the applicant continue dialogue up to and including the appeal. Furthermore the Planning Inspector. It is for that reason the recommendation is now amended.

8. RECOMMENDATION:

That the Development Management Panel note the contents of this report, and having regard to the appeal timetable which may require changes and continuing discussions to the S106 legal agreement, delegates further discussions and final agreement to the terms of S106 Legal agreement to the Head of Development and/or the Planning Service Managers.

4(c) Demolition of existing building and construction of new 4 bedroom agricultural 2 storey dwelling with associated parking. The Chestnuts The Hollow Ramsey

A late representation has been received from the agent for the application providing additional background information relating to the submission of the application and making comment upon the Panel Report. The late representation was circulated to Members of the DMP on Monday 21 September 2015. As such, below is a summary of the late representation from the agent:

The representation sets out the context for the application, the history of the site and refers to the withdrawal of a recent application (2014). These points are all mentioned within the Panel Report. It should be noted, as outlined within paragraph 4.1 of the Panel Report that the Case Officer for a previous planning application 1401821FUL advised that the application be withdrawn due to the state of the building. Based on the state of the existing building to be replaced, it could not be demonstrated that the building had not been abandoned. The Local Planning Authority therefore considered that any dwelling proposed could not be considered as a 'replacement dwelling' but must be considered as a new dwelling in its own right.

In addition, the representation submitted by the Agent refers to the granting of planning permission for a replacement dwelling at Puddock Road, Warboys (relevant application reference 1000364FUL). Each application is determined on its own merits in accordance with the Development Plan, unless there are material considerations that indicate otherwise – as per the advice in section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. It is noted that previous decisions for comparable schemes form a material consideration. However, there have been changes in national and local planning policies since the determination of planning application 1000364FUL. The Officer recommendation of refusal for this application has been reached following consideration of the proposed development in accordance with the Development Plan and all relevant material considerations.

The second recommended reason for refusal relates to flooding and the location of the site within an area of high probability of flood risk. The Panel Report notes the comments received from the Environment Agency. The representation submitted by the Agent outlines that greater weight should have been given to the comments of the Environment Agency which outline that they raise 'no objection'. Paragraph 7.45 of the Panel Report identifies the role of the Environment Agency and the role of the Local Planning Authority. In accordance with the specified roles

of each organisation, the Local Planning Authority has considered the proposal in accordance with the Sequential Test. The information submitted does not alter the Officer's recommendation of refusal.

The representation submitted by the Agent refers to the "personal opinion" given by Mr Peter Williams of Reading Agricultural Consultants, "who is based over 100 miles away in Reading and who has never visited the application site". Because of the nature of this application, officers considered it necessary to appoint Reading Agricultural Consultants (RAC) to provide the Local Planning Authority with independent advice on the need for a worker to live on site in connection with the land management enterprise. In accordance with the Councils agreed procedures, RAC was instructed to provide the Council with a desk top appraisal of the proposal, as in balancing the cost of consultant advice, the LPA will normally fund a desk top appraisal, with the applicant given the option of providing the extra funds for a site inspection by RAC. In this case the applicant declined to do so. Resultantly, Peter Williams of RAC undertook a desktop based assessment and provided a report for officers. The findings and recommendations of the specialist advice provided by Reading Agricultural Consultants have formed the basis for the Officer's recommendation of refusal.

The Agent outlines that the Officer has misinterpreted the findings of the Ford v SoS case (referred to within paragraph 7.26 of the Panel Report). The paragraph within the Panel Report has been taken from Development Control Practice and as such has not been misinterpreted by the Case Officer. It should be noted that as set out within the Panel Report, the 'temporary' functional need relates to the current occupation of the dwelling (which although currently occupied by Mr Stokes would become available again); not the need for Mr Stokes to be associated with the farm, as the Agent seems to imply.

4(h) Renovation of existing outbuilding, part demolition of outbuilding, erection of garaging and workshop/storage structures Brook House Farm Brook End Catworth

Agent/Applicant response to HDC Conservation comments

1) When the farmhouse was listed there was no farmyard (see the photograph in Figure 1). There were a number of very large buildings of different heights, constructions and designs on the land to the west of the farmhouse, several of which have been demolished recently and now give the impression of a yard.

2} The proposed outbuilding is of varying heights, designs and features to give the impression of organic growth over time, as per previous conservation guidance, and to reflect the variety of current and previous buildings on site. The design is clearly subservient to the farmhouse in terms of the materials used, the size, and the simplicity of the design and joinery.

3} Planning permission for a 2m high wall that clearly separates the farmhouse from the farm to the west has already been granted by Hunts DC (ref: 1401001FUL}, so this application does not create any additional separation.

4) If it is necessary to visibly retain the old doorways in the boundary wall, then the infill could be recessed to maintain the existing door outline or contrasting brick used.

5} The proposal is to use Building Integrated Solar PV, not separate panels, which are far less intrusive being built into the structure of the roof. There are no public views of the site from the south (private house X mile away through partially obscured window) or west (private farm buildings}, and the view of the farmhouse

from the west is almost completely obstructed by the existing building (see Figure 2}. Public views from the north and east are unaffected by the proposed development.

6} In line with sustainability guidelines the intention is to increase the sustainability of the property by using solar PV, rain water capture, and wood for heating (wood store). The solar PV will serve the farmhouse as well as the outbuilding. This will help to ensure that a building that otherwise has limited sustainability can become more environmentally sensitive without affecting any of the fabric of the listed building.

In conclusion, we feel that on balance this development is beneficial, rather than detrimental.

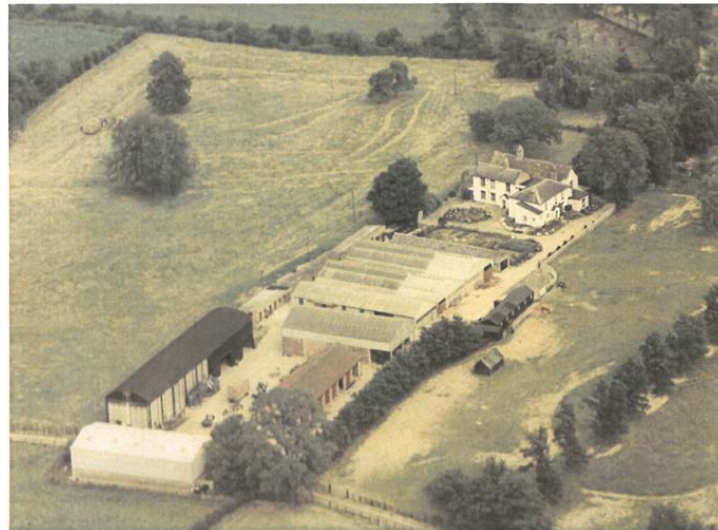


Figure 1 – aerial photograph of farmhouse and buildings



Figure 2 – view of farmhouse from the west

4(l) Erection of Bungalow & Associated Works (inc demolition of existing outbuildings) Land At 26 Wantage Gardens Little Paxton

In summary, the applicants:

- have no objection to Parish Council conditions
- suggest there is 'no objection' from Environment Agency (EA)
- consider the scheme is an enhancement of the previous refused application as it entails more garden for the occupiers of the proposed bungalow and adequate garden for the future occupiers of no 26 around the new building
- suggest the design is in keeping with the properties at 14a, 15a and 15b Wantage Gardens

- advise that the proposed floor level of the bungalow would be 14.45m ODN and would not be significantly raised above the existing garden levels,
- resubmitted a plan from the EA of historic flooding of 1998 and 1947 created on 20th May 2015 which was submitted with the original application
- advise that the highest recorded 'downstream crest level' of 13.51OND from the nearest 'node point' would be 940mm lower than the proposed floor level of the bungalow and the Environment Agency's 'Recorded Flood Event Outlines' plan demonstrates that even in the extreme flood events of both 1947 & 1998 no flood water came anywhere near the site or any neighbouring properties.

Officer response:

The contents of the letter have been taken into account but do not alter the recommendation to refuse the application.

The applicants have neither explained how their proposal relates to the other EA plan submitted with the application which shows flood zone 2 including the site and surrounding area, nor considered surface water drainage or flood contingency planning. It is therefore considered that inadequate information has been submitted to assess if the proposed floor level is acceptable in terms of flood risk.

It should be noted that the Environment Agency response is not 'no objection' but 'no comment' as the EA do not comment on this kind of application.

It is therefore considered that the applicant has provided inadequate information to satisfy the Local Planning Authority that the future occupiers of the dwelling would not be at risk of flooding or that the proposal would not worsen flood risk in the area.

4(j) Proposed exception site housing development (Erection of twelve dwellings) Land South Of The Rhees And Between Greenacres And Bramley Lodge Bluntisham Road Colne

Since the publication of the report, three further emails of objection from the local residents have been submitted to the Local Planning Authority. All three objectors have previously objected to the planning application.

Councillors have been copied into the emails received. It is considered that the further comments made have been addressed in the officer report.

One comment has been made with regard to the description of the site in the officer report. The S106 report in the heading email states Bluntisham. However this is a typing error and should read Bluntisham Road. The Officer report also states in the introduction (of the report) that Bluntisham Parish Council is in support of the scheme. Once again, this is a typing error, and should read that Colne Parish Council is in support of the scheme.

TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL 2015

CHANGES TO THE AGENDA

Item 3 (a)

**Residential development of up to 74 dwellings including
Access at Land South of Farriers Way and Bencroft Lane, Warboys**

**Since the officer report was drafted officers have received the
following comments from Warboys Parish Council**

From the information available, it does not appear that anything has changed to improve the access arrangements via Farriers Way and Forge Way. As one aspect of the proposed Section 106 Agreement is to require a potential vehicular access to be provided to land at Fenton Field Farm, there is a distinct possibility of a further 14 dwellings or thereabouts using Farriers Way and Forge Way for access purposes which will exacerbate the situation for the residents of those streets. Unless I am mistaken, the traffic assessment also still fails to acknowledge the fact that another development is currently taking place (the former Clifford's Garage site) that will use Forge Way for access will increase the volume of traffic on that road.

The Planning Committee therefore reiterated their previous decision to recommend refusal of the application for the reasons previously submitted with the exception of reason (g) as the hammerheads to the land to the south have been omitted from the indicative site layout.

The Planning Committee has also considered the content of your report to the Development Management Panel meeting to be held on 21st September. Paragraph 7.70 of that report refers to the future maintenance of the open space to be provided by the developer if the application is to be approved. This refers to the possibility of the open space being maintained by a maintenance company set up by the developer and funded through contributions by the residents on the estate. The Parish Council are firmly of the opinion that open space should be in public ownership and available for the benefit of all residents. This is particularly important in this case as part of the open space is to be joined with Jubilee Park which is owned and maintained by the Parish Council. It would be illogical for half of an open space to be maintained by the Council and half by the residents. It is also double taxation in the case of the residents. The Council would therefore ask for the Section 106 to require the open space to be offered in the first instance to the Parish Council and only if the Council refuse, that it should be dealt with by a maintenance company.

Paragraph 7.14 of the report refers to the CIL contributions being paid to the Council (presumably the District Council) who would then be responsible for spending it. For the avoidance of doubt, I'd be grateful if you would confirm that this will be distributed through the CIL formula that has been approved whereby a proportion will be transferred to the Parish Council.

With regard to the proposed contribution for outdoor sport mentioned in paragraphs 7.68 and 7.69, the Parish Council has reached provisional agreement with the Warboys Sports Field Committee for the transfer of the ownership of the sports field to the Parish Council. Negotiations are progressing for the Parish Council to fund and construct a replacement village hall incorporating changing facilities and a cricket pavilion for users of the sports field. If a contribution is to be made for outdoor sport, the Council would hope that this will be used to help fund that development. It would therefore be helpful to know which organisation it is proposed that the payment is to be made to.

Officer response

Highways and S106 issues are addressed in the officer panel report
Since the officer report was drafted the following comments have been received from the agent for the remainder of the site allocation WB1.

- The client's preference is for access off a suitably improved Bencroft Lane
- Notwithstanding they accept that there needs to be an acceptable arrangement to access all or most of the development from Farriers Way and what is proposed clearly disadvantages his client.
- Wish to be consulted on the wording of the S106 with regards to the provision of access to his site
- That there also needs to be a paragraph in the S106 regarding co-ordination of drainage

Officer response.

Access to the remainder of the site allocation will be secured by S106. Drainage issues are covered in the officers report and by planning conditions

Since the officer report was drafted the following comments have been received from 4 local residents

- An in proportionate amount of traffic would be imperilling the lives of the residents of The Forge and Farriers Way not to mention the most vulnerable village people at the bottleneck entrance and the blind bend.
- Concerned that the construction traffic and extra local traffic will be very dangerous for my two children aged 10 and 6 and the elderly people living nearby
- The infrastructure around this development is not sound and does not support it, in education, sewage, surface water flooding and drainage, doctors surgery, school however again most importantly emergency access to the site and vehicle overload.
- That the surface water surveys completed on behalf of the developer do not provide sufficient data with regard to the land behind my property
- I have a ditch at the bottom of my property and am concerned that if the development is given, my property and garden could be liable to flood
- The statement that the land falls into Zone 1 flood risk tables is correct
- The maps submitted by the developers are contrary to those provided by the Environment Agency in that the site is at high risk of surface water flooding
- A drainage pond on the corner of the site will be inadequate for the amount of water, particularly when a large area will be concreted

Officer response

The Environment Agency raise no objection to this application. Drainage issues are covered in the officers report and by planning conditions

Officers have also received a 171 signature petition against the proposed development. The signatory object on the grounds that the development represents up to 720 car movements per day through Farriers Way, Forge Way and potentially Madecroft, that local amenities will be overstretched and that it will create a new town within the village without the infrastructure to support it.

Officer response

The Officer's report has addressed the principle of a residential development on site, as well as the transport assessment for the site. The Highway Authority raise no objection to the scheme, subject to planning conditions.

Since the report was drafted, officers have received, from the local residents group, a review of the applicant's ecology reports carried out by an independent Ecologist. The report comments relate to Great Crested Newts, Bats and Water Voles.

Great Crested Newts

The Ecologist emphasises that the conclusions within the original Ecological Surveys were reasonable based on accepted survey techniques. However, the Ecologist has received personal verbal communication from a neighbouring resident that 'each spring he annually observes great crested newts in the ditch at the rear of his garden which forms the North East corner Boundary of the application site'. The Ecologist states therefore that the absence of G.C.N. from the application site and the need for a European Protected Species Development Licence from Natural England cannot be ruled out without further survey effort. The surveys should include as a minimum: a spring survey in the ditch in question to confirm presence/absence of the species. If found an assessment of the size of the GCN population will be made and the appropriate mitigation measures established.

Water Voles

The ecologist states that a survey for water voles was recommended on the drain on the east and north of the site. These have not been undertaken and that this should be undertaken immediately. Concern was expressed by the Ecologists that the layout of the site shows encroachment within the 5 metre set back zone required by Natural England. The new proposal for a vehicular link across the ditch on the east into the adjacent site may be of concern. Surveys should be undertaken immediately.

Bats

Surveys for Bats were recommended within the mature boundary trees. The applicant's Ecologists expressed concern that lighting generated by the development would disrupt Bats if roosting, breeding or foraging in the area. Surveys should be undertaken immediately. Note, if found the layout of the houses and rear gardens will require revision.

Officer comment

Further discussion has been held with the council's wildlife officer.

Members are reminded that the application is an outline proposal with access for consideration only. Detailed matters relating to appearance, landscaping, layout and scale have been reserved for subsequent approval.

It is considered that in view of this new information a condition requiring a Great Crested Newt survey be appended to the decision.

Issues relating to water voles and bats are addressed in the officers report and a condition has been attached requiring a further water vole and bat survey

The findings from these surveys may influence the final layout, which will be determined at reserved matters stage.

Item 4(a)

Erection of storage building with ancillary offices & use of land for outside storage with surfacing, drainage works & landscape planting

Land North Of Needingworth Industrial Estate Needingworth Road Needingworth

Confirmation of the details for the cross over for the pedestrian link have been received and officers are now satisfied with the design. The link is not considered to cause harm to the visual amenity of the area.

Item 4(b)

ERECTION OF 2 DWELLINGS REAR OF AUTUMN LODGE AND ALTERATIONS TO EXISTING ACCESS

A revised drawing (1589/02 Rev B) showing the proposed drainage scheme has been submitted, reflecting the omission of the proposed garage to the front of Autumn Lodge from the scheme. Due to the nature of the amendment, amending the plan solely for consistency, the Parish Council and neighbouring properties have not been consulted following the submission of the amended plan. The occupiers of neighbouring properties have not been prejudiced as a result of the submission of the revised plan. PLAN ATTACHED.

Three further written representations have been received since the compilation of the Panel Report.

The occupier of 1 Church Close has noted the amendment to the scheme with the removal of the garage from near to the conservatory. Whilst the removal of the garage is welcomed by the neighbour, surprise is raised that Autumn Lodge is a large property and is not to have a garage. Assurance is sought that a follow on application for a garage will not be supported – the role of the LPA is to determine applications as submitted and would not be able to stop the submission of an application should the owner wish to submit one.

The occupiers of 3 Church Close have further objected to the scheme, raising concerns about the loss of the garage and amenities to Autumn Lodge, noting the previous refusals on the site, and also repeating comments regarding ecology.

The occupier of no. 2 Mill Lane has provide a copy of a representation previously submitted. Therefore, the issues raised within the representation received have been raised and address within the Panel Report.

Representation has been received from the Middle Level Commissioners. The representation received outlines that the applicant has not yet provided adequate evidence to prove that a viable scheme that meets the Commissioners'/Board's requirements and current design standards exists, that it could be constructed and arrangements have been established for the whole life funding, management and maintenance of the associated water level/flood risk management systems or advised whether there is any material prejudice to our systems, the local water level management systems, water, natural or built environment.

As stated within the Panel Report, the Local Planning Authority's Drainage Officer has confirmed that the proposed drainage scheme submitted could provide adequate drainage. Notwithstanding this, the submission of a satisfactory drainage scheme can be secured by condition and no Officer objections are raised in this regard. The proposal is therefore considered to accord with the aims of the NPPF, policies CS8 and CS9 of the Huntingdonshire Local Plan 1995, policy CS1 of the Adopted Core Strategy 2009 and emerging policies LP1 and LP6 of the Huntingdonshire Local Plan to 2036, Stage 3 2013.

4(f)

**PROPOSED 13 X 2/3 BEDROOM AFFORDABLE HOUSING ON THE SITE
FORMERLY OCCUPIED BY ASHTON HOUSE
BROADWAY, Yaxley**

A Unilateral Undertaking for the provision of wheeled bins was submitted to the LPA on the 11th September 2015.

4(h)

**Renovation of existing outbuilding, part demolition of outbuilding, erection of garaging
And workshop/storage structures - Brook House Farm, Brook End, Catworth**

The reason for refusal in the report (page 220) shall be amended to:

The proposed extensions to the existing outbuilding would, by reason of their excessive scale, form, prominence and overall design, represent an incongruous form of development that would adversely affect the character and appearance of the setting of the adjacent Grade II Listed building and as such, would be harmful to the significance of the listed building. As such the proposal is contrary to En2 and En25 of the Local Plan 1995; CS1 of the Core Strategy 2009; and draft policies LP1, LP11 and LP13 of the Draft Local Plan to 2036 Stage 3 2013.

This is because reference should to be made to the current Local Plan draft, not the targeted consultation.

For clarification, the reason for refusal is for both the FUL and LBC applications.

Item 4(j)

Proposed exception site housing development (Erection of twelve dwellings)

**Land South Of The Rhees And Between Greenacres And Bramley Lodge
Bluntisham Road, Colne**

The County Fire Safety Team have requested a condition is imposed to ensure fire hydrants are installed. A condition will be attached to the decision notice if councillors are minded to agree with the officer recommendation of approval.

A typing error in the officer report noted Warboys as the Parish Council. This should have read Colne Parish Council.

Item 4(k)

Erection of dwelling and associated garaging, parking and turning following demolition of outbuilding and garage Land At And Including 51 London Street Godmanchester

The application has been withdrawn

Item 4(l)

**Erection of Bungalow & Associated Works (inc demolition of existing outbuildings)
Land At 26 Wantage Gardens Little Paxton**

1. Flood related implications

Update to paragraph 5.3 and paragraphs 7.17- 7.25 of the report:

HDC Engineer: The applicants' submission is inadequate with regard to flood related implications.

Officer response: The applicants have been given the opportunity to provide an adequate Flood Risk Assessment but no response has been received. Therefore the application should be refused in relation to the inadequate consideration of the flood implications.

However, it is noted that the applicants' agent supplied a sequential test report in association with another application 1402091FUL for Little Paxton in April 2015 to demonstrate that there are no reasonably available sites within the District with a lower probability of flooding which would be appropriate for the application proposal. The report assesses the alternative sites in the Huntingdonshire Strategic Housing Land Availability Assessment (SHLAA) for their availability, suitability and achievability. The report demonstrated that these sites are not reasonably available. It is therefore considered that it would be appropriate to revise the second ie flood-related reason for refusal from paragraph 7.25 and section 8, reason 2 to delete reference to the sequential test as follows:

At paragraphs 7.25 and section 8 reason 2 substitute the following reason for refusal

Insufficient information has been submitted by the applicants to allow the Local Planning Authority to consider the flood implications of the development (including risk to future occupiers and the surface water drainage and displacement implications) associated with the site's location in an area defined as being a flood zone 2, which is at medium risk of being flooded (between 1 in 100 and 1-1000 year floods). The proposal is therefore considered to be contrary to policies CS9 of the Huntingdonshire Local Plan 1995, CS1 of the Adopted Core Strategy, LP6 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and paragraphs 100 and 101 of the National Planning Policy Framework and paragraphs 018 - 022 of the Planning Practice Guidance.

2.Wheeled bin unilateral undertaking (see paragraphs 7.28-7.29 of the report):

The agent has submitted a revised wheeled bin unilateral undertaking but there are errors in it and corrections are awaited. If a satisfactory unilateral undertaking is not received, a further reason for refusal should be added to section 8 as worded in the paragraph 7.29 of the report.

Yours sincerely

Andy Moffat
Head of Development

Stage 3 and Targeted Consultation comments Farrier's Way and Fenton Field Farm (Combined as a single site at Stage 3)

Stage 3 comments:

Name, Organisation	Comment ID	Type of Comment	Comment
Mr Roy Reeves Warboys Parish Council	St3-LP503	Object	Proposed Allocation (Housing) WB1 The Parish Council objects to the inclusion of the site south of Farriers Way for housing development. The Parish Council regards the suggested access via Forge Way and Farriers Way to be incapable of sustaining traffic for an additional 70 houses. The Council agrees with the inference in the draft Plan that Bencroft Lane is unsuitable for vehicular access and does not regard an additional access to the A141 as being acceptable. The latter would require a new junction situated between two existing roundabouts at Fenton Road and Church Road where traffic is usually travelling at or in excess of the speed limit. As an alternative, a third roundabout in such a short stretch of highway would be both unsuitable and too costly to deliver from a development of 70 dwellings. Moreover if the development of this site were to proceed, there would inevitably be pressure from the owner of the land to the south for a further allocation in the next Local Plan on the basis that a precedent had been set for new development in the village in this direction. Local estate roads would be incapable of accommodating the accesses required.
Mr and Mrs J Stokes c/o Agent	St3-LP689	Support	Huntingdonshire District Council's proposal to allocate land south of Farrier's Way, Warboys (land edged red on the attached drawing ref. A/41658/1) for residential development (Draft Policy WB1) is continued to be wholeheartedly supported. The Council's commitment to take forward to the proposed allocation (for residential development of approximately 70 homes, appropriate highway works, landscaping and creation of pedestrian/cycle links) is wholly endorsed. As noted within our submission as part of the previous consultation phase of November 2012, the site lies close to the village centre and adjoins the extensive settlement framework on two sides, where new development is acceptable in principle. The site does not fall within the village Conservation Area and is some distance from the nearest Listed Building or Scheduled Ancient Monument. The land immediately adjoins large areas of Public Open Space to the west and north-west, which includes sports facilities (including playing fields and cricket pitch) and amenity open space. It is therefore evident that the site remains in an extremely sustainable location close to the wide range of services and amenities available within Warboys, including shops, primary school, library, public houses and employment opportunities. It is reiterated that the village has good transport links with frequent bus services to larger centres such as Huntingdon and St Ives. Moreover the nearest train station is a distance of approximately 6.5 miles at Huntingdon which provides regular services to London, Peterborough and Newcastle-upon-Tyne. The design of the housing development will ensure the character, appearance and visual setting of the local area is preserved and enhanced. Despite the withdrawal of PPS3, current guidance in respect of housing densities has retained an informal target of achieving at least 30 dwellings per hectare. This would derive a total of approximately 120 dwellings. It is acknowledged however that development should be built out at lower densities to reflect the edge of settlement location. The area is already characterised by modern two and two-and-a-half storey detached houses set in medium sized plots. The proposed residential scheme would complement the existing local development, particularly the existing development along Farrier's Way. The development will be accessed from Farrier's Way, which is considered to be of adequate access and egress to and from the site. Moreover development of the site will ensure the provision of additional and enhanced pedestrian and cycle links through the site, to adjoining land, and if appropriate, across the wider area. It is particularly envisaged that sustainable links will be created between the site and the adjoining public amenity land (to the northwest) and Bencroft Lane (to the east). For the avoidance of doubt there remain no site, legal or ownership constraints that would prevent the development coming forward in an expedient manner. Indeed very few constraints have been identified by the Council during the previous consultation stages or during preparation of its SHLAA. Moreover the allocation of the land for residential purposes will provide opportunities to secure appropriate contributions towards local infrastructure, facilities and services. It is anticipated that the development will be liable to pay an appropriate level of Community Infrastructure Levy (CIL) and/or Section 106 payments.
Mrs C J Sutcliffe Warboys Sports	St3-LP251	Object	Dear Sir please find below a copy of the letter that was sent to the District Council in November 2012 informing you that the Sports ground in Warboys is in private hands/ownership and is used for organised sport as laid down in our constitution. I believe you recently held a meeting

Ground Trust			which the public were invited to and the potential development site south of Ferriers Way, Warboys. Cambs (Huntingdonshire Local Plan to 2036. was discussed and a member of the panel did not appear to have all the correct facts to hand. Please can you amend your records of this and let me have any further information you have regarding this development at your earliest convenience. On behalf of the Warboys Sports and .Social Committee Caroline Sutcliffe Secretary Warboys Sports ground Committee 8th November 2012 Dear Sirs Re: Potential development site south of Ferriers Way, Warboys. Cambs (Huntingdonshire Local Plan to 2036. We refer to the potential development sites at Warboys and the proposals for 70 dwellings adjacent to the Warboys Sports field, south of Ferriers way Warboys. We the sports field committee managers of the sports ground strongly object to the proposal of the pedestrian and cycle access to the sports ground to the west. We suffer enough vandalism now, another access would cause us more problems! The sports field is in private hands/ownership and is used for organised sport as laid down in our constitution. We would also request that the owner of the land be prepared to enter into negotiations to provide land for a further football pitch plus a sum of money to develop the pitch. This should then be made over to the Sports Field Committee. The extra land is needed to cope with the increase in the population of Warboys because of the 70 dwellings, especially the young sports minded cricket, football etc... Our ground is now full to capacity with sport all year round it never has an opportunity to repair and regrowth efficiently. We ask you to consider our concerns at your earliest convenience and hope that a practical solution can be achieved to the benefit of all.
A and A Augstein	St3-LP482	Support	We are writing on behalf of our client's, A and A Augstein in respect of the above land, currently accessed from Bancroft Lane as part of the proposed allocation (housing) WB1 south of Farrier's Way, Warboys (previously WB2). To support this proposal we enclose the following information for your consideration. 1) Transport study prepared by Transport Planning Associates dated July 2013 2) Confirmation from Cambridge Water Company that their services are available to the site. 3) Confirmation from UK power networks that their services are available to the site. Transport Planning Associates highways report concludes that vehicle access to this site via Bancroft Lane is considered to be achievable, for a number of houses. The provision of this access means that this site would have easy vehicle and pedestrian access to the centre of the village. The balance of the identified site will still have its vehicle access from an extension of Farriers Way, however our client's site can be designed in such a way that possible pedestrian and cycle access is also available from the adjacent site across it into Bancroft Lane. The enclosures show that the services can be provided to this site making development feasible. Landscaping can be provided on the sites southern boundary in co-ordination with an extension of the landscaping on the adjacent site. We believe the information provided supports the proposal for the allocation of housing land WB1 identifying the possibility of vehicular access form Bancroft Lane.
Mr & Mrs R Smith	St3-LP570	Support	We support the allocation of land shown in WB1. We note the access is to be from Farriers Way, but our client's land is served dircetly by access to Bencroft Lane, to which we agree there should also be pedestrian and cycle access.
Mr Simon Holland	St3-LP685	Object	The proposed allocation involves a greenfield site. There is no justification for the allocation. There is no evidence to demonstrate that the applicant or the Council has carried out a sequential assessment of the availability of other brownfield sites in the locality. Even in the event that there were no other available brownfield sites available, there are other greenfield sites to the north and west of the village which are preferable to this proposal in terms of their accessibility and connectivity with the village. The proposed allocation is too large for the village. It is highly unlikely that the site would be developed as proposed. It is far more likely that the site would be developed at a much higher density, in accordance with national planning policy objectives which require developers to make an effecient use of land. Even if the site were developed with 70 houses as proposed, it would place significant pressure on existing infrastructure and resources. It is understood that the local school and surgery already operate at capacity. There is no eveidence to demonstrate that there is a local need for the proposed level of housing nor evidence to demonstrate the adequacy of existing infrastructure. The development of the site would have a significant and harmful impact on the appearance of the landscape. It would urbanise the area and have an adverse effect on the character of the immediate environment and on the amenities of existing residents who adjoin the site. The Council's consultation exercise does not provide details of whether the site has been the subject of a Traffic Impact Assessment,

			Environmental Impact Assessment, Ecological Assessment or Flood Risk Assessment. If the site were to be developed for 70 homes it would result in an additional 420-560 additional daily vehicular trips (based on TRICS figures) which would compromise highway safety due to the inadequacy of the local road network to accommodate such a significant increase in traffic. The Council cannot consider a proposed allocation in the absence of such important assessment criteria. For the reasons set out above, the allocation of the site for housing would not represent sustainable development as defined by paragraph 7 of the National Planning Policy Framework (NPPF). There is also significant local concern about the Council's level and nature of public consultation. Many local residents who adjoin the site are completely unaware of the consultation document and the implications of this proposal. The lack of public comment on this significant proposal is evidence of this. It is also of note that the only local support for the allocation appears to be the landowner.
Lorraine Rowbotham	St3-LP992	Object	Very concerned about recent news of proposed planning for 70 new houses off Farriers Way. My main concern is Farriers Way being used as an access road off the High Street to this new development. It is already congested with parked cars down a relatively narrow road. The amount of traffic coming down Forge Way to the Sports and Social club, already causes access problems on that bend. Just this morning I yet again had to reverse back down my road because of oncoming traffic trying to access sports and social. It's hard even now to navigate these two roads. You have to take into account the parking problems down Forge/Farriers way, because of smaller or no driveways for the amount of cars that these large house have. A lot of cars have to park on the road. The extra amount of cars down Forge/Farriers caused by this proposed development would cause extreme and dangerous congestion/ driving conditions. Not to mention the creation of additional traffic accessing the High Street in a central location. Why not make the access to this new development off Church Road (main route into Warboys) and just have footpath access to Farriers Way to connect the two roads - like Madecroft rd into Farriers Way. This would stop traffic problem in Farriers and make people cycle or walk into the centre of the village . Another point is what about the shops closing in the village when we are having all these new developments being built. The bakers, bank, hardware, butchers have all gone in the 10 years since I have lived here. We don't want Warboys to become a commuter village where there is no community, no shops and everyone just goes from their house to the cars for everything. More development needs more amenities - extra shops, cafe etc. Not everyone wants a soul - less village, where no one talks to each other. Final point. Will the new development just be a clump of house plonked down with no thought to aesthetics? - like in Farriers Way, or will some thought go into making the road interesting and at least pleasing to look at. At least we have Jubilee Park in the road, with the lovely orchard and some benches - a step in the right direction.
Mr Martin Kirk	St3-LP1197	Object	I am dismayed to discover, at the eleventh hour, that there are plans afoot to construct an additional 70 to 120 houses on land to the south of Farriers Way. Mr and Mrs J Stokes comments, contained on these pages, can have only come from someone with a vested financial interest in the proposed housing development and not from a resident of Farriers Way, as they have no appreciation of the traffic problems that exist in Farriers Way at present. There are a number of bungalows in Forge Way which are occupied by the elderly and infirm and the houses in Farriers Way and The Smithy are either 4 bed or 5 bed houses, in which the families that live in them have children who drive and thus have cars of their own. The 4 bed houses however, have just one off road parking space and the 5 bed houses have just two off road parking spaces. With an average of at least three cars per household, on street parking is necessary and this chokes up the road as it is, without adding 70 to 120 further houses and as many as 300+ additional vehicles by virtue of building additional houses. Planning guidance shows that upward of 120 houses could be built on the land that has been identified for development (I set no store by the figure of 70 houses as this can always change) yet at present the road can't even cope with the 43 properties that currently exist. This was a major consideration when planning was granted for the Farriers Way development, some 12+ years ago. At that time, the planners insisted that Madecroft was blocked off to traffic, as to allow any additional traffic to use the street would pose a great risk to the residents and more specifically to the elderly population of Forge Way. Adding a further development of up to 120 houses would greatly exacerbate the already chronic traffic conditions in Farriers Way and Forge Way and would fly in the face of previous planning decisions. If there were a need for access to the land south of Farriers Way, then ultimately it should either be from the A141, or from Church Road B1040 next to Gladwins Car Repairs (an already derelict and unoccupied piece of land) and not from Farriers Way. Fundamentally I see no need for further housing in Warboys. There are no jobs here, so anyone coming to live here would almost certainly be a commuter, travelling back to Huntingdon or St Ives for work, or to make use of transport links to other areas such as London. Wyton Air

			Base and Alconbury Air Base have closed and have space for many thousands of houses which would be located much closer to the amenities, employment and transport links that Warboys emphatically lacks. These sites should be fully utilised first.
Sarah Bedford	St3-LP1255	Have observations	As a resident of Farriers Ways I need to draw your attention to my concerns regarding the proposed development to the rear of Farriers Way. When you enter Forge Way, leading to Farriers Way there are approximately 20 sheltered/elderly peoples bungalows on a bend, they have no provision for off road parking for themselves, carers and visitors, so they have to park on the road. I have also notice some of the residence on the High Street who have the yellow line in front of their house and no off road parking also park in Forge Way on the road. This makes it extremely dangerous and a blind spot, The parking is bumper to bumper until you reach Farriers Way. Frequently I have to reverse because of oncoming traffic. Parking continues to be a problem when you reach Farriers Way. The majority of the houses are five bedroom, some houses have up to six cars, (that without taking into consideration visitors) so they have to park on the road, which also causes huge problems. Unfortunately, when the developers/council agreed to the initial development didn't think to provide suitable off road parking to cater for this. Also, the width of the road seems to be very narrow. You also have the Sports and Social Club half way down Forge Way. It is a very well used facility day and night which also causes problems. The car park is not big enough so patrons park in Forge/Farriers Way which often causes further problems for use of the road and residents. If you look at the entrance/road for Pathfinder Way, Warboys it was built to accommodate the volume of traffic and is wider, safer for all. If they plan to use Forge/Farriers Way for access to build it is not suitable for large vehicles or any increase in traffic. It would be irresponsible to agree to the proposed development of 70 houses, this would lead to an increase of at least another 140 cars using a road not suitable for the existing residences. I would suggest that another entrance/exist be found for the proposed development.

Targeted Consultation Comments:

Name, Organisation	Comment ID	Section	Type of Comment	Comment
South of Farrier's Way, Warboys				
Roy Reeves Warboys Parish Council	LP-TC119	WB 5 South of Farrier's Way, Warboys	Object	The Parish Council objects to the inclusion of the site south of Farriers Way for housing development as the suggested access via Forge Way and Farriers Way is incapable of sustaining traffic for an additional 75 houses. The Parish Council has recommended refusal of a planning application already submitted for development of the site. If the development of this site were to proceed, there would inevitably be pressure from the owner of the land to the south for a further allocation in the next Local Plan on the basis that a precedent had been set for new development in the village in this direction. Local estate roads would be incapable of accommodating the accesses required.
Stewart Patience Anglian Water Services Ltd	LP-TC505	WB 5 South of Farrier's Way, Warboys	Have observations	Policy WB 5 requires applicants to obtain confirmation from the Environment Agency and Anglian Water that foul water flows can be accepted from this development. It is Anglian Water's responsibility to bring forward any necessary improvements to Oldhurst Water Recycling Centre (formerly wastewater treatment works) to accommodate additional growth which will identified in the Asset Management Plan to be agreed with OFWAT.
Judit Carballo Cambridgeshire County Council	LP-TC292	15.74	Have observations	This paragraph should be amended to read; Vehicular access to the site will need to be provided via an extension of Farrier's Way. Pedestrian access should be provided through the site to Farrier's Way, as well as to Bencroft Lane by way of links to 'Fenton Field Farm, Warboys' and to the footpath through the area of open space between the site and Farrier's Way to aid integration of the site into the village and

				maximise accessibility for pedestrians. A transport assessment (<u>in accordance with Policy LP22</u>) and accompanying travel plan will be required.
Fenton Field Farm, Warboys				
Judit Carballo Cambridgeshire County Council	LP-TC293	WB 6 Fenton Field Farm, Warboys	Have observations	This site was formally part of WB5 with access via Fentons Way. The County Council does not support the intensification of use of Bencroft Lane and therefore if this site were to remain as a separate allocation then access should only be through allocation site WB5 as Bencroft Lane is not suitable in relation to its inadequate width, lack of pedestrian facilities and the poor vehicle to vehicle visibility at its junction with Fenton Road.
Roy Reeves Warboys Parish Council	LP-TC120	WB 6 Fenton Field Farm, Warboys	Object	The Parish Council objects to the inclusion of the site for development for 15 homes. Separating this allocation from WB5 to which it was combined in Stage 3 leaves the only possible access as Bencroft Lane which is inadequate to accommodate further traffic. The Parish Council has recommended refusal of a planning application already submitted for development of the site.
Andrew Campbell for B E A Augstein	LP-TC139	WB 6 Fenton Field Farm, Warboys	Support	We support the separate development of WB6 rather than it being developed in association with WB5. See attached email dated 18th March 2014 to Andrew Cundy. We otherwise support Policy LP4. See supporting document: Andy Campbell-Mr Augstein-email to A Cundy
Stewart Patience Anglian Water Services Ltd	LP-TC506	WB 6 Fenton Field Farm, Warboys	Have observations	Policy WB 6 requires applicants to obtain confirmation from the Environment Agency and Anglian Water that foul water flows can be accepted from this development. It is Anglian Water's responsibility to bring forward any necessary improvements to Oldhurst Water Recycling Centre (formerly wastewater treatment works) to accommodate additional growth which will identified in the Asset Management Plan to be agreed with OFWAT.