Case No: **15/01817/REM (APPROVAL OF RESERVED MATTERS)**
15/01816FUL (FULL PLANNING APPLICATION)
15/02021/S73 (VARIATION OF CONDITION)

Proposal: **15/01817/REM 120 DWELLINGS AND SUPPORTING INFRASTRUCTURE INCLUDING DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.**
15/01816FUL THE CONSTRUCTION OF 3 NO. NEW PONDS AND ASSOCIATED LANDSCAPE HABITATS FOR ECOLOGICAL MITIGATION AS PART OF A GREAT CRESTED NEWT MITIGATION STRATEGY AND ATTENUATION POND AS PART OF A DRAINAGE STRATEGY IN CONNECTION WITH RESIDENTIAL DEVELOPMENT ON ADJACENT LAND (REF: 1301790OUT)
15/02021/S73 VARIATION OF CONDITION 20 OF APPLICATION REFERENCE: 1301790OUT TO: PRIOR TO COMMENCEMENT OF DEVELOPMENT MITIGATION MEASURES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS IN PLANNING APPLICATION REFERENCE: 15/01816/FUL, UNLESS MINOR VARIATIONS ARE OTHERWISE AGREED IN WRITING WITH THE LOCAL PLANNING AUTHORITY.

Location: **LAND BETWEEN OLD MILL AVENUE AND STATION ROAD AND 43 STATION ROAD WARBOYS**

Applicant: **MR KEN ARMSTRONG**

Grid Ref: **531051 280593**

Date of Registration: **08.10.2015**

Parish: **WARBOYS**

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal on 15/01817/REM & 15/01816FUL is contrary to the officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATIONS

1.1 The application sites are located adjacent to, but surrounded by, the northern built up areas of Warboys. There is residential development to the north, east and south of the site and open countryside to the west. The sites are currently agricultural land. The application sites are approximately 5.7 ha in area, they are relatively flat with slight falls to both the south western and north eastern corners. Vehicular access would be from Station Road.

1.2 The larger of the two sites has outline planning permission for 120 dwellings under planning permission 1301790OUT. This report covers three applications, first and foremost, reserved matters

application ref: 15/01817/REM seeks approval for access, appearance, landscaping, layout and scale.

1.3 In addition planning permission (Ref: 15/01816/FUL) is sought for the construction of 3 no. new ponds. To include two associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and one attenuation pond as part of a drainage strategy in connection with residential development on adjacent land (Ref: 15/02021/S73)

1.4 And finally, planning permission (Ref: 15/02021/S73) is sought for a variation of condition 20 of application reference 1301790OUT to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the local planning authority.

1.5 In more detail the reserved matters application (15/01817/REM) proposes the erection 120 dwellings consisting of 10 x 1 bed affordable houses, 19 x 2 bed houses (17 affordable), 9 x 2 bed affordable apartments, 2 x 2 bed affordable bungalows, 14 x 3 bed houses (8 affordable) 46 x 4 bed houses (2 affordable) and 20 x 5 bed houses. There are 98 no. garages (including 6 integral garage house types) and an additional 223 parking spaces for these 120 residential units.

1.6 In addition to the planning drawings, the three applications are accompanied by a Planning Statement, Design and Access Statement, Transport Assessment, Travel Plan, Flood Risk Assessment, Archaeology desk based assessment, Affordable Housing Statement, Ecology Appraisal and Arboriculture Assessment.

2. NATIONAL GUIDANCE

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

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

* necessary to make the development acceptable in planning terms;

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

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

2.4 Planning Practice Guidance 2014

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"
- T18: "Access requirements for new development"
- T19: "Pedestrian Routes and Footpath"
- R7 "Land and Facilities" space.
- R8 "Land and Facilities"
- En12: "Archaeological Implications"
- En13: "Archaeological Implications"
- En17: "Development in the Countryside"
- En20: "Landscaping Scheme"
- En25: "General Design Criteria"
- CS8: "Water"

3.2 Local Plan Alteration 2002

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

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
- LP13 "Quality of Design
- LP15 "Ensuring a High Standard of Amenity
- LP17 "Sustainable Travel"
- LP23 "Local Services and Facilities
- LP25 "Affordable Housing Provision
- LP28 "Biodiversity and Protected Habitats and Species
- LP29 "Trees, Woodland and Related Features
- LP30 "Open Space"
- LP31 "Heritage assets and their setting

3.5 Consultation responses on 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

- During the 'Stage 3' consultation on the draft Huntingdonshire Local Plan to 2036, a number of sites were submitted to the Council for consideration as additional allocations in the Local Plan. These sites were considered through an 'environmental capacity study' process for additional sites, and views were then sought on the assessment of new sites. The application site was submitted for consideration as an additional allocation and was a subject of this consultation in late 2013. The conclusion of this assessment is that the application site is considered potentially suitable for residential development of approximately 100 homes.

3.4 Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

15/70036/PENQ – Pre Application - Reserved matters application for residential development of 120 dwellings, open space and associated infrastructure

1301790OUT - Demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure at Land Between Old Mill Avenue And Station Road And 43 Station Road, Warboys – Granted – 29th January 2015

5. CONSULTATIONS

Consultation responses on the Planning Application 15/02021/S73:

5.1 **Warboys Parish Council** – Recommend Approval – The application does not conflict with the policies contained in the Development Plan

5.2 **Cambridgeshire Fire and Rescue Service** – No response
Officer comments – A per the original outline application a condition is again recommended for fire hydrants

5.3 **County Council Archaeology (CCA**) – The CCA have reviewed the reserved matters application and confirm that that this does not affect their previous advice – The CCA previously commented that the area has some merit and should be investigated before a decision on the outline planning application is made.
Officer response: At their meeting in June 2014 Members resolved to approve the outline planning application subject to a programme of archaeological investigation secured by a condition. It would now be unreasonable to require the developer to investigate prior to a decision being made on this Section 73 application.

5.4 **County Council Highways** – No objection

5.5 **County Council Rights of Way** – No comments received
Officer response – County Council Rights of Way have however commented on the reserved matters application – see below

5.6 **Environment Agency** – No objection –The Agency advise that as written condition 20 does not state what the mitigation measures are mitigation for, reading "Prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference 15/01816/FUL....."
The original condition 20 was that "prior to commencement of development mitigation measures shall be carried out in accordance with the Great Crested Newt mitigation strategy as included as part of the Ecological Appraisal dated November 2013..." It is acceptable that the phrase "great crested newt mitigation" is not used but it should be replaced with a phrase to indicate that the mitigation measures referred to are ecological mitigation and relate to the Ecological Appraisal report dated September 2015 as submitted with application 15/01816/FUL.
Officer response – A condition with such wording is recommended accordingly.

5.7 **Middle Level Commissioners** – No response received

Consultation responses on the Planning Application 15/01817/REM:

5.8 **Warboys Parish Council** (first consultation) – Recommend refusal for the following reasons:-
- That the proposed road layout will lead to excessive vehicle speeds in a residential area and will result in a dwelling layout that will have a greater impact on the surrounding properties than that proposed in the indicative layout at the outline application stage:
- That the proposed siting of plots 1 to 12 will place them too close to the long established premises of Heath Hill Garage where the use of power tools, compressors and air tools in the repair of agricultural and motor vehicles will inevitably lead to future complaints of noise nuisance from the occupiers of those plots
- That the proposed siting of plots 1 to 12 will result in the overshadowing and overlooking of Nos 37 and 39 Station Road
- That there are concerns about the impact of the development on the local drainage system and its capacity to cope in times of heavy rain fall
- That the historic pond in the centre of the site which is thought to contain a spring is shown as having been infilled which may cause future problems of flooding
- That the area required for public open space is not clearly shown on the plans submitted
Officer response – The issues raised above are addressed in the main section of the report or by planning condition

5.9 **Warboys Parish Council** (second consultation) – Recommend refusal for the reasons above and these additional reasons
- That there are still some properties close to the boundary with Ivan Barrett business premises
- That the council was not reassured by the comments of the developers in a meeting with them in January that as the proposed dwelling were designed for single people, the occupiers would be unlikely to be disturbed by any noise emanating from the adjoining business premises during the day

Officer response – The issues raised above are addressed in the main section of the report or by planning condition

5.10 **Cambridgeshire constabulary** – Architectural Liaison Officer – No Objection - only request is that ALL rear parking courts and any large areas of un-adopted roads which contains on street parking, are illuminated, preferably by Column mounted lighting.
Officer response – A lighting condition is recommended

5.11 **County Council Highways** – No objection, subject to
- Dimensions need to be added for road, shared surface, footway, maintenance strips, radii and visibility splays.
- Sought clarification on which areas would be offered for adoption
- Any ramp feature marking the entrance exit of a shared surface will have the footway encroach into the shared surface by 2m and 2m only
Officer response – The information has been requested. The required information and comments from County Council Highways will be available prior to the panel meeting

5.12 **Cambridgeshire Fire and Rescue Service** – No objection – Should the planning authority be minded to grant approval, the fire authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition
Officer response – A condition on the S73 application is recommended accordingly

5.13 **County Council Archaeology** - We have reviewed the above planning application and this does not affect our previous advice – Previously commented that the area has some merit and should be investigated before a decision on the outline planning application is made.
Officer response - At their meeting in June 2014 Members resolved to approve the outline planning application subject to a programme of archaeological investigation, which was secured by a condition. It would now be unreasonable to require the developer to investigate prior to a decision being made on this Section 73 application.

5.14 **County Council Rights of Way** – The provision for Public Footpath No. 3 Warboys through the public open space does not match that of the definitive line. The developer will be required to submit a Public Footpath Diversion application under Section 257 of the Town and County Planning Act to divert the legal line of the footpath to an alignment that matches that of the Planning Layout (Rev L).
Officer response – This has been discussed with the applicants. The applicants advise that they will endeavour to follow the existing path of the Public Right of Way (PROW) where possible and that where this is not possible they will submit a Public Footpath Diversion application. In addition the applicants advise that during the construction of the site the footpath may be temporarily diverted to enable the delivery of the development.

5.15 **Environment Agency** – Object to discharge of condition 8 – further calculations required. No objection to discharge of condition 9 (maintenance of the surface water drainage scheme)

Officer response – Should Members consider to approve this application – condition 8 will still need to be discharged by a separate condition discharge application

5.16 **Environmental Protection Officer** – No objection - The revised site layout looks acceptable and we would not have any objections to the application.

5.17 **Lead Local Flood Authority** – No comment - As the Environment Agency commented on the outline planning application and recommended surface water drainage conditions, it has been agreed in this instance that they (the Environment Agency) will provide the formal response for this planning application in regards to the surface water drainage proposal.

5.18 **Lighting Engineer** – No objection - There is no lighting mentioned within the planning application - Roads and car courtyards need lighting.
Officer response – details of lighting condition is recommended

5.19 **Middle Level Commissioners** – No response received

5.20 **HDC Operations** – No objections - Noted that the adoptable highway now includes the western most road, previously marked as private – this will certainly help with waste collection on site. Bin Collection Point at the end of the adoptable highway for plots for all the plots indicated on the plan except plots H469/H597/H417 which will be collected from their frontage. Green Space provision is acceptable and includes the onsite attenuation area that is unusable for a minimal amount of time a year

Consultation responses on the Planning Application 15/01816/FUL:

5.21 **Warboys Parish Council** – Recommend Refusal - The mitigation strategy required for the great crested newts as a result of the development permitted should be accommodated on site as opposed to extending the impact of the development further into the surrounding countryside.
Officer Response - These proposals are enabling works that are required to support and provide infrastructure for the residential development of adjacent land to the east. The principle of constructing 3 new ponds in the open countryside is covered fully in the main section of the report.

5.22 **Cambridgeshire constabulary** – Architectural Liaison Officer – No objection

5.23 **County Council Archaeology** – No objection – The site should be subject to a programme of archaeological investigation secured by a condition
Officer response – A condition is recommended accordingly

5.24 **Cambridgeshire Wildlife Trust** – No response received

5.25 **Environment Agency** – No Objection – The agency advise that the ponds themselves appear to be acceptable however it should be

ensured that there is connectivity with other wetland areas, ditches or wildlife corridors and that site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
Officer response – Conditions are recommended to ensure that there is a connection of wildlife corridors. Notwithstanding there will be no hydrological connection between the SUDS attenuation pond and the GCN ponds so that there is no possibility of any fish entering the GCN ponds.

5.26 **Natural England** – No Objection - Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. Natural England refer officers to their standing advice with regards to impact on protected species.
Officer response – This is discussed further in the ecology section below

6. REPRESENTATIONS

6.1 Sixty local residents consulted on **15/02021/S73.** One letter of objection received. The objection raises the following concern:
- there appears now to be no access to the recognised public footpath, which is continually being used by dog walkers

6.2 Sixty four local residents consulted on **15/01817/REM**. Seven letters of objection received Objections raised are:
- that the development once built will have a detrimental effect on the surrounding area and the surrounding properties especially during long spells of heavy rain
- can the council guarantee that the wildlife migration will be a success and once completed be properly maintained
- concern that any unsupervised play by children around the ponds could be dangerous
- that the proposed three storey block in the plans is not appropriate to immediate area and certainly not to this side of the village
- Concern about the impact that the proposal will have on the existing power supply
- Concern about lack of access to home during construction
- Concern that the construction company will not keep the surrounding roads free of mud and building debris
- Concern that the construction company would breach the Control of Pollution Act 1974 – to maintain appropriate working hours during construction
- Concern about the close proximity of dwelling to Mr Barrett's Repair Garage and that Mr Barrett's long established business could be jeopardised in the future by complaints of noise and disturbance
- Concern about loss of privacy to existing properties – particularly landing windows will overlook properties 37-39
- If I were to sell my property I believe that this would not only hinder the value but also put potential buyers off
- The application has not taken into account the noise from a busy workshop running car's tractors, compressors and air tools all day long and some evenings when breakdowns occur
- The workshop will overshadow those properties and the residents living in these closest properties will be the ones most likely to be on shift work

6.3 Sixty four local residents re consulted on **15/01817/REM** on 2nd February – One letter of objection received, raising the following concerns:

- No way of access is shown to footpath behind plots 13-17
- Drawing no 1306-07 Rev B indicated timber fence whereas boundary drawing 1306-04 indicated brick wall
- Unclear about drainage proposals for the dyke rear of Oldmill Avenue

6.4 Sixty four local residents consulted on **15/01816/FUL**. Five letters of objection received. Objections raised are:

- that the development once built will have a detrimental effect on the surrounding area and the surrounding properties especially during long spells of heavy rain
- can the council guarantee that the wildlife migration will be a success and once completed be properly maintained
- concern that any unsupervised play by children around the ponds could be dangerous
- that the proposed three storey block in the plans is not appropriate to immediate area and certainly not to this side of the village
- Concern about the impact that the proposal will have on the existing power supply
- Concern about lack of access to home during construction
- Concern that the construction company will not keep the surrounding roads free of mud and building debris
- Concern that the construction company would breach the Control of Pollution Act 1974 – to maintain appropriate working hours during construction
- Concern about the close proximity of dwelling to Mr Barrett's Repair Garage and that Mr Barrett's long established business could be jeopardised in the future by complaints of noise and disturbance
- Concern about loss of privacy to existing properties – particularly landing windows will overlook properties 37-39
- Concern about the proposed road layout – the village already has boy racer problems at the Fenton Road roundabout
- The road should not be a continuous loop
- The application has not taken into account the noise from a busy workshop running car's tractors, compressors and air tools all day long and some evenings when breakdowns occur
- The workshop will overshadow those properties and the residents living in these closest properties will be the ones most likely to be on shift work

6.5 Public Exhibition and Meeting with Parish Councillors

On the 20th January 2016 David Wilson Homes held a public exhibition of their proposal for the development of 120 homes. This was followed by a meeting with Members of the Parish Council. 35 people attended the exhibition. The issues raised included the following:

* Ditch to the northern boundary maintenance and ownership
* Drainage concerns:
  - Run off from the site along Station Road
  - Spring Fed pond in the middle of the site
  - Levels of the attenuation feature to the entrance of the site
  - Pumping station on Station Road is inadequate

* Is there a skate park to be housed on the site- this was proposed as part of the original scheme
* Impact on the existing village services that another 120 houses will bring – schools, doctors
* Distance of the housing to the rear of Heath Hill Garage
* Privacy for the houses to the rear of 32 Station Road
* Privacy for 37 station road
* Design of the access point onto Station Road
* Road system looks like a rat run
* Road capability for farm traffic to get to the fields behind
* Landscaping needed to protect window on boundary '45 Station Road'
* Developing agricultural land and the proposed density
* Construction work noise
* Traffic controls required for number of houses
* Roads will become filthy
* Dirty walls and windows – these will need to be cleaned
* Compensation requested for reduction in property value
* Site working times (proposed 8:30am-5:00pm Monday to Friday and not during the holidays)
* Equipment storage on site and security
* Will there be a site liaison person from DWH

Officer Comment
In light of the above comments, the applicants:
- have reviewed the ownership
- engineering team are reviewing the spring fed pond.
- have spoken with Anglian water who advised that no reinforcement works are required to their sewage system
- have reviewed and redesigned the distance between the houses and Heath Hill Garage - These amendments have been captured in Rev. L
- have reviewed and redesigned the distance between the proposed houses and 32 Station Road - These amendments have been captured in Rev. L
- have reviewed and redesigned the distance between the proposed houses and 37 Station Road - These amendments have been captured in Rev. L
- have redesigned the road layout and provided access for farm traffic in compliance with highways and other consultees e.g. refuse collection
- confirm that the window on boundary '45 Station Road' is a garage window, notwithstanding the applicant agreed to provide defensible planting/fencing
- confirm that they will comply with the working times which will be stipulated as part of the Reserved Matters Application and their CEMP will identify the need for any controls to reduce mud on the roads

7. ASSESSMENT

7.1 The main planning issues are:

- Planning History/Background
- The principle of development
- Access
- Appearance
- Landscaping

- Layout and scale (POS / parking / neighbour impacts / noise from garage)
- Ecology
- Flooding and drainage

PLANNING HISTORY/BACKGROUND

7.2 At the Development Management Panel (DMP) meeting in June 2014, Members resolved to grant outline planning permission under reference 1301790OUT for the demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure.

7.3 The approval was supported by an Illustrative Master Plan which identified the broad principles of the development and included indicative locations for attenuation ponds.

7.4 In the process of developing the detailed layout for the Reserved Matters application it became apparent to the developer that the attenuation features indicated on the master plan would not support the number units on the approval. A more detailed drainage design suggested that the developable area would be reduced by approximately 1 acre and that two separate attenuation features were required due to the levels on the site, 1/3 of the site draining to the front towards Station Road and the remaining 2/3 draining to the rear South West corner. The developer advises that unfortunately there isn't a drainage outfall in the South West corner and thus has required the relocation of the pond in to the neighbouring field. The benefit of this is that there is an existing ditch where the out fall can go.

7.5 As well as the attenuation feature going off site it is proposed to form two new newt habitats to accommodate the newts identified in the Ecology Report. The developer advises, and it is accepted by officers, that it is not possible to relocate the newts into the attenuation feature as this will be off line and therefore dry for the majority of the time.

7.6 There are currently three applications submitted for consideration

7.7 1 - Reserved matters application ref: 15/01817/REM seeks approval for access, appearance, landscaping, layout and scale.

7.8 2 - Full planning permission is sought for the construction of 3 no. new ponds and associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and attenuation pond as part of a drainage strategy in connection with residential development on adjacent land (REF: 15/02021/S73)

7.9 3 – Minor Material Amendment (Section 73) permission is sought for a variation of condition 20 of application reference: 1301790OUT to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the local planning authority.

THE PRINCIPLE OF DEVELOPMENT:

7.10 The principle of residential development has already been established with the granting of outline consent 1301790OUT.

7.11 With regards to the full application for the ponds, the site is not allocated for development within the Local Plan 1995/2002, the Core Strategy 2009 or in the Huntingdonshire Draft Local Plan to 2036, and is therefore considered to be in the countryside for the purposes of these plans. The construction of 2 new ponds and associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and one attenuation pond as part of a drainage strategy is fundamental in launching the delivery of the housing development, which in turn will contribute towards the Councils Housing Targets.

7.12 In isolation the proposal for the two great crested newt ponds are not considered to be an unsustainable form of development and weighed in favour of its countryside location is the fact that it would provide an ecological facility with the potential to enhance biodiversity. It is considered that the proposal would therefore be in accordance with policy CS1 of the Huntingdonshire Adopted Huntingdonshire Core Strategy 2009.

7.13 The principle of the proposed attenuation pond is acceptable as policies En17 of the Huntingdonshire Local Plan 1995 provides for public utility services development in the countryside.

7.14 Notwithstanding the above it is not considered that the excavation of the proposed below ground level ponds would have a detrimental impact on the character and appearance of the countryside, providing that it is appropriately landscaped. The position of the proposed ponds adjacent to the proposed housing development will minimise the impact of soft landscaping on the flat Fen landscape. Landscaping and management conditions are recommended to ensure that the development is adequately landscaped, in the interests of safeguarding the character and appearance of the countryside.

7.15 The spreading of excavated material on the surrounding land will be controlled by a condition to prevent the formation of earth embankments/mounds that could otherwise form alien artificial feature that could detract from the open and flat fen landscape.

7.16 For these reasons, the proposal would be appropriate but more importantly not harmful to the character and appearance of the countryside and as such it would accord with policy EN17, EN22 and EN23 of the Huntingdonshire Local Plan 1995 and policy CS1 of the Huntingdonshire Adopted Huntingdonshire Core Strategy 2009.

ACCESS

7.17 Access was committed as part of the outline application with conditions securing access and visibility, roads to be constructed to binder course level, submission of construction traffic management scheme and the implementation of off site highway improvement works.

7.18 Officers are satisfied that the development would not have any significant adverse impact upon highway safety and safe access from the adopted highway can be provided.

APPEARANCE

7.19 This is a sensitive site located on the edge of the village and adjacent to the countryside.

7.20 In granted outline planning permission, members asked for the following condition (condition 19) to be appended to the decision notice:

7.21 All reserved matters shall be in accordance with the following design principles set out in the amended Design and Access Statement dated April 2014, namely:
a) The general principles listed and set out in figure 12 Illustrative Masterplan.
b) The general arrangement of streets, lanes and home zones and the retention of the route of the existing public right of way and new proposed footpath link in the general locations shown in figure 13 Access and Layout Plan and described in the accompanying text.
c) The creation of neighbourhood character.
d) The general principles of housing plot arrangement as set out in the 'Housing Plot Arrangement' and 'Vistas and Views'.
e) The general approach to building form.
f) The general approach to housing density.
g) The general approach to green infrastructure and trees.
Reason.
To allow the Local Planning Authority to maintain control of the development.

7.22 Officers are satisfied that the proposed layout has been formed by the design Brief principles set by the outline application.

7.23 The appearance of each dwelling has been the subject of detailed discussions and the revised scheme accommodates the majority of the requests for amendments which have been made. These amendments have been sought with due to guidance within the HDC Design Guide, the NPPF, and Policies EN25 of the Local Plan 1995 Policy HL5 of the Local Plan Alteration 2002 Policy LP13 of Draft Huntingdonshire Local Plan to 2036. Planning conditions will be necessary to ensure that details of hard and soft landscaping compliment the appearance and contribute to achieving a sense of place. Furthermore, a condition regarding the materials for the finished highway/footpaths/public realm is also necessary in order to ensure that the design of the entire site is appropriate and in keeping.

LANDSCAPING

7.24 The site comprises of one large single field parcel and a smaller field parcel to the south. Surrounding the site are existing residential properties to the north, east and part of the southern boundary. The remainder of the southern boundary and also to the west of the site are further field parcels.

7.25 The landscape approach has been developed following the principles set in the outline planning permission concept development brief.

7.26 Notwithstanding the above, the Councils landscape officer has raised the following concerns with regards to the proposed soft landscaping
- That there needs to be bolder planting in the area north of plot 56 to enhance the vista at the site access road.
- That there should be much more use of climbers and/or wall shrubs where beds can be set against such boundaries, eg in the parking court for bays 3-12, the walls for plots 2, 64-65 and many more
- That in the car court east of plot 32, tree T6 should be moved to the other side of the path, and wall shrubs / climbers should be put against the southern boundary.
- That the car court west of dwelling 40 should have shrub planting in the narrow space adjacent the southern boundary, between bays 37/42, and in place of the narrow grass strips next to bays 34 and 35.
- That there should be a planting bed with tree / large shrub in the run of parking bays from 68-74.
- That all the various bin collection points on the edge of pavements [eg adjacent plots 66, 80 etc] need their accompanying hedge wrapping around the area so that there is planting between hedge and pavement – screening the bins and keeping them from obstructing the pavement. Some sort of knee rail should reinforce this arrangement – a simple bird's mouth perhaps.
- That the proposed grass path across the POS is unacceptable – the route will be well used [schoolchildren etc] and a tarmac surface is needed.
- That bulbs should be planted at 20/m2 rather than 10/m2
- That the soft landscape and habitat proposals for the area containing the newt ponds needs submitting in tandem with this site – at present the boundary proposals submitted here represent too weak a treatment of this edge, but taken together with proposals for the newt pond site they could be acceptable. It is important that this boundary does not "encourage" public access, which might be detrimental to any newt populations.
- That to give a stronger avenue and better enclosure to the open space / play area near the access from Station Road the officer would like the Carpinus "Franz Fontaine" in this part of the site to be feathered specimens, min ht 4.25m.
- That Street tree planting in predominantly hard surfaced spaces – eg in between on-street parking bays 37/42, 43/44, and adjacent plots 76 and 89 – will have to use particular methods of providing adequate soil at root level. Underground load-bearing crate systems and compactible urban tree soils are two alternatives. Even small growing trees will need a minimum of 6m3 soil per tree to ensure good establishment and long term health.
- That there should be shrub [or hedge] planting in the narrow beds adjacent parking bays 29 and 30.

7.27 The Councils landscape officer has raised the following concerns with regards to the proposed hard landscaping
- That paved surfaces. High quality blocks [eg Marshalls Tegula, Charcon Woburn or similar] should be used for the main body of parking courts [bays can be in tarmac] and for private drives, shared surfaces etc.
The Councils landscape officer has raised the following concerns with regards to boundary treatment

- that Full height vertical rail metal gates should be used in the "square" at plots 91, 92/93, 94/95, 69/70, and 72/73.
- That Links between buildings should be wall where these are easily visible in the streetscene, eg at plots 52/53, 56, 1, 15/16, 19/20, 21/22, 22/23, 23/24, 26, 31, 32, 38/39, 41, 85, 84, 81/82, 80/81, 67, 75, 97/98, 101/102, and 120.

7.28 Taking the above into account the landscaping scheme as it stands is not considered acceptable having regard to the NPPF and Policy En 20 of Huntingdonshire Local Plan (1995) and for this reasons a condition is recommended requiring revised details of hard, soft and boundary treatment.

Trees

7.29 As there are trees located around the edges of the field, either as part of the boundary hedgerows or within the adjoining land, the issue needs to be considered as part of the reserved matter application. It is noted that there are no tree preservation orders or conservation area designation that would apply to any trees present on or in close proximity to the site. An arboricultural assessment was submitted as part of the application. An assessment of the boundary trees was necessary as their presence would have influence on the proposed development by virtue of their close proximity. The report concludes that the proposal is arboriculturally sound allowing for the retention of the vast majority of the existing trees on site and the additional proposed new tree planting will greatly increase the tree cover on site and within the local area. Notwithstanding the above, concern has been raised with regards to the relationship between plots 43-45 and the existing trees. The siting of the dwellings has been revised to ensure that the dwellings are outside of the root protection area.

LAYOUT AND SCALE

7.30 As part of the outline planning permission, members asked for the following condition (condition 19) to be appended to the decision notice.

7.31 All reserved matters shall be in accordance with the following design principles set out in the amended Design and Access Statement dated April 2014, namely:
a) The general principles listed and set out in figure 12 Illustrative Masterplan.
b) The general arrangement of streets, lanes and home zones and the retention of the route of the existing public right of way and new proposed footpath link in the general locations shown in figure 13 Access and Layout Plan and described in the accompanying text.
c) The creation of neighbourhood character..
d) The general principles of housing plot arrangement as set out in the 'Housing Plot Arrangement' and 'Vistas and Views'.
e) The general approach to building form.
f) The general approach to housing density.
g) The general approach to green infrastructure and trees.

7.32 The layout has been the subject of detailed discussions in order to address concerns raised in relation to design and highway matters.

The proposal is now considered to represent a good layout whilst also ensuring safe access around the site.

Public Open Space (POS)

7.33 The outline consent requires that 5900 square metres of open space be provided within the site. The applicant's are proposing 9020 square metres the majority of which is sited to the centre of the site. The 9020 square metres proposed exceeds that required by the outline consent.

7.34 It is noted that the pond to be located within the centre of the POS provides storage for a storm event up to and including a 1 in 100 year storm with an additional allowance of 30% for climate change. The applicants advise that there is a 1% chance of this storm occurring every 100 years. The applicants add that if an additional 30% of storm water went into the pond, then the pond level would be 850mm high. Notwithstanding it is accepted that the central pond is offline and attenuation would only occur at a 1 in 10 year storm event or greater. This means that there is a 10% chance of this occurring over 100 years, which on a yearly basis would equate to the water level being approximately 200mm high for 30 days of the year based on the modelling data that is provided by the EA.

7.35 Taking the above into account officers are satisfied that as the pond will be usable for the majority of the time that it can be included in the POS figure. Further the applicants have confirmed that the pond will be constructed in accordance with Ciria Guidance for Water Safety.

Parking

7.36 There are a total of 321 parking spaces for 120 dwellings which equates to 2.67 spaces per dwelling (including visitor parking). As a rule of thumb the larger dwellings have higher levels of parking than the smaller dwellings. Visitor parking have been designed in for the apartments and where private drives are not available. The majority of the private dwellings also have a garage which is of a size capable of parking a car and storing cycles. A condition is recommended to ensure that a cycle store is provided for all dwellings without a garage.

7.37 The numbers of parking/cycle spaces proposed in conjunction with the sites sustainable location specifically proximity to local facilities is considered acceptable and complies with policy LP18.

Secure by design

7.38 The dwellings have been designed to have active frontages to aid natural surveillance. Parking courts have been limited in number however where they have been included they do contain active frontages and natural surveillance. Given the location of the parking courts serving the dwellings, it is unlikely that they will be occupied by non-residents. To provide lighting to the access roads, footpath links and parking courts it is recommended that details of lighting be secured via condition. The police architectural liaison officer raised no objection to the layout subject to a condition requiring details of lighting.

Scale and Neighbour impact

7.39 The proposed density is consistent with the number of dwellings approved at outline stage. Although the density is higher than neighbouring development along Station Road, Old Mill Avenue and Ash Close, it is not considered that the numbers proposed will be harmful to the surrounding character. Indeed being predominantly two storeys, the proposed dwellings would be in keeping with the scale of the neighbouring dwellings. It is accepted that development of this site will lead to changes to outlook to properties along the northern, eastern and southern boundaries and that the nature of the site will indeed be intensified. Notwithstanding the site has outline consent and is to be allocated for residential development in the emerging local plan to 2036. It is however considered that the proposal has an acceptable relationship with the existing dwellings in Station Road, Old Mill Avenue and Ash Close and building scales are consistent with surrounding properties. It is not considered that the proposal would unduly impact upon the amenity of existing neighbouring properties.

7.40 Specific concerns have been raised with regards to distance of the housing to the rear of Heath Hill Garage and privacy for the houses to the rear of 32 and 37 Station Road. Following the first round of consultations and the public exhibition the applicants have reviewed and redesigned the distance between the houses and Heath Hill Garage. Specifically the developers have moved plots 3 and 4 further into the site - These amendments have been captured in Rev. N. With regards to the impact on 32 and 37 Station Road, the applicants have changed the proposed house type to address the issue. The Council Environmental Protection Officer has been consulted on the latest layout. The officer considers the revised site layout to be acceptable, and does not have any objections to the application.

7.41 Most gardens have rear amenity areas of at least 10 metres in depth which would provide a satisfactory level of amenity space. The applicants have confirmed that there will be a 1.8 metre high close boarded fence between each of their dwellings. There is at least 21 metres back to back separation distance between dwellings. It is considered that the development would provide a satisfactory level of amenity for the future occupiers of the dwellings.

7.42 Drawing 1306-03Rev N planning layout illustrates that 40% of the proposed dwellings amounting to 48 units) will be provided for affordable occupation. These are identified by their pink and blue shading on the plan. Of the 48 units 14 are provided for shared ownership and 34 for social rent

7.43 A plan has been submitted which includes tracking details for the Council's refuse freighter. This shows that the site can be served by the vehicle and although the Operations Team have some concerns over parking outside of allocated spaces in some instances which could result in the refuse freighter having to reverse, it is not considered that a recommendation of refusal on this ground could be upheld as the probability of vehicles being parked in these locations on bin collection days is considered to be low.

7.44 Conditions are suggested by the Operations Team, however some of these are attached to the outline consent and therefore it is not necessary to repeat these now.

ECOLOGY

7.45 At outline application stage, evidence of 3 Great Crested Newts were found on the site. It was at that time considered necessary to translocate these animals from the areas to be affected by the development. At their meeting in June 2014 Members agreed that the following condition be appended to the decision notice:

7.46 Prior to commencement of development mitigation measures shall be carried out in accordance with the Great Crested Newt Mitigation Strategy included as part of the Ecological Appraisal dated November 2013 submitted with the outline planning application, unless minor variations are otherwise agreed in writing with the Local Planning Authority.

7.47 In the process of developing the detailed layout for the Reserved Matters application it became apparent to the developer that the site could not accommodate the attenuation features, newt pond and/or the number of units on the approval. For this reason the applicant proposes to form two new newt habitats to accommodate the newts off site.

7.48 The applicant advises that these two ponds will be specifically designed for great crested newts. These ponds will each have a permanently wet surface area of 150m2 and a depth of 1.5m. The developer adds that both ponds will have shallow, scalloped margins to allow establishment of aquatic vegetation. The proposed planting composition will seek to create a diverse and complex structure of low-growing grasses, wetland herbs and tall emergents, with floating-leaved species within the areas of open water which will provide potential suitable egg laying substrate for great crested newts. Natural colonisation of the pond will be augmented by planting a range of aquatic and marginal species of local provenance.

7.49 Officers are satisfied with the details of the mitigation and recommend variation of condition 20 of application reference: **1301790OU**T to: prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: **15/01816/FUL**, unless minor variations are otherwise agreed in writing with the local planning authority.

7.50 Notwithstanding the above and in line with comments from the Council's landscape officer, additional conditions are recommended requiring the submission of detailed landscape and ecological proposals.

FLOODING AND DRAINAGE

7.51 The conclusions of the outline drainage strategy submitted with the planning application were considered to be appropriate. Members however asked for a detailed surface water management strategy to be secured by planning condition prior to the development of the site.

7.52 In the process of developing the detailed layout for the Reserved Matters application it became apparent to the developer that the attenuation features indicated on the outline plan would not support the number units on the approval. More detailed drainage design suggested that the developable area would be reduced by approximately 1 acre and that two separate attenuation features were required due to the levels on the site, 1/3 of the site draining to the front towards Station Road and the remaining 2/3 draining to the rear South West corner. The developer advises that unfortunately there isn't a drainage outfall in the South West corner and thus has required the relocation of the pond in to the neighbouring field. The benefit of this is that there is an existing ditch where the out fall can go.

7.53 Officers have no objection to this proposed surface water drainage solution. This is supported by the Environment Agency who advise that the revised site layout is acceptable and do not have any objections to the application.

CONCLUSION

7.54 Subject to the imposition of the recommended conditions and completion of S106 obligation relating to affordable housing, open space, transportation and wheeled bins as secured at the outline application stage, it is considered that all three proposals are acceptable; specifically:

* Complies with the outline consent
* Accords with the design principles set out in condition 19 of the outline consent
* 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
* Would not have a harmful impact upon the character and appearance of the area
* The development can be accommodated within the site without any significant adverse impact upon the amenities of neighbouring properties
* The development will allow for the provision of Public Open Space
* 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 and would be appropriate development in the open countryside
* The site can be adequately drained and allows for the maintenance of the existing water courses.
* The drainage attenuation pond would be appropriate development in the open countryside

7.55 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 prior completion of a S106 obligation relating to affordable housing, open space, transportation and wheeled bins 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)

8.1 15/02021/S73

- 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)
- Reserved matters minus access Development shall be carried out in accordance with the approved reserved matters
- Fire hydrants
- Archaeological scheme of works
- Surface water drainage strategy
- Foul water drainage strategy
- Tree protection details
- Construction Environment Management Plan
- Ecological mitigation (Great Crested Newt and reptiles) including method statements
- Highways conditions (including details of access)
- Scheme for accessing construction traffic to the development including on-site parking and turning facilities
- Design and Access Statement principles

8.2 15/01817/REM

- Lighting
- Foot path though site
- Boundary treatments
- Construction working hours
- Hard and soft landscaping
- Cycle storage

8.3 15/01816/FUL

- Time limit (3 years)
- Landscaping details
- Fencing details
- Management plan

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**

Huntingdonshire
DISTRICT COUNCIL

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: 15/01817/REM Case Officer Mr Andrew Cundy
Proposal: 120 dwellings and supporting infrastructure including details of access, appearance, landscaping, layout and scale.
Location: Land Between Old Mill Avenue And Station Road And 43Station RoadWarboys
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. Reed.....Clerk to Warboys Town/Parish Council.

Date : 10/11/15

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. 15/01817/REM

120 dwellings and supporting infrastructure including details of access, appearance, landscaping, layout and scale – Land between Old Mill Avenue and Station Road and 43 Station Road, Warboys

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

(a) that the proposed road layout will lead to excessive vehicle speeds in a residential area and will result in a dwelling layout that will have a greater impact on the surrounding properties than that proposed in the indicative layout at the outline application stage;

(b) that the proposed siting of plots 1 to 12 will place them too close to the long established premises of Heath Hill Garage where the use of power tools, compressors and air tools in the repair of agricultural and motor vehicles will inevitably lead to future complaints of noise nuisance from the occupiers of those plots

(c) that the proposed siting of plots 1 to 12 will result in the overshadowing and overlooking of Nos 37 and 39 Station Road;

(d) that there are concerns about the impact of the development on the local drainage system and its capacity to cope in times of heavy rainfall;

(e) that the historic pond in the centre of the site which is thought to contain a spring is shown as having been infilled which may cause future problems of flooding;

(f) that the area required for public open space is not clearly shown on the plans submitted.

.....

R. Reeves.
Clerk to Warboys Parish Council

10th November 2015

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

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

Application Number: 15/01816/FUL Case Officer Mr Andrew Cundy
Proposal: The construction of 3 no. new ponds and associated landscape habitats for ecological mitigation as part of a great crested newt mitigation strategy and attenuation pond as part of a drainage strategy in connection with residential development on adjacent land (ref: 1301790OUT)
Location: Land Between Old Mill Avenue And Station Road And 43Station RoadWarboys
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)

The mitigation strategy required for the great crested newts as a result of the development permitted should be accommodated on site as opposed to extending the impact of the development further into the surrounding countryside.

☐ No observations either in favour or against the proposal

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

Date : 10/11/15

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)

Warboys Parish Council

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

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

Mr A Cundy,
Planning Division,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon.
Cambs. PE29 3TN.

My ref:

Your ref:

9th February 2016

Dear Andy,

PROPOSED DEVELOPMENT OF 120 DWELLINGS ON LAND BETWEEN OLD MILL AVENUE AND STATION ROAD, WARBOYS

I refer to your letter dated 2nd February with regard to the amended plans submitted for the above application.

These were considered at a meeting of the Parish Council yesterday evening. Although some changes have been made to the design of the dwellings close to the business premises of Ivan Barrett in Station Road, the Council noted that there are still some properties close to the boundary with that property. The Council was not reassured by the comments of the developers in a meeting with them in January that as the proposed dwellings were designed for single people, the occupiers would be unlikely to be disturbed by any noise emanating from the adjoining business premises during the day. As one of the Members of the Parish Council pointed out to the developers, more people are now tending to work late in the evening or overnight as the economy increasingly moves to a 24/7 operation. As single and younger people tend to be employed in this type of occupation, there is a greater likelihood that the occupants of those dwellings may sleep during the day.

The Parish Council therefore retains its objection to the application for the reasons previously stated.

Yours sincerely,

R. Reeves,
Clerk.

Huntingdonshire
DISTRICT COUNCIL

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: 15/02021/S73 Case Officer Mr Andrew Cundy
Proposal: Variation of condition 20 of application reference: 1301790OUT to: Prior to commencement of development mitigation measures shall be carried out in accordance with the details in planning application reference: 15/01816/FUL, unless minor variations are otherwise agreed in writing with the Local Planning Authority.
Location: Land Between Old Mill Avenue And Station Road And 43Station RoadWarboys
Observations of Warboys Town/Parish Council.
Please √ box as appropriate

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

The application does not conflict with the policies contained in the Development Plan.

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

☐ No observations either in favour or against the proposal

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

Date : 15/12/15

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)

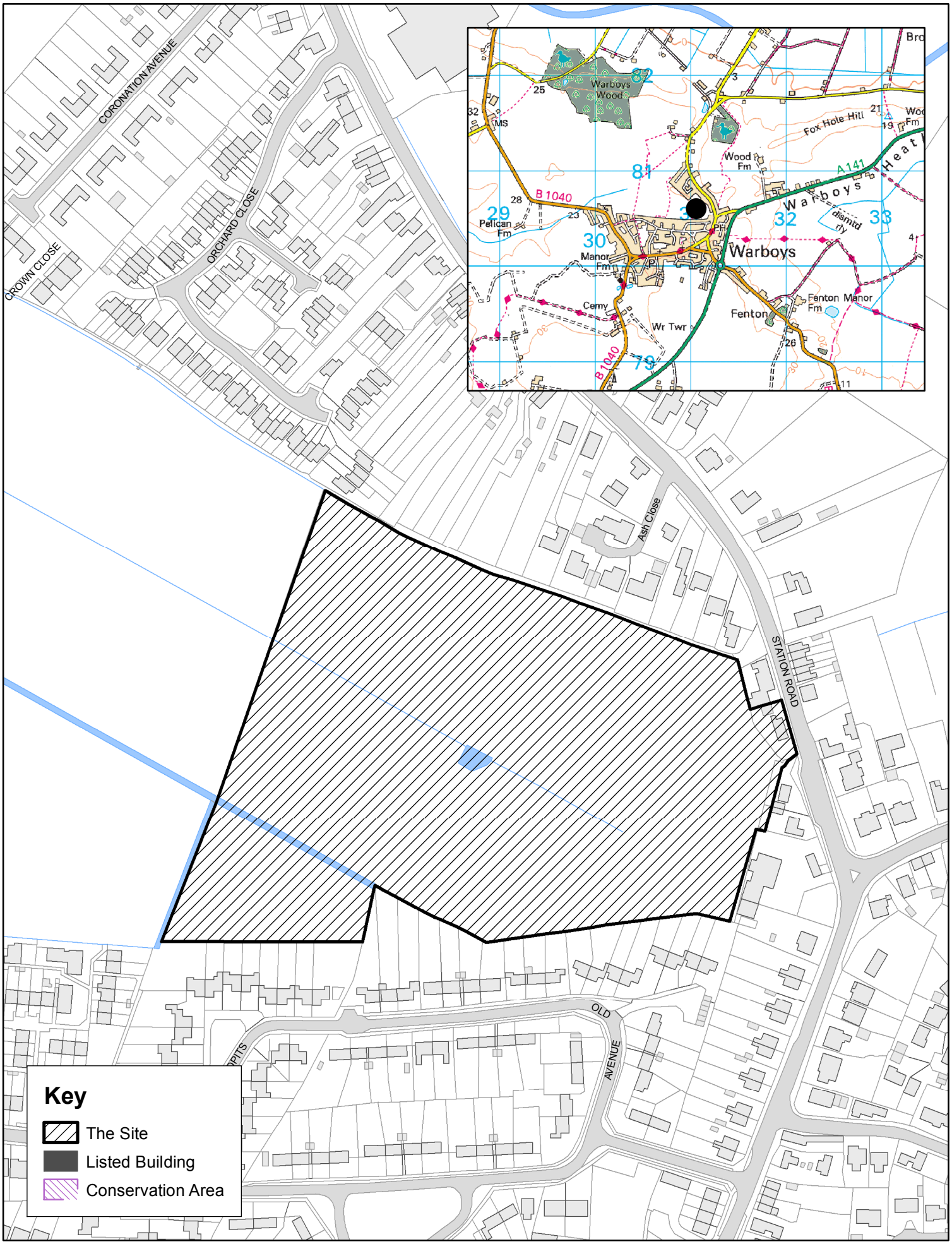
Development Management Panel

Scale =1:2,500
Date Created: 29/02/2016

Application Ref: 15/02021/S73
Location: Warboys

Huntingdonshire DISTRICT COUNCIL

© Crown copyright and database rights 2016
Ordnance Survey HDC 100022322



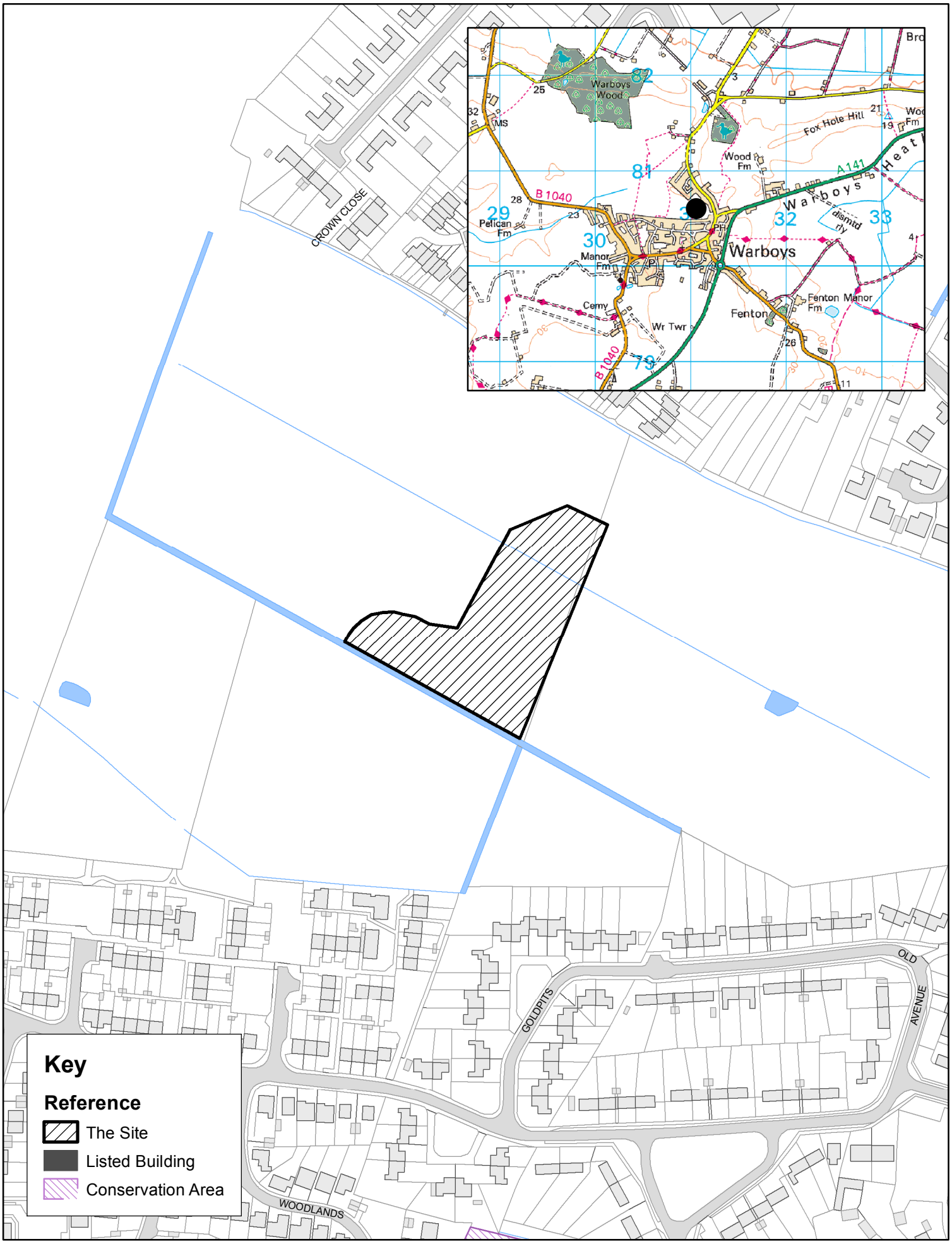
Development Management Panel

Scale =1:2,500
Date Created: 02/03/2016

Application Ref: 15/01816/FUL
Location: Warboys

Huntingdonshire DISTRICT COUNCIL

© Crown copyright and database rights 2016
Ordnance Survey HDC 100022322



LEGEND:

- denotes application boundary
- denotes house type reference
- denotes area of landscaping
- denotes proposed feature hedge
- denotes rear garden enclosure area
- denotes bin collection point
- denotes existing tree to be retained
- denotes existing tree to be removed
- denotes existing adjacent tree to be retained
- denotes existing adjacent tree to be removed and Replaced B38 to H42
- denotes shared ownership
- denotes affordably rented

Rev	Amendment	Date	Drn	Chk
Rev N	Existing tree canopies and existing trees / hedges to be removed indicated as per fpcr tree tree retention plan figure 3, pos grass footpath realigned to follow prow line, fence between plots 52, 53, 56, 81, 82 & 84.	26.02.16	TT	
Rev M	Ramps moved 2m from carriage edge, road dimensions and visibility splays added	23.02.16	TM	
Rev L	Planning layout redesigned to planning / highway comments.	28.01.16	no	
Rev K	Amended to suit highway comments recieved 13.11.15.	20.11.15	no	
Rev J	Proposed footpath link alongside plot 120 increased to 2.75m wide.	29.09.15	tt	
Rev I	Private drive access to plots 78 to 86 repositioned slightly, soft landscaping around plots 78 to 86 updated, rear garden fence to 64 & 65 repositioned.	21.09.15	tt	
Rev H	Paths shown to the rear of plots; 13 to 16, 18 to 21 & 26 to 33, plots 29 to 34 moved to the west by 1m & plots re-numbered.	18.09.15	tt	
Rev G	Substitutions to plots 64 and 100 H486 to H433 and plots 2, 14, 59 & 65 H456 to H485 all to suit the CORE range.	03.09.15	no	
Rev F	Tenure split updated. SH11 to plots 79 to 86 substituted for SH85, SH27 to plots 38, 94 & 95 substituted for SH39, SH39 to plots 74, 75 & 91 substituted for SH27. Plots 45 & 46 swapped over and plot 48 substituted from H421 to H577. Road 4 near access updated. Outline of tree root protection shown. Plots 34 and 35 rotated and parking updated. Plot 1, 24 & 61 substituted. Schedule updated to suit. Plot 9 omitted and additional plot 86A added to SH85 block.	26.08.15	no	
Rev E	Wall to plot 120 repositioned to suit easement. SH21 to plots 32 & 33 swapped with SH48 to plots 34 & 35. Tenure split shown. H585 types substituted for H588.	17.08.15	no	
Rev D	Various house type substitutions to plots; 25 to 29, 41 to 49 and 120, plots 30 to 35 moved to the western boundary, 3.5m wide field maintenance access shown to the front of plot 108. Footpath link to the front of plots 43 to 49 shown dotted, footpath linked and adjacent plot 120 repositioned. newt pond shown house type schedule updated to suit.	13.08.15	no	
Rev C	Vehicle tracking removed, bin storage / collection points shown, on / off street visitor parking shown, plot 77 changed to H585, plot 47 changed to H417, house type schedule updated to suit.	30.07.15	tt	
Rev B	Ponds added to drawing.	28.07.15	tt	
Rev A	Vehicle tracking shown, minor layout amendments during addition of access paths, schedule updated.	27.07.15	tt	

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD BOYS

Title:
PLANNING LAYOUT

Scale: 1:500 @ A1
Date: MAY 2015
Drg No.: 1306/03
Rev: N

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-03.dwg
DRAWN: c.burridge

MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL DIMENSIONS TO BE CHECKED ON SITE

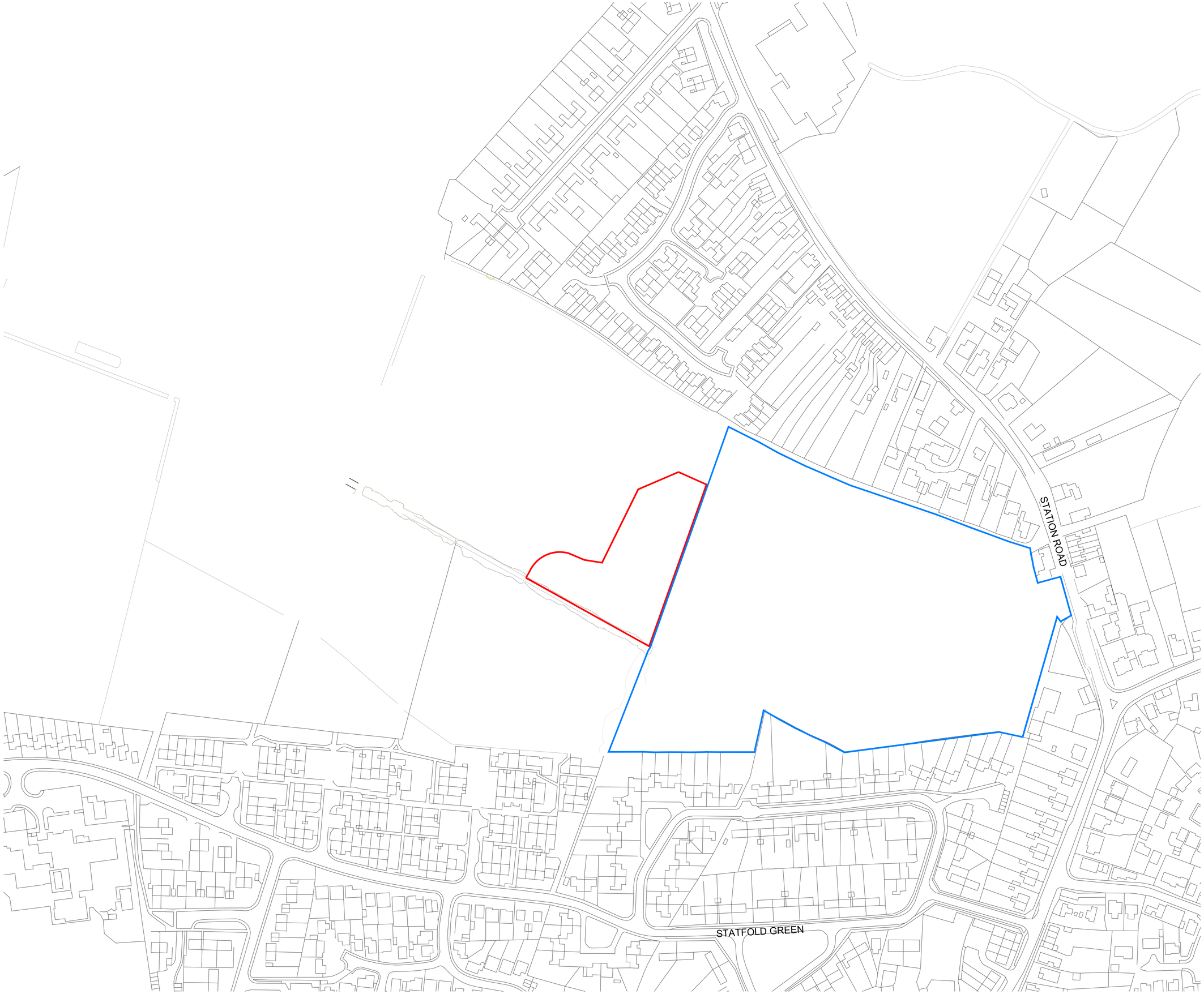
THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN R TWIGGER & ASSOCIATES LTD. MAY NOT BE AMENDED OR COPIED OR USED IN ANY OTHER MANNER WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS

Kevin R.Twigger & Associates Ltd

Building Design Consultants Stafford ST19 9DS
t: 01902 851 641 e: admin@krtassociates.co.uk
w: www.krtassociates.co.uk

ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN

METRES 0 10 20 30 40 50
SCALE BAR 1:500



NOTES

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright 100018896.

Drainage information based on Stephen Daykin Consulting Ltd drawing E645/12

N

Scale 1:1250 @ A1

0 25 50 75 100 125m

KEY

Application Site Boundary

Boundary of other land within the Developer's control

rev	date	description	drn	chkd
	16.09.2015	First issue.		JJ

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby DE74 2RH

t: 01509 672772
f: 01509 674565
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

client
David Wilson Homes

project
Station Road
Warboys

drawing title
SITE LOCATION

scale	drawn / checked	revision date
1:1,250 @ A1	JJ	16 September 2015

drawing number
6744-L-06

rev
-

CAD file: J:\6700\6744\LANDS\Plans\6744_L_06_Site Location.dwg

N

Private				
House Type	Bedrooms	No.	Size (Sq.ft)	Total
H1C	2	2	905	1,990
H41	3	5	1,001	5,005
H10	3	2	1,024	2,048
H33	2	2	1,374	2,748
H17	4	6	1,439	8,634
H48	4	6	1,444	8,664
H35	4	6	1,572	9,432
H42	4	12	1,626	18,432
H31	4	11	1,771	19,481
H38	5	4	1,983	7,932
H37	5	8	1,992	15,776
H39	5	3	2,164	6,492
H36	5	7	2,226	11,186
Sub Total		72		117,814

Affordable				
House Type	Bedrooms	No.	Size (Sq.ft)	Total
SH11	1 Bed House	9	556	5,004
SH01 - Chetwell	2 Bed Apt	6	575	4,050
SH05 - Chichester	2 Bed Apt	3	723	2,169
SH07	2 Bed House	14	750	10,500
SH01	2 Bed Bungalow	4	540	2,160
FOG	2 Bed FOG	1	704	704
SH10	3 Bed House	9	926	8,334
SH08	4 Bed House	2	1,169	2,338
Sub Total		48		35,505
Total		120		153,319

Gross Site area	12.33 acres 1.02 hectares
Nett site area	5.91 acres 3.07 hectares
Cover	15,473 sqft/acre
Density	39.3 dwellings/hectares

KEY

- Tree/Group to be Retained
- Tree/Group to be removed to facilitate the proposals
- Category □ □□nsuitable for retention on arboricultural grounds
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow Proposed to be Removed to Facilitate the Development upon Approval of the Application
- Root Protection Area □Shown for retained trees only□
- T1 □A□ TG1 □A□ — Individual / Group Number and BS Category
- Indicative Shade Pattern □where appropriate□

Scale 1:1250 @ A□

0 25 50 75m

NOTES

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Arboriculturalist. Drawing to be read in conjunction with Arboricultural Assessment and Appendi□A □Tree Schedule .

Drawing produced in colour, a monochrome copy should not be relied upon, and is based on digital information supplied by the client in dwg format. The e□act position of trees are to be checked and verified on site prior to construction.

Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by a □ualified arboriculturalist or tree surgeon should works commence 12 months after the time of this survey. Please note that no works should be undertaken to any trees illustrated herein without first obtaining the proper authorisation to do so.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright 100018896.

rev	date	description	by
□	09.09.15	First Issue	TJR
A	16.09.15	New Layout Inserted	TCB
B	2□.09.2015	Revised Layout Overlaid	CTT

fpcr

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby DE74 2RH

t: 01509 672772
f: 01509 674565
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

client
David Wilson Homes

project
Station Road,
Warboys □Phase 1

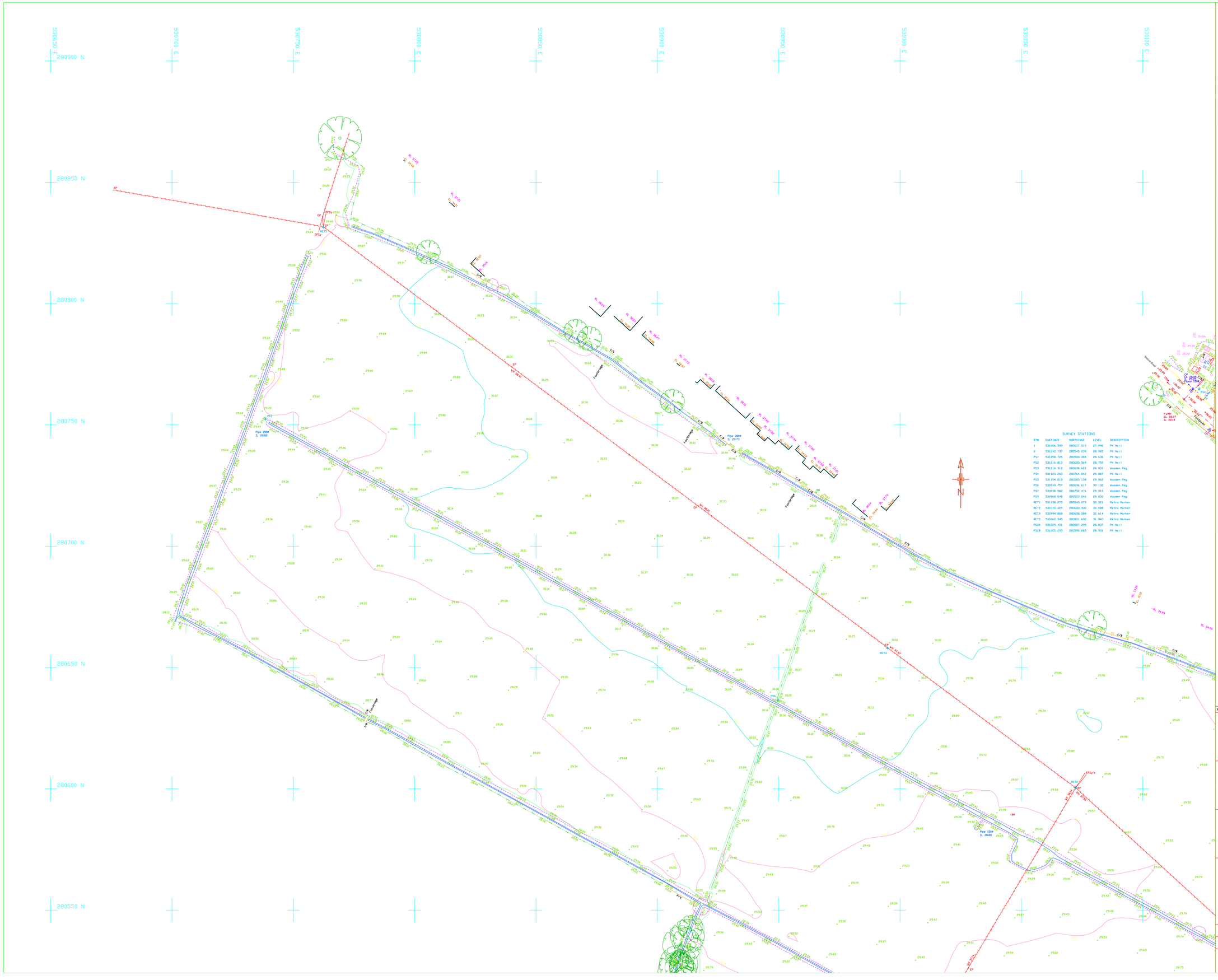
drawing title
TREE RETENTION PLAN
FIG□RE □

scale	drawn	date
1:1250 @ A□	TCB	September 2015

drawing number
6□04-□-0□

rev
□

CAD file: J:\6900\6904\ARB\Plans\Fig □Tree Retention Plan RE□ A.dwg



SURVEY NOTES

1. THE SURVEY GRID (OSGB36) WAS ESTABLISHED WITH GPS AND THEN A ONE POINT SITE CENTRED TRANSFORMATION CARRIED OUT TO ELIMINATE SCALE FACTOR IN ORDER TO RE-ESTABLISH THE SITE GRID THEN THE EXISTING SURVEY CONTROL STATIONS SHOWN MUST BE USED
2. SURVEY LEVELS ESTABLISHED BY GPS TO OS DATUM

SURVEY KEY

Building — Survey Control Station
Wall — Hedge — Kerbline
R/Wall Retaining Wall — Verge/Edge of Track etc
F/W Fence (with description)

Chestnut Paling C/P
Close Boarded C/B
Corrugated Iron C/I
Chain Link C/L
Crash Barrier CBr
Concrete Panel Con/P
Hit and Miss H/M
Interwoven Iwn
Paling Pal
Post & Wire P/W
Post & Rail P/R
Post & Chain P/C
Post & Rail P/R
Iron Railings I/R
Post & Barbed Wire P/Bw
Electric El
Hoarding Hrd
Post & Wire Mesh P/M
Picket (Wooden) P/K
Trip Rail T/R
Trellis Fence T/F
Palisade Fence P/P
Floor Level FL
Eaves Level EL
Ridge Level RL
Tarmac Surface Tarmac
Grass/Lawn Grass
Paving Slabs Paving
Tactile Paving T/Pav

Overhead Line
Footpath
Sewer Line
Water/Ditch etc
Gate
Stile
Individual Tree

Unable To Raise UTR
Fire Escape F/Esc
Drop Kerb DK
Stone Surface Stone
Gravel Surface Gravel
Concrete Surface Conc
Rough Ground R/Grnd
Granite Setts/Cobbles Cobbles

STREET FURNITURE

Beacon (Beacon) BB
Borehole BH
Bollard BL
Bus Stop BS
Drain D
Electric Pole EP
Flood Light FL
Flagstaff FS
Gate Post GP
Gully GU
Gas Valve GV
Inspection Cover IC
Kerb Radius KR
Lamp Post LP
Traffic Light TL
Manhole MH
Name Plate NP
Fire Hydrant FH
Wash Out WO
Water Meter WM
Cable Television TV
Earth Rod ER
Speed Camera SPD
Cellar Light CeVL

Marker Post Mkr
Mile Post MP
Pillar Box PB
Pipe Pi
Parking Meter PM
Post Po
Rodding Eye RE
Reflector Post RP
Road Sign RS
Stop Cock SC
Stop Tap ST
Sign Si
Soil Pipe SP
Stop Valve SV
Telegraph Pole TP
Vent Pipe VP
Telecommunication TC
Water Tap Tap
Kerb Outlet KO
Air Valve AV
Tel Call Box TCB
Trial Pit TP
Closed Circuit TV CT
Multi Utility Pole (DFI/PLATP) MUP

TECHNICAL NOTES

INFORMATION SHOWN ON THIS DRAWING IS SURVEYED TO THE ACCURACY OF THE BASE SCALE SHOWN IN THE LEGEND.

MAN ENTRY TO SEWERS HAS NOT BEEN UNDERTAKEN, DEPTHS, PIPE SIZES ARE MEASURED/ESTIMATED FROM THE GROUND. ALL SEWER DETAILS TO BE CHECKED WITH LOCAL AUTHORITY RECORDS OR ON SITE PRIOR TO COMMENCEMENT OF WORKS.

BOUNDARIES SHOWN ARE PHYSICAL FEATURES AND MAY NOT REPRESENT LEGALLY CONVEYED OWNERSHIP.

ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE. TREE TYPES WHICH HAVE BEEN IDENTIFIED SHOULD BE CHECKED BY A TREE SPECIALIST.

WHERE ADJACENT BUILDINGS HAVE BEEN SURVEYED REMOTELY NOT ALL EXTERNAL WALLS MAYBE SHOWN DUE TO OBSTRUCTIONS ALONG LINE OF SIGHT.

SURVEY STATIONS

STN	EASTINGS	NORTHINGS	LEVEL	DESCRIPTION
1	531206.599	280637.510	27.996	PK Nail
2	531242.137	280545.239	28.985	PK Nail
PS1	531258.726	280500.084	28.636	PK Nail
PS2	531216.813	280600.569	28.752	PK Nail
PS3	531214.312	280638.621	28.003	Wooden Peg
PS4	531123.260	280764.842	25.887	PK Nail
PS5	531154.018	280585.158	29.862	Wooden Peg
PS6	530949.757	280636.617	30.132	Wooden Peg
PS7	530738.582	280752.476	29.515	Wooden Peg
PS9	530968.048	280503.246	29.030	Wooden Peg
RET1	531138.270	280540.279	30.321	Retro Marker
RET2	531072.324	280600.500	30.088	Retro Marker
RET3	530994.868	280658.088	30.614	Retro Marker
RET5	530762.345	280831.602	31.940	Retro Marker
PS2A	531209.401	280587.299	28.837	PK Nail
PS2B	531205.295	280592.265	28.931	PK Nail

REV	DATE	DESCRIPTION	BY	APP.

Phoenix Survey Services Ltd.
49 William Road, Long Buckby, Northamyton NN6 7YS
Tel 07874 656388 or 07810 752133
Email info@phoenixsurveyservices.co.uk

Client

DAVID WILSON HOMES
WHERE QUALITY LIVES

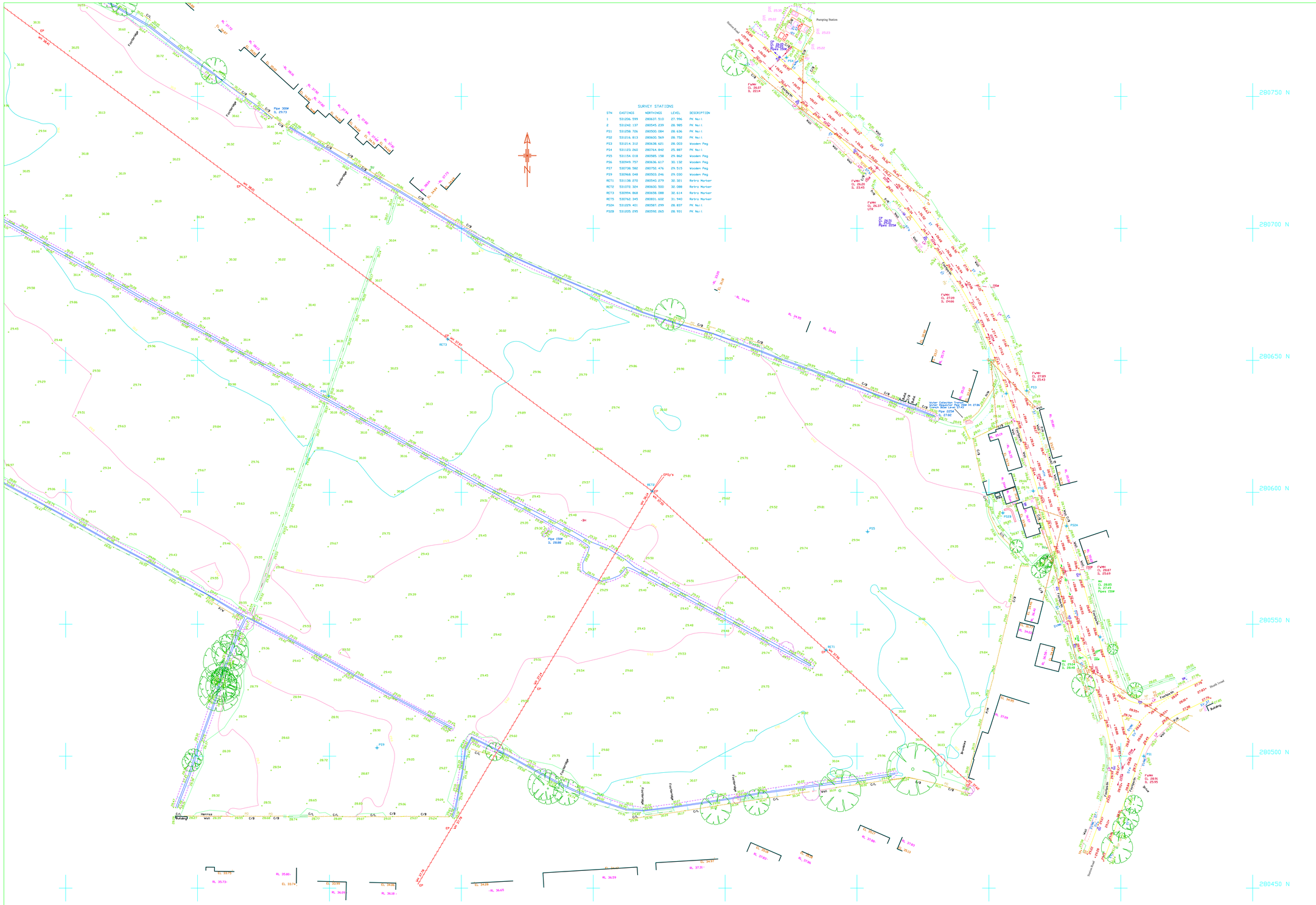
Project Title

Station Road
Warboys

Drawing Title

Topographical Survey
Sheet 1 of 2

Drawn	Checked	Approved
GRA	ALB	GRA
Date	Scale	Sheet Size
13/05/2015	1/500	A0
Org. No.		Rev
S3862/01		



SURVEY NOTES

1. THE SURVEY GRID (OSGB36) WAS ESTABLISHED WITH GPS AND THEN A ONE POINT SITE CENTRED TRANSFORMATION CARRIED OUT TO ELIMINATE SCALE FACTOR IN ORDER TO RE-ESTABLISH THE SITE GRID THEN THE EXISTING SURVEY CONTROL STATIONS SHOWN MUST BE USED

2. SURVEY LEVELS ESTABLISHED BY GPS TO OS DATUM

SURVEY KEY

Building — Survey Control Station
Wall — Hedge — Kerbline
R/Wall — Retaining Wall — Verge/Edge of Track etc
F/W — Fence (with description)

Chestnut Paling — C/P
Close Boarded — C/B
Corrugated Iron — C/I
Chain Link — C/L
Crash Barrier — CB
Concrete Panel — Con/P
Hit and Miss — H/M
Interwoven — Iwn
Paling — Pal
Post & Wire — P/W
Post & Rail — P/R
Post & Chain — P/C
Post & Board — P/B
Iron Railings — I/R
Post & Barbed Wire — P/Bw
Electric — El
Hoarding — Hrd
Post & Wire Mesh — P/M
Picket (Wooden) — P/K
Trip Rail — T/R
Trellis Fence — T/F
Palisade Fence — P/F
Floor Level — FL
Eaves Level — EL
Ridge Level — RL
Tarmac Surface — Tarmac
Grass/Lawn — Grass
Paving Slabs — Paving
Tactile Paving — T/Pav

Overhead Line
Footpath
Sewer Line
Water/Ditch etc
Gate
Stile
Individual Tree

Unable To Raise — UTR
Fire Escape — F/Esc
Drop Kerb — DK
Stone Surface — Stone
Gravel Surface — Gravel
Concrete Surface — Conc
Rough Ground — R/Grnd
Granite Setts/Cobbles — Cobbles

STREET FURNITURE

Belisha Beacon — BB
Borehole — BH
Bollard — BL
Bus Stop — BS
Drain — D
Electric Pole — EP
Flood Light — FL
Flagstaff — FS
Gate Post — GP
Gully — GU
Gas Valve — GV
Inspection Cover — IC
Lamp Post — LP
Lamp Post — LP
Traffic Light — TL
Manhole — MH
Name Plate — NP
Fire Hydrant — FH
Wash Out — WO
Water Meter — WM
Cable Television — TV
Earth Rod — ER
Speed Camera — SPD
Cellar Light — CeVL

Marker Post — Mkr
Mile Post — MP
Pillar Box — PB
Pipe — Pi
Parking Meter — PM
Post — PO
Rodding Eye — RE
Reflector Post — RP
Road Sign — RS
Stop Cock — SC
Stop Tap — ST
Sign — SI
Soil Pipe — SP
Stop Valve — SV
Telegraph Pole — TP
Vent Pipe — VP
Telecommunication — TC
Water Tap — Tap
Kerb Outlet — KO
Air Valve — AV
Tel Call Box — TCB
Trial Pit — T/P
Closed Circuit TV — CT
Multi Utility Pole (EP/LP/ATP) — MUP

TECHNICAL NOTES

INFORMATION SHOWN ON THIS DRAWING IS SURVEYED TO THE ACCURACY OF THE BASE SCALE SHOWN IN THE LEGEND.

MAIN ENTRY TO SEWERS HAS NOT BEEN UNDERTAKEN, DEPTHS, PIPE SIZES ARE MEASURED/ESTIMATED FROM THE GROUND. ALL SEWER DETAILS TO BE CHECKED WITH LOCAL AUTHORITY RECORDS OR ON SITE PRIOR TO COMMENCEMENT OF WORKS.

BOUNDARIES SHOWN ARE PHYSICAL FEATURES AND MAY NOT REPRESENT LEGALLY CONVEYED OWNERSHIP.

ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE. TREE TYPES WHICH HAVE BEEN IDENTIFIED SHOULD BE CHECKED BY A TREE SPECIALIST.

WHERE ADJACENT BUILDINGS HAVE BEEN SURVEYED REMOTELY NOT ALL EXTERNAL WALLS MAYBE SHOWN DUE TO OBSTRUCTIONS ALONG LINE OF SIGHT.

REV	DATE	DESCRIPTION	BY	APP.

Phoenix Survey Services Ltd.
49 William Road, Long Buckby, Northampton NN6 7YS
Tel 07874 656388 or 07810 752133
Email info@phoenixsurveyservices.co.uk

Client

DAVID WILSON HOMES
WHERE QUALITY LIVES

Project Title

Station Road
Warboys

Drawing Title

Topographical Survey
Sheet 2 of 2

Drawn	Checked	Approved
GRA	ALB	GRA
Date	Scale	Sheet Size
23/05/2015	1/500	A0
Drg. No.		Rev
S3862/02		

DWH - ADOPTABLE ROADS
23/02/16

Ash Close

Station Road

3.5m Wide Field Maintenance Access

NEWT POND 1

NEWT POND 2

Road No. 4

Road No. 5

Road No. 6

Road No. 1

Road No. 2

Road No. 3

Proposed Footpath Link

Proposed 2.75m Footpath Link

DRAINAGE EASEMENT

POS

2.4m Acoustic Fence Between Points A and B

El Sub Sta

bank slope 1:4

nominal 100 water 29.0

Bed level 28
Bed Area 1932m2
TW area 1932m2
TWL 29.00
storage volume 1360m3

swale

0.3 deep sediment forebay

inlet sewer and headwall

invert 28.0
max pipes 450

SOFFIT 28.45

LEGEND:-

- denotes application boundary
- denotes house type reference
- denotes areas of soft landscaping
- denotes block paved feature square
- denotes rear garden bin storage area
- denotes bin collection point
- denotes existing trees to be retained
- denotes shared ownership
- denotes socially rented

Rev	Description	Date	By
Rev. M	Ramps moved 2m from carriage edge, road & means one and visibility splays added	23.02.16	NJ
Rev. L	Planning layout redesigned to planning officer comments	26.01.16	NJ
Rev. K	amended to suit highway comments received 13.11.15	20.11.15	NJ
Rev. J	Proposed footpath link alongside plot 120 increased to 2.75m wide	29.09.15	JH
Rev. H	A vista drive access to plots 74 to 80 replaced w/ grass, soft landscaping around plots 76 to 80 widened, rear garden fence to 64 & 65 repositioned	21.09.15	JH
Rev. G	Plots 1 to 4 to the rear of plots 17 to 19, 19 to 21 & 26 to 33, plots 29 to 31 moved to the rear by 1m & plots re-numbered	18.09.15	JH
Rev. F	Substitutions to plots 84 and 100 made to HT31 and plots 2, 14, 39 & 45 made to HT45 all to suit the COMPLIANT plan	17.09.15	NJ
Rev. E	Layout soft updated SH11 to plots 79 to 81 substituted for SH01 SH27 to plots 58, 84 & 85 substituted for SH28 SH32 to plots 74, 75 & 82 substituted for SH27, Plots 97 & 98 swapped over and plot 98 substituted from HT31 to HT41 Road 4 new access updated Outline of tree root protection shown, Plots 34 and 35 rotated and opening updated, Plot 1, 24 & 81 substituted, Schedule updated to suit, Plot 8 omitted and additional plot 84a added to SH01 block	28.08.15	NJ
Rev. D	Plots added to drawing	13.08.15	JH
Rev. C	Layout tracking removed bin storage / collection points shown on / off street visitor parking spaces, plot 77 changed to HT45, plot 97 changed to HT41 House type schedule updated to suit	12.08.15	NJ
Rev. B	Plots added to drawing	10.07.15	JH
Rev. A	Layout tracking shown, minor layout amendments during addition of access paths, schedule updated	07.07.15	JH
Rev.	Amendment	Date	Drwn/Chk

Revisions

DAVID WILSON HOMES
South Midlands Office: 1a Fortune Close, Riverside Business Park, Northampton NN3 9HT
Tel: 01604 784800 Fax: 01604 784896

DEVELOPMENT AT
STATION ROAD, WARBOYS.

PLANNING LAYOUT.

Scale: 1:500@A1
Date: MAY 2015
Dwg No: 1306-03
Rev: M

MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN R. TWIGGER ASSOCIATES LTD & MAY NOT BE AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

Kevin R.Twigger & Associates Ltd
Rushall House, School Road, Brewood, Staffs, ST19 9DS
t | 01902 851 641 e | admin@krtassociates.co.uk
w | www.krtassociates.co.uk

ARCHITECTURAL • CIVIL ENGINEERING
LAND SURVEYORS • LANDSCAPE DESIGN

METRES 0m 10m 20m 30m 40m 50m
SCALE BAR - 1:500

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright 100018896.

Site (Area 5.01 Ha)

Proposed Residential Area: 4.22Ha (approximately 120 dwellings at circa 28 dwellings per hectare)

1. Proposed Local Play Area
2. Proposed Public Open Space
3. Proposed landscape and habitat areas
4. Newly planted hedgerow retained
5. Existing trees and vegetation retained
6. Existing pond retained
7. Proposed vehicular access
8. Proposed footpaths and cycleways
9. Existing public rights of way retained
10. Proposed attenuation basin

Orchard Close
Station Road
Ash Close
Proposed footpath link to existing public rights of way
Existing footpath retained
Heath Road
Old Mill Avenue
Goldpits
School Road
Humberdale Road
Woodlands
Statfold Green

N

J:\5500\5525\LANDS\Plans\5525-L-04 Illustrative Masterplan RevC.indd

Gladman Developments Ltd
Warboys
Cambridgeshire

ILLUSTRATIVE MASTERPLAN

1:1250@A1
March 2014
5525-L-04 rev **G**

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby DE74 2RH

t: 01509 672772
f: 01509 674565
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

Ash Close

Station Road

3.5m Wide Field Maintenance Access

NEWT POND 1

NEWT POND 2

Road No. 4

Road No. 6

Road No. 5

Road No. 3

Road No. 2

Road No. 1

Proposed 2.75m Footpath Link

DRAINAGE EASEMENT

POS
Natural Open/Play Space

POS

POS

Proposed Footpath Link

El Sub Sta

El Sub Sta

bank slope 1:4

nominal top water 29.0

Bed level 28
Bed Area 1202m2
TW area 19□2m2
TWL 29.00
storage volume 1□50m□

swale

0.3 deep sediment forbay

bank slope 1:4

inlet sewer and headwall

invert 28.0
max pipes 450

SOFFIT 28.45

METRES 0 10 20 30 40 50

SCALE BAR 1:500

LEGEND:

Facing Brick

- Plain Terracotta Generic Red Multi Brick
- Plain Terracotta Generic Orange Multi Brick
- Plain Terracotta Generic Red Multi Orange Multi Stock
- Plain Render

Roof Tile

- Plain Slate Grey Concrete Plain Tile
- Plain Autumn Blend Concrete Plain Tile

Rev	Amendment	Date	Drn	Chk
Rev C	Drawing updated to suit current planning layout Rev N, material weinerberger dorton manor substituted for forterra cheshire red multi.	26.02.16	tt	
Rev B	Drawing updated to suit current planning layout Rev L.	28.01.16	no	
Rev A	Proposed footpath link alongside plot 120 increased to 2.75m wide.	29.09.15	tt	

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD BOYS

Title:
MATERIALS LAYOUT

Scale: 1:500 @ A1
Date: AUGUST 2015
Drg No.: 1306/05
Rev: C

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-05.dwg
DRAWN: n.overton

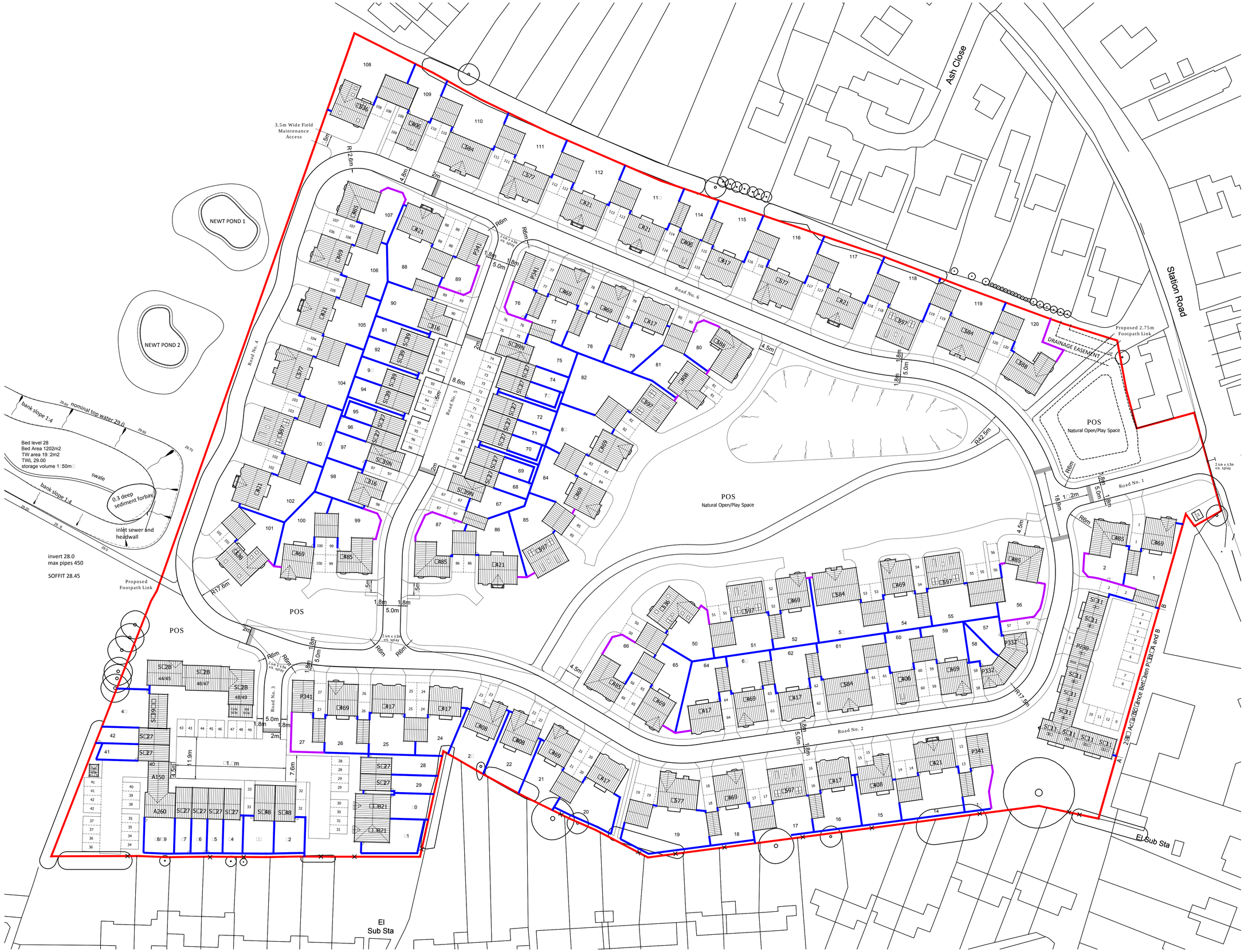
DO NOT SCALE FROM THIS DRAWING. WHILST EVERY CARE HAS BEEN TAKEN TO PRINT AND PROCESS ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO VERIFICATION BY CONTRACTORS ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN TWIGGER ASSOCIATES LTD AND MAY NOT BE AMENDED OR REPRODUCED IN PART OR WHOLE WITHOUT PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

Kevin R.Twigger & Associates Ltd

Unit 1 Bradley Court Stafford ST19 9QS
t | 01902 851 641 e | admin@krtassociates.co.uk
w | www.krtassociates.co.uk

ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN



LEGEND:

- Indicative 1.8m High Brick Screen Wall
- Indicative 1.8m High Close Boarded Fence

Rev	Amendment	Date	Drn	Chk
B	Updated to suit Planning Layout 1306-03 Revision N.	26.02.16	TT	–
A	Updated to suit Planning Layout 1306-03 Revision L.	29.01.16	TT	–

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD BOYS

Title:
BOUNDARY TREATMENTS

Scale: 1:500 @ A1
Date: AUGUST 2015
Drg. No.: 1306/04
Rev: B

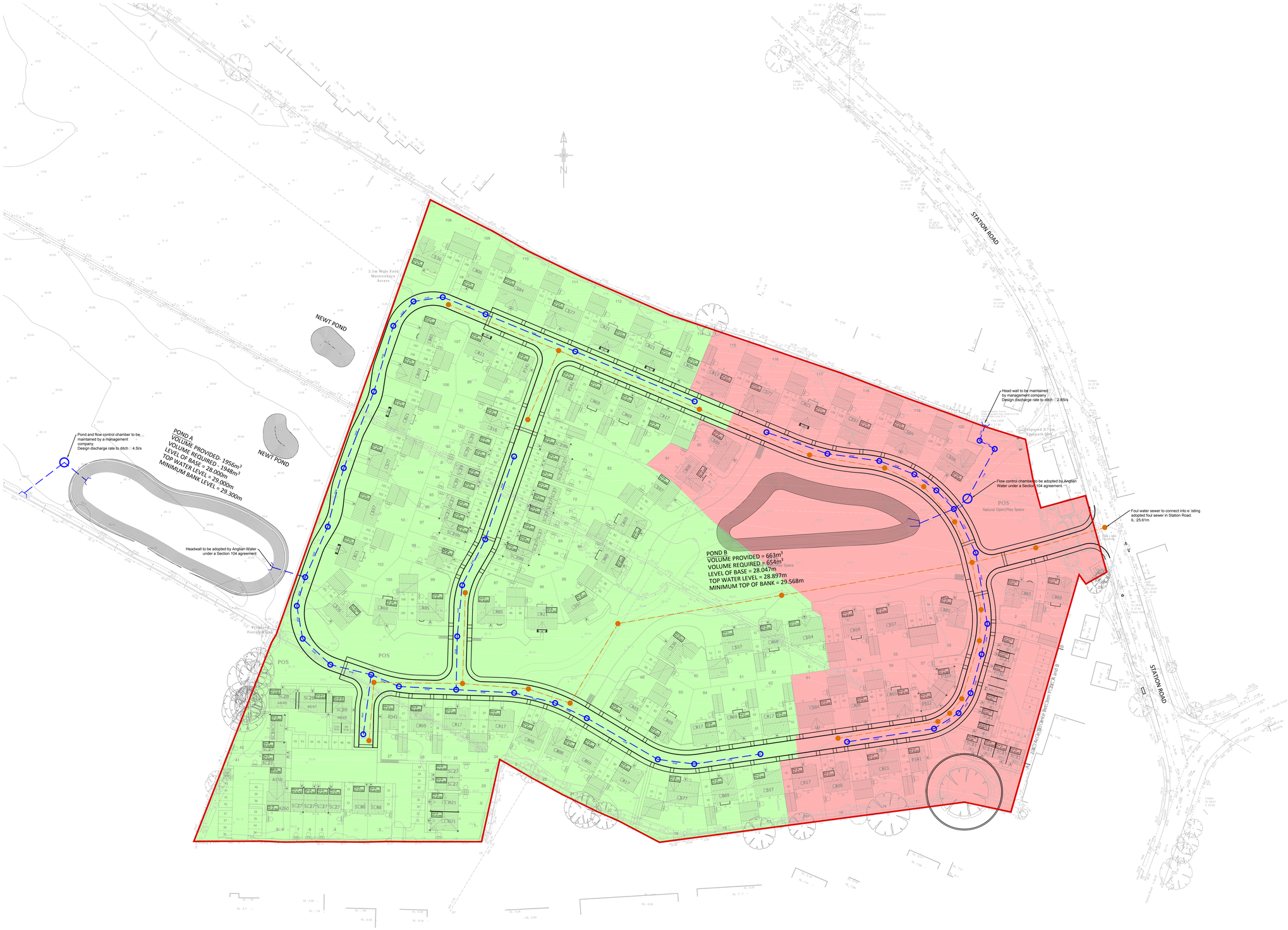
DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-04.dwg
DRAWN: NMO

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS OR THE PREPARATION OF ANY SHOP DRAWINGS. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTORS ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN TWIGGER ASSOCIATES LTD AND MAY NOT BE AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@krtwigger.co.uk
w | www.krtwigger.co.uk

ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN



GENERAL NOTES

1. The site layout shown is based on drawing 1□06 0□ latest revision□.
2. The layout shown is based on site survey drawing S□862 02□latest revision□.
3. □ All dimensions are in metres unless otherwise stated.
4. All levels are in metres
5. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.

SECTION 104 NOTES

1. All adoptable drainage works shall be in accordance with WRC Sewers for Adoption 6th Edition and Anglian Water's guidance notes
2. All adoptable manhole covers shall comply with BSEN 124 in accordance with sewers for adoption 6th edition, clause 5.2□□2.
3. □ Lateral manholes with a depth of less than 1.2m from cover to soffit shall have a chamber with a minimum internal diameter of 450mm.
4. Lateral manholes with a depth of more than 1.2m from cover to soffit shall have a chamber with a minimum internal diameter of 450mm, with a restricted access opening of □50mm for safety reasons.
5. **All pipework with less than 1.2m cover shall have a bridging slab to Anglain Water requirements**
6. Flow routes need to facilitate the potential route of flood flow in rainfall events e□ceeding the storm sewer design criteria, as re□uired by WRC Sewers for Adoption 6th edition. Flow routes shall be kept clear of permanent physical obstructions which may obstruct the flow of surface water and cause flooding.
7. Screen/grill to be located in last manhole to prevent any debris/rubble from entering the e□isting network during construction
8. All uncovered and shallow pipework to be protected against construction traffic as part of the contractors temporary works.
9. Manholes with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety device.
10. A Section 106 application and approval is re□uired with Water Company for all connections□including indirectly□to the e□isting public sewer network prior to any connection being made.

GENERAL DRAINAGE NOTES

1. All pipe lengths and gradients are based on centre of manhole to centre of manhole.
2. The e□act position, level, si□e and use of e□isting sewers to be confirmed on site and reported to the Engineer prior to the commencement of works.
3. □ All pipes are to be laid with level soffit's or as indicated.
4. All private drainage works to accord with the re□uirements of building regulations 2000, Part H□drainage and waste disposal□.
5. All pipes to be bedded and backfilled in accordance with Part H, diagram 10. Shallow pipes shall be protected in accordance with Part H, diagram 11.
6. □ nless otherwise stated, all private drainage to be 100mm diameter. Gradients have been shown where there are pipe capacity issues, however minimum gradients are as below:□
   Surface water 100mm diameter pipes shall not be laid flatter than 1 in 100
   Surface water 150mm diameter pipes shall not be laid flatter than 1 in 150
   Foul water 100mm diameter pipes shall not be laid flatter than 1 in 40 unless there is a WC connected upstream at which it can be laid at 1 in 60□
   Foul water 150mm diameter pipes shall not be laid flatter than 1 in 150 providing there are minimum of 5 WC's connected.
7. Foul water sewers serving more than 10 dwellings shall have a minimum diameter of 150mm
8. Pipes which run adjacent to buildings shall be installed in strict accordance with part h, clauses 2.2□to 2.25 and diagram 8.
9. All private manholes and inspection chambers situated in areas subject to vehicular loading to have Class B125 covers and frames and those not subject to vehicular loading to have class A15 covers and frames all to BSEN□124
10. All drains near e□isting or proposed trees shall be constructed in accordance with the re□uirements of NHBC's practice note □ 'building near trees'.
11. E□cavation of drain trenches must not be lower than the foundation of any nearby buildings. If the trench is within□1m of foundations, the trench needs to be filled with concrete up to the lowest level of the foundation. If the trench is further than□1m away from the foundations, the trench needs to be filled with concrete to a level below the lowest level for the building, e□ual to the distance from the building, less than 150mm.
12. Ade□uate surface water drainage systems shall be provided to prevent unregulated discharge of water from a private drive onto the highway. These measures shall be implemented before the development in brought into use.
13. □ Perforated pipework to be used for distributor runs within permeable block paved areas.
14. Trapped road gullies to be used for all gullies designed in shared parking areas.

Discharge rates subject to area distribution after detailed design.

ADOPTABLE SECTION 104 FOUL SEWER AND MANHOLE (ALL 150mmØ)

ADOPTABLE SECTION 104 STORM SEWER AND MANHOLE

SITE BO□NDARY

PORTION OF SITE DRAINING TO POND A

PORTION OF SITE DRAINING TO POND B

NOTE □IMPERMEABLE AREAS ONLY INCL□DED IN DRAINAGE DESIGN

Rev B	Discharge rates added	Date 29.01.2016
Rev A	Drainage details amended, title updated.	Date 29.01.2016

jpp consulting
Civil & Structural Engineers
Cedar Barn, White Lodge, Walgrave, Northampton NN6 9PY
T: (01604) 781811 E: mail@jppuk.net
F: (01604) 781999 W: www.jppuk.net

Client: DA□ID WILSON HOMES

Project: HO□SING DE□ELOPMENT OFF STATION ROAD WARBOYS

Title: DRAINAGE STRATEGY

Scale at A0	1:500	□a□n □y	LMC	C□ec□ed □y	□ate JAN□ARY 2016
Statu□	FOR PLANNING	Pr□□ect re□	T8012/WS	□a□i□n□□	410 B

CORONATION AVENUE

ORCHARD CLOSE

CROWN CLOSE

PLAYGROUND

ASH CLOSE

LITTLE GREEN

OLD MILL AVENUE

STATION ROAD

PASTURE CLOSE

GOLDPITS

WOODLANDS

MEADOW WAY

SCHOOL ROAD

STATFOLD GREEN

WILTHORNE

LEGEND:-

□ENOTES APPLICATION BOUN□A□Y

Site Area□□
49895.75m²
4□989 □ectare□
12□329 Acre□

0□ 50□ 100□ 150□ 200□ 250□

METRES

SCALE BA□□1□2500

Rev	Amendment	Date	Drn	Chk

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
□EVELOPMENT AT
STATION □DA□□□A□BOYS□

Title:
LOCATION PLAN□

Scale:
1□□250□A1

Date:
SEPTEMBE□2015

Drg No.:
1306□□1

Rev:
□

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-01.dwg
DRAWN: t.twigger

MINO□INACCU□ACIES MAY OCCU□□UE TO P□INTIN□P□OCESSES□ALL □□ITTEN / SCALE□□IMENSIONS □□OO□A□EAS A□E SUBJECT TO VE□□□ICATION BY CONT□ACTO□S□ON SITE□

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF □EVIN □□IC□□E□ASSOCIATES LT□□□MAY NOT BE AMEN□E□OO□EP□D□LICE□□IT□OUT □□ITTEN PE□MISSION□NO LIABILITY □ILL BE ACCEPTE□□D□AMEN□MENTS O□ALTE□ATIONS MA□E BY OTE□S□

Kevin R.Twigger & Associates Ltd

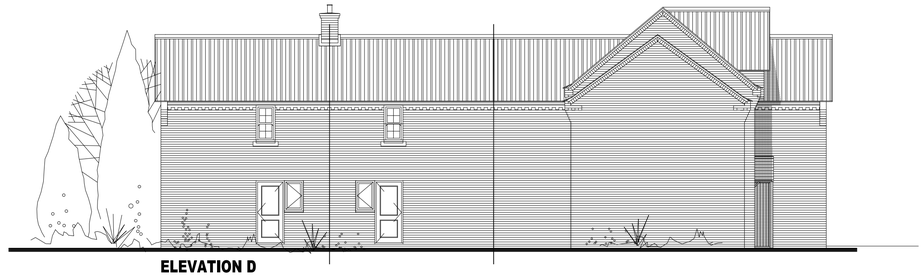
□a□□ll □□a□C□□□ □□a□Bre□□□Sta□□□ST19 9□S
t | 01902 851 641 e | ad□□□□a□□□□□□□□□□□
w | □□□□□a□□□□□□□□□□□

ARCHITECT□RAL ◆ CI□IL ENGINEERING
LAND S□R□EYORS◆LANDSCAPE DESIGN

ELEVATION A

ELEVATION B

ELEVATION C



ELEVATION D

0m 2m 4m 6m 8m 10m

METRES

SCALE BAR - 1:100

Rev	Amendment	Date	Drn	Chk
B	PLANS AND ELEVATIONS REVISED	29.01.16	TM	SH
A	PLANS AND ELEVATIONS REVISED	27.01.16	TM	SH

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01604 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD, WARBOYS.

Title:
SH11 / P230 PLANNING ELEVATIONS
Plots 3-12

Scale:
1: 100 @ A1

Date:
JANUARY 2016

Drg No.:
1306-29

Rev:
B

DWG File Ref: K:\David Wilson Homes\1306\Planning drawings\Current\1306-01.dwg
DRAWN: TM

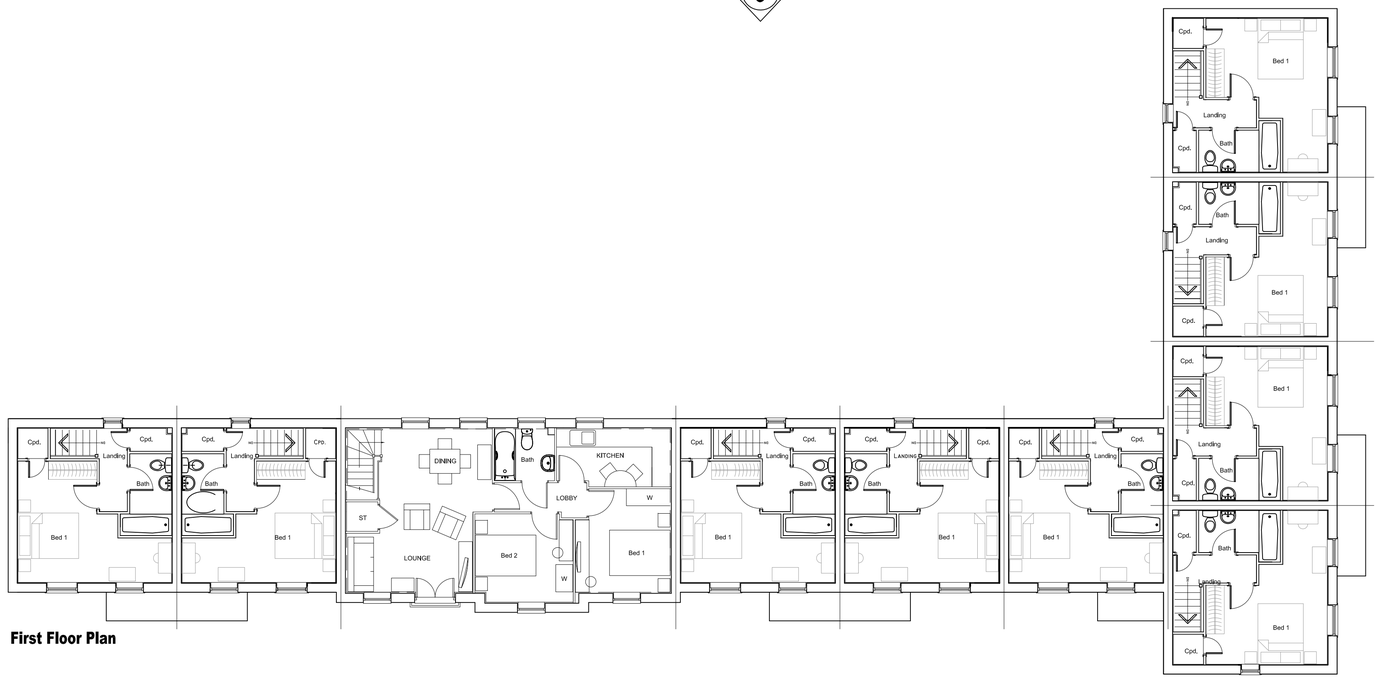
DO NOT SCALE FROM DRAWING. MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN R. TWIGGER ASSOCIATES LTD & MAY NOT BE AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

Kevin R.Twigger & Associates Ltd

Rushall House, School Road, Brewood, Staffs, ST19 9DS
t| 01902 851 641 **f|** 01902 851642
e| admin@krtassociates.co.uk
w| www.krtassociates.co.uk

ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN

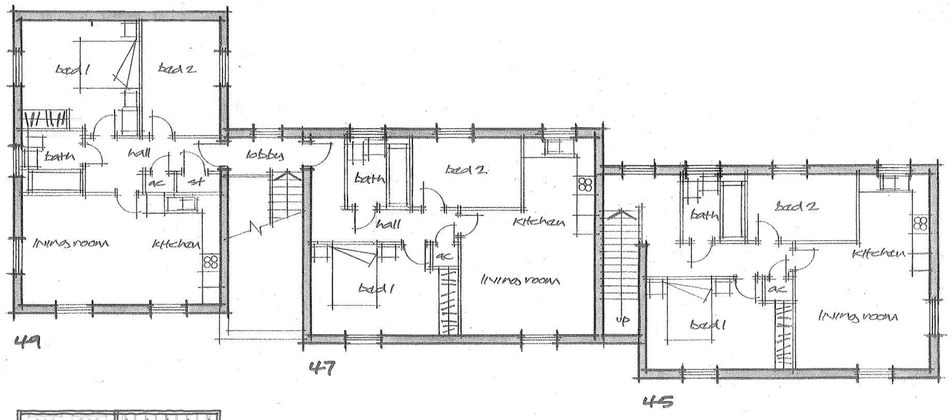

Cpd.
Landing
Bath
Bed 1
Cpd.
Landing
Bath
Bed 1
Cpd.
Landing
Bath
Bed 1

ELEVATION A

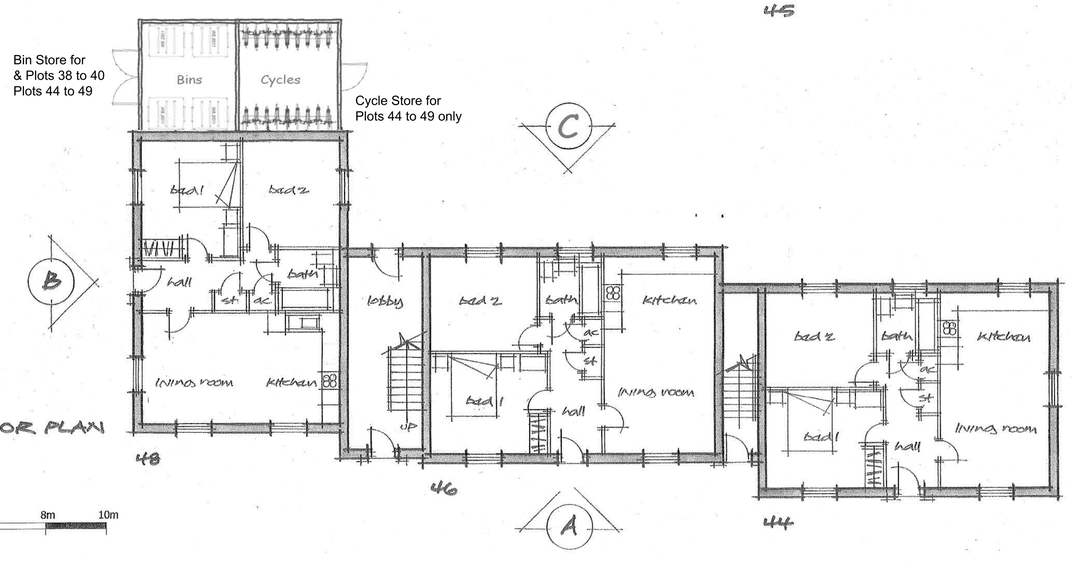
ELEVATION B

ELEVATION C

ELEVATION D



FIRST FLOOR PLAN



Bin Store for
& Plots 38 to 40
Plots 44 to 49

Cycle Store for
Plots 44 to 49 only

GROUND FLOOR PLAN

0m 2m 4m 6m 8m 10m

METRES

SCALE BAR - 1:100

Rev Amendment Date Drn Chk

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD, WARBOYS.

Title:
APARTMENT BUILDING - PLOTS 44 - 49
PROPOSED FLOOR PLANS AND ELEVATIONS

Scale: 1:100@A1
Date: JAN 2015
Drg No.: 1306-51
Rev: -

DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-51.dwg
DRAWN: D.FROST

MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN R. TWIGGER ASSOCIATES LTD & MAY NOT BE AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

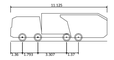
Kevin R.Twigger & Associates Ltd

Rushall House, School Road, Brewood, Staffs, ST19 9DS
t| 01902 851 641 e| admin@krtassociates.co.uk
w| www.krtassociates.co.uk

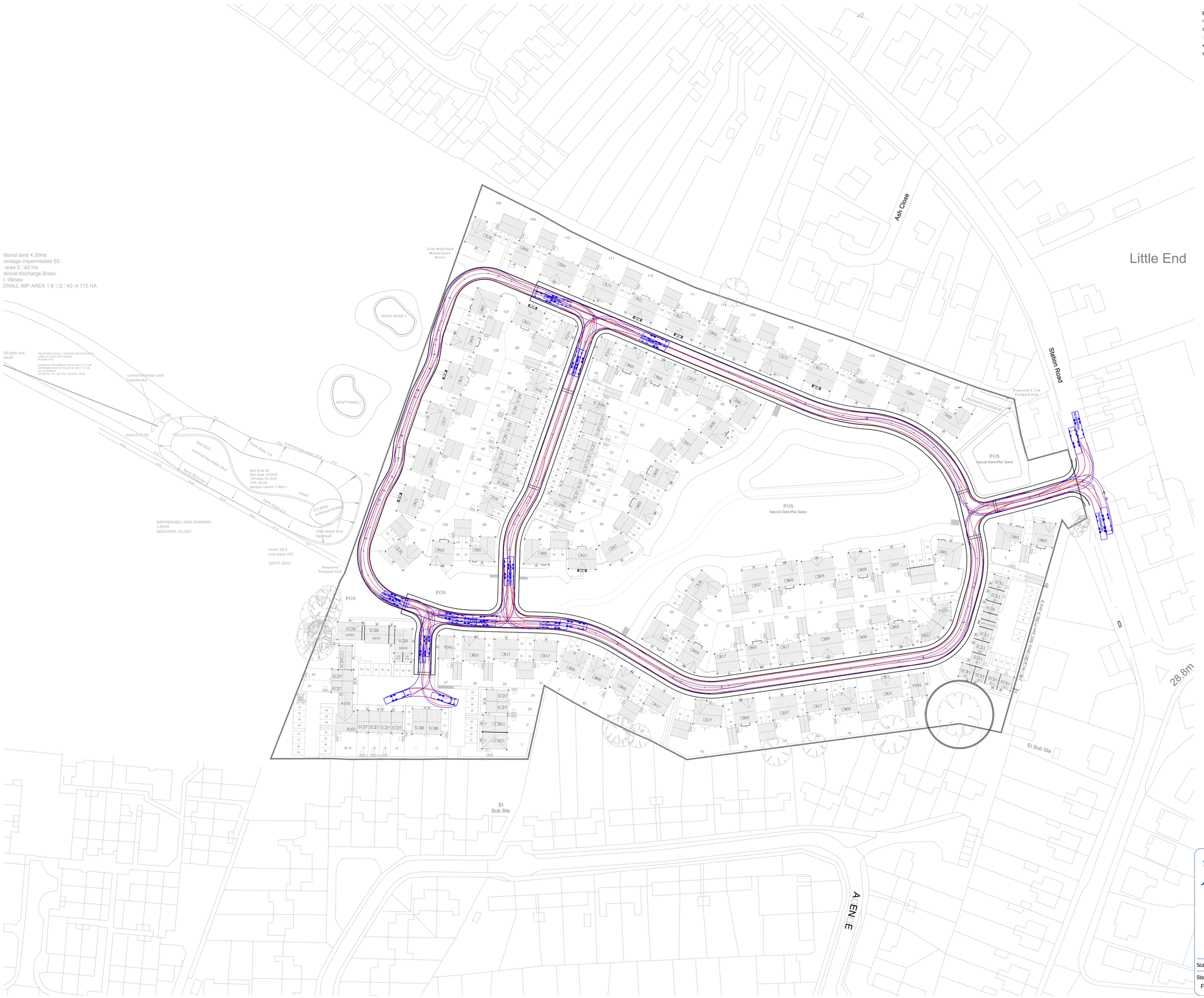
ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS ◆ LANDSCAPE DESIGN

GENERAL NOTES

1. The site layout shown is based on drawing T□06 0□ □latest revision□;
2. The layout shown is based on site survey drawing S□862 02 □latest revision□;
3. All dimensions are in metres unless otherwise stated.
4. All levels are in metres
5. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.



Phoenix 2-25W (with Volvo FM12 chassis)	
Overall Length	11.125m
Overall Width	2.530m
Min Body Height	3.300m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.250m



jpp consulting
Civil & Structural Engineers

Cedar Barn, White Lodge, Walgrave, Northampton NN6 9PY

T: (01604) 781811 E: mail@jppuk.net
F: (01604) 781999 W: www.jppuk.net

Client: David Wilson Homes

Project: Housing Development
Station Road
Warboys

Title: □ehicle Tracking

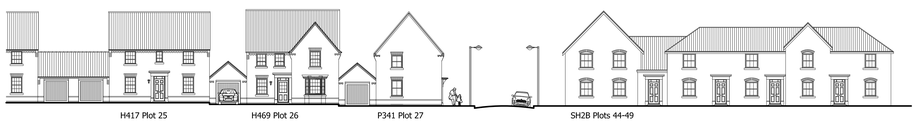
Scale at A0	1:500	□ra□n □y	RF	C□ec□ed □y	LMC	□ate	January 2016

Statu□
FOR INFORMATION

Pr□ject re□
T8012WS

□ra□in□ □e□□n
500 □

Street Scene 1



Street Scene 2

Street Scene 3

Street Scene 4

SITE LAYOUT - not to scale

0m 5m 10m 15m 20m
METRES
SCALE BAR - 1:200

Rev: B	Street Scene updated to suit re-plan	29.01.16	TT	–
Rev: A	Proposed footpath link alongside plot 120 increased to 2.75m wide.	29.09.15	TT	–
Rev	Amendment	Date	Drn	Chk

Revisions:

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

Site:
DEVELOPMENT AT
STATION ROAD, WARBOYS.

Title:
STREET SCENES.

Scale: 1:200 @ A0
Date: SEPTEMBER 2015
Drg No.: 1306-06
Rev: B
DWG File Ref: K:\David Wilson Homes\1306\Layouts\Current\1306-06.dwg
DRAWN: n.overton

DO NOT SCALE FROM DRAWING. MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN R. TWIGGER ASSOCIATES LTD & MAY NOT BE AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

Kevin R.Twigger & Associates Ltd

Rushall House, School Road, Brewood, Staffs, ST19 9DS
t| 01902 851 641 e| admin@krtassociates.co.uk
w| www.krtassociates.co.uk

ARCHITECTURAL ◆ CIVIL ENGINEERING
LAND SURVEYORS◆ LANDSCAPE DESIGN

Jan 2016

Development at
Station Road, Warboys

House Type Portfolio

On Behalf of;

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT

Tel: 01604 784000 Fax: 01604 784896

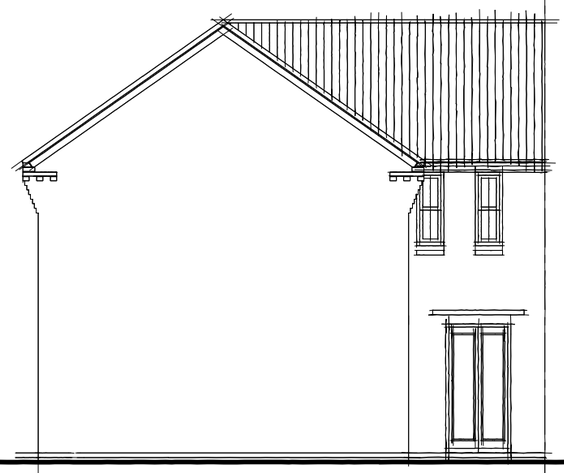
Prepared By;

Kevin R.Twigger & Associates Ltd

[illegible]
t | 01902 851 641 f | 01902 851642
e | [illegible]
w | [illegible]

FRONT ELEVATION

P332--R5

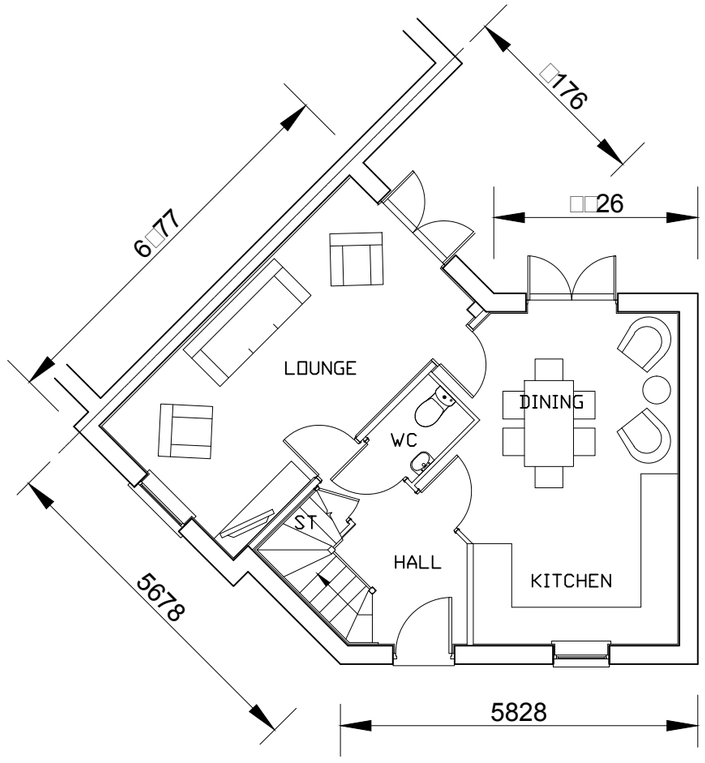


SIDE ELEVATION

P332--R5

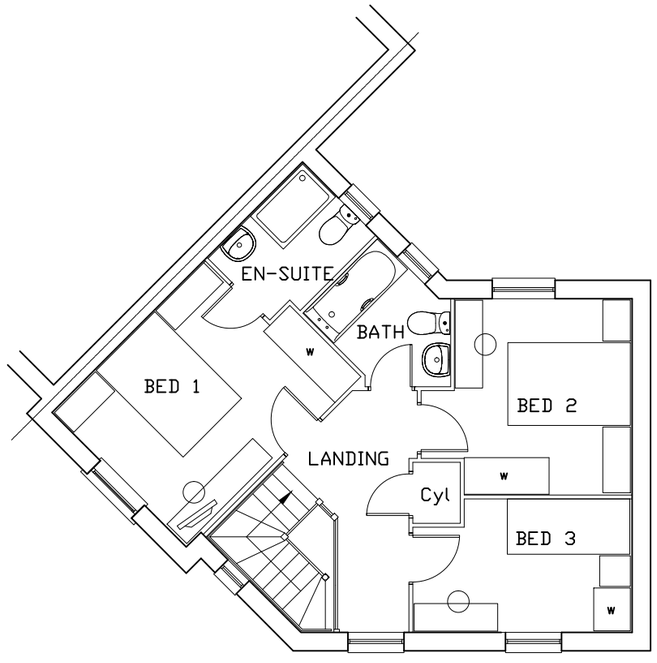
REAR ELEVATION

P332--R5



GROUND FLOOR

P332--P5



FIRST FLOOR

P332--P5

Technical Department
S□ut□ Midland□ O□fice
1a □itune Cl□se
□□er□de Bu□ne□□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

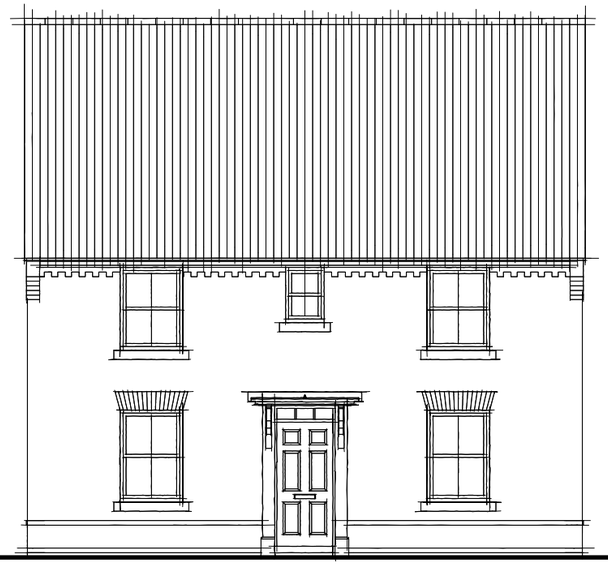
□and□n□Sc□edule□

□ra□in□Statu□□

PLANNIN□

□e□□	□ate□	N□te□□
□□u□e Type□□ P332		
T□tle □PLANNIN□ □□A□IN□S		
1306□11		□e□□□
S□te □STATION □OA□□□A□BOYS		
Scale □1□100	□ate □SEP 2015	□ra□n□NMO

Kevin R.Twigger & Associates Ltd
□u□all □u□a□Sc□□□ □ad□Bre□□d□Sta□□□ST19 9□S
t| 01902 851 641 f| 01902 851642
e| ad□in□□ra□□□ate□□□u□
w| □□□□□ra□□□ate□□□u□

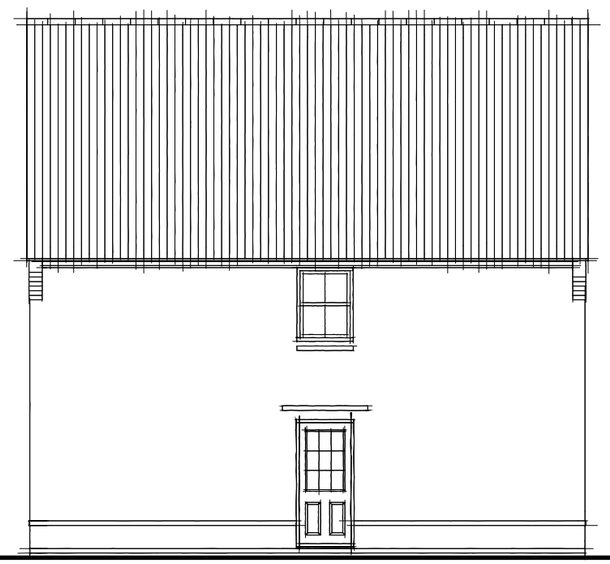


FRONT ELEVATION

P341--D5

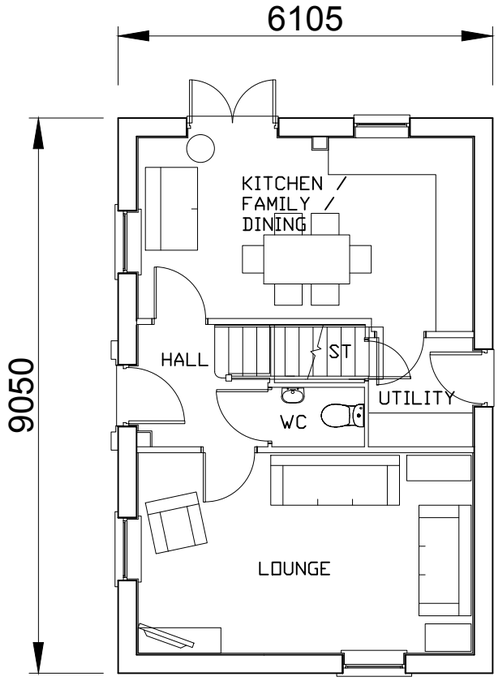
SIDE ELEVATION

P341--D5



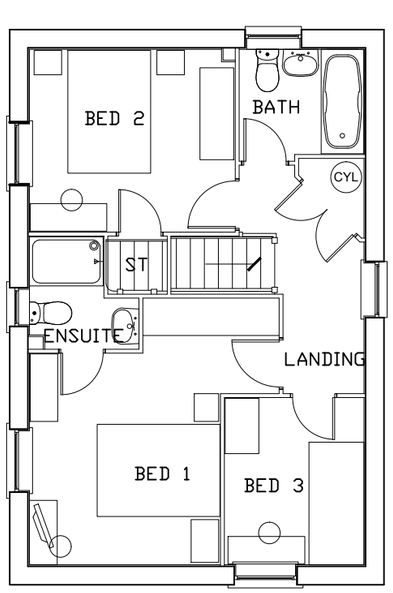
REAR ELEVATION

P341--D5



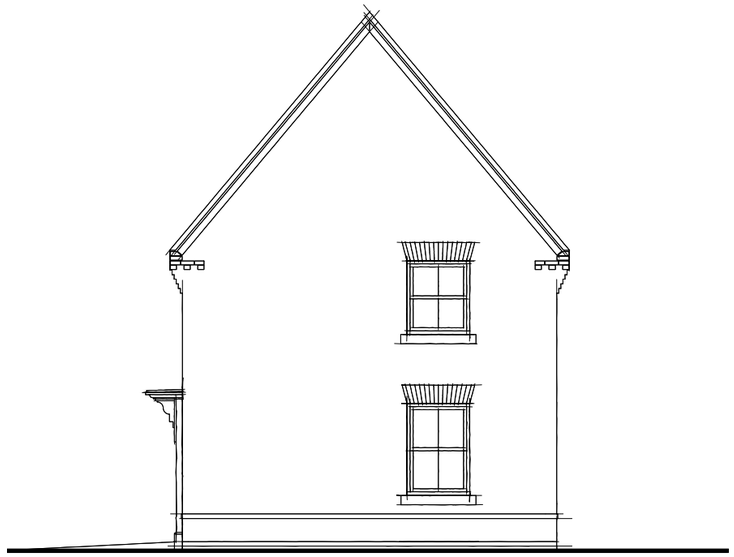
GROUND FLOOR PLAN

P341--D5



FIRST FLOOR PLAN

P341--D5



SIDE ELEVATION

P341--D5

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Tattersall Court
Tattersall Business Park
Northampton
NN3 9QT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Land Use Schedule

Drawing Status

PLANNING

Rev	Date	Notes

House Type P341

Title PLANNING DRAWINGS

1306 12 — Rev

Site STATION ROAD WARBOYS

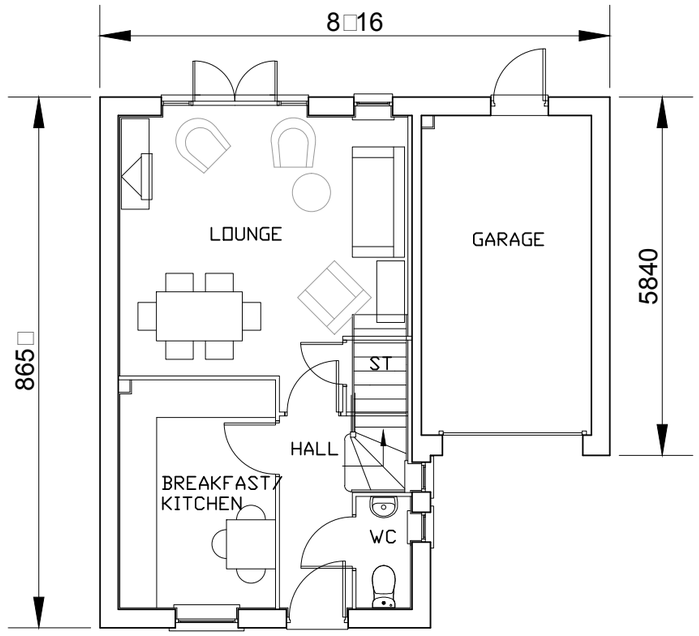
Scale 1:100 — Date SEP 2015 — Drawn MO

Kevin R.Twigger & Associates Ltd
Tattersall Courtyard Scheme Tattersall Business Park Standens Road Northampton NN3 9QT
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.com
w | www.krtarchitecture.com

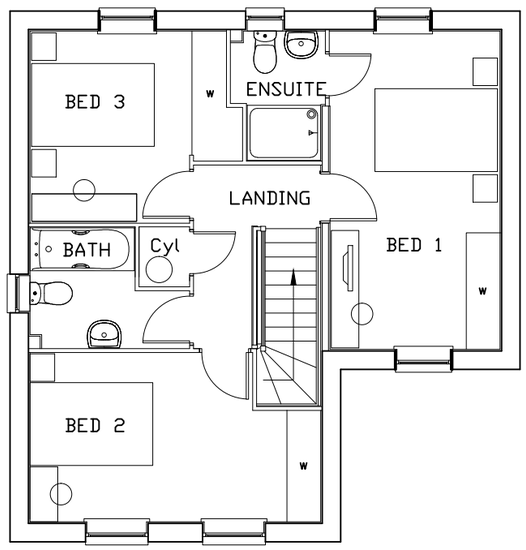
FRONT ELEVATION
H316---5

SIDE ELEVATION
H316---5

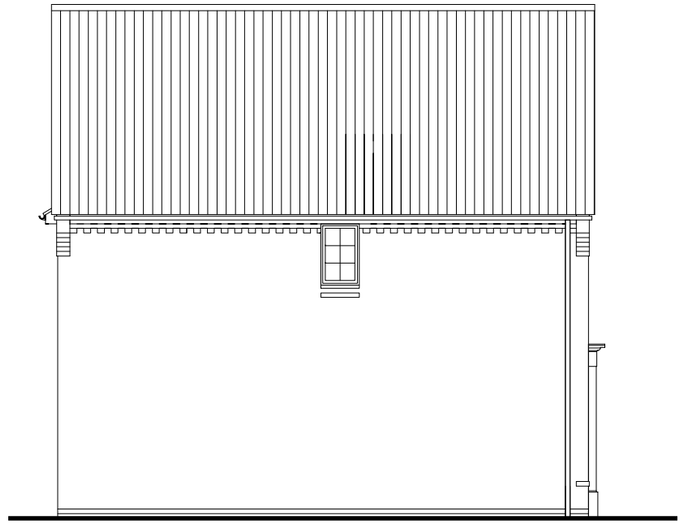
REAR ELEVATION
H316---5



GROUND FLOOR PLAN
H316---5



FIRST FLOOR PLAN
H316---5



SIDE ELEVATION
H316---5

Technical Department
S□ut□ Mdland□ O□ice
1a □□tune Cl□e
□□er□de Bu□ne□□ Par□
N□t□a□pt□n
NN3 9□T

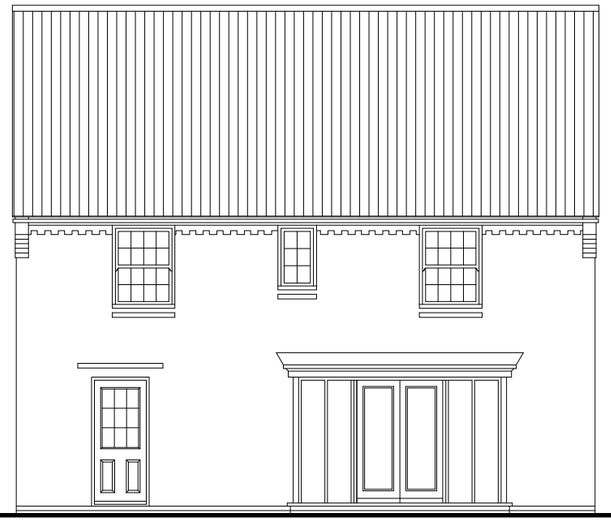
Tel□01604 784 000

Station Road, Warboys

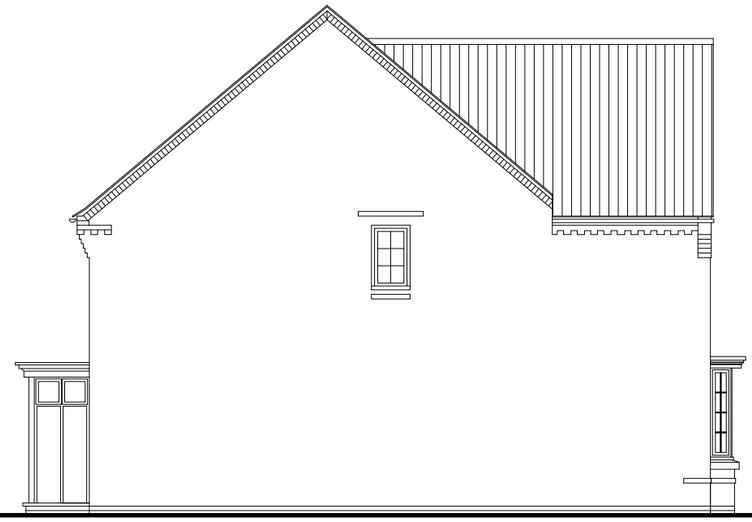
WARNING TO HO□SE P□RCHASERS
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

□and□n□Sc□edule□	□e□□ □ate□ N□te□□	
	□□□e Type□□□B16	
	T□tle □PLANNIN□ □□A□IN□S	Kevin R.Twigger & Associates Ltd
□ra□n□Statu□□	1306□13 □e□□□	□□all □□□e□Sc□□□ □ad□Bre□□□d□Sta□□□ST19 9□S t | 01902 851 641 f | 01902 851642 e | ad□n□□□ta□□□ate□□□□ w | □□□□□ta□□□ate□□□□
PLANNIN□	Site □STATION □OA□□□A□BOYS	
	Scale □1□100 □ate □SEP 2015 □ra□n□NMO	

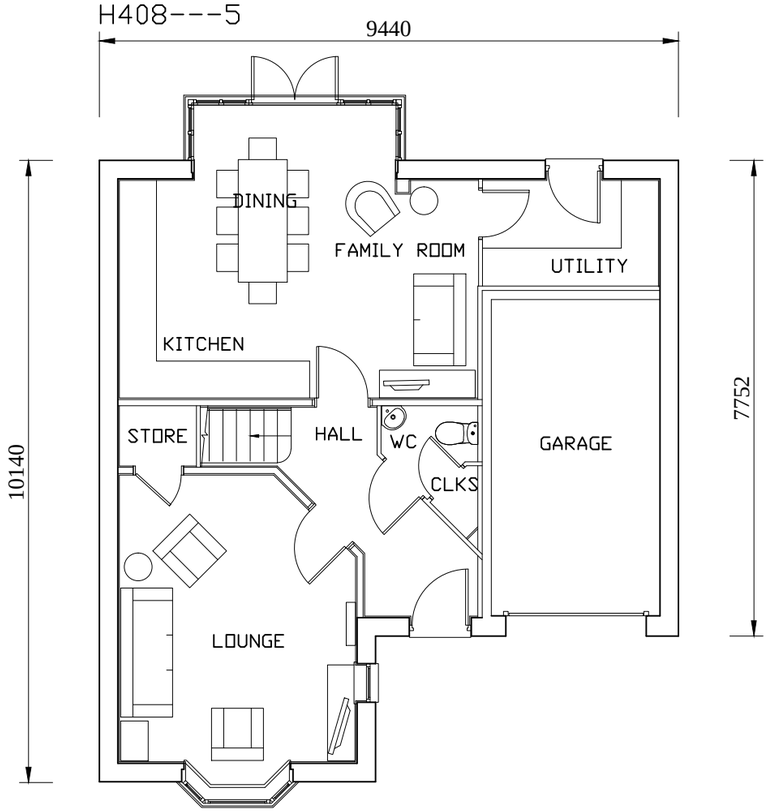
FRONT ELEVATION
H408---5



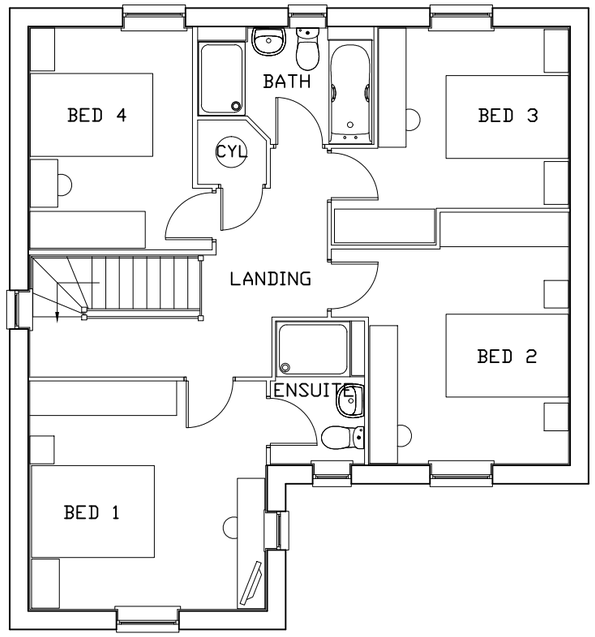
REAR ELEVATION
H408---5



SIDE ELEVATION
H408---5



GROUND FLOOR PLAN
H408---5



FIRST FLOOR PLAN
H408---5

SIDE ELEVATION
H408---5

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9BT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Land Use Schedule

Drawing Status

PLANNING

Rev	Date	Notes

House Type H408

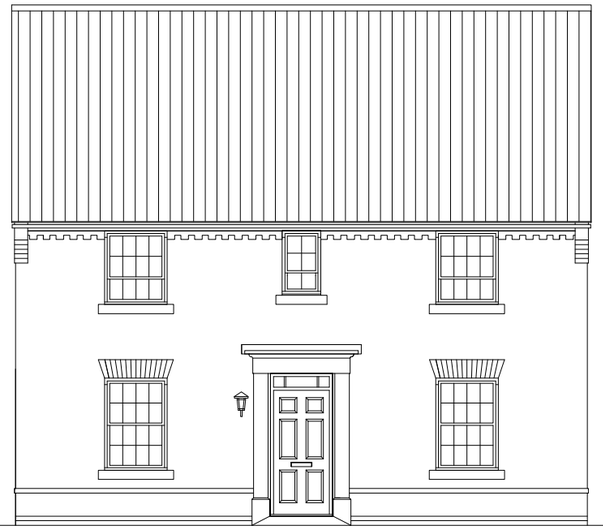
Title PLANNING DRAWINGS

1306 14 — Rev

Site STATION ROAD WARBOYS

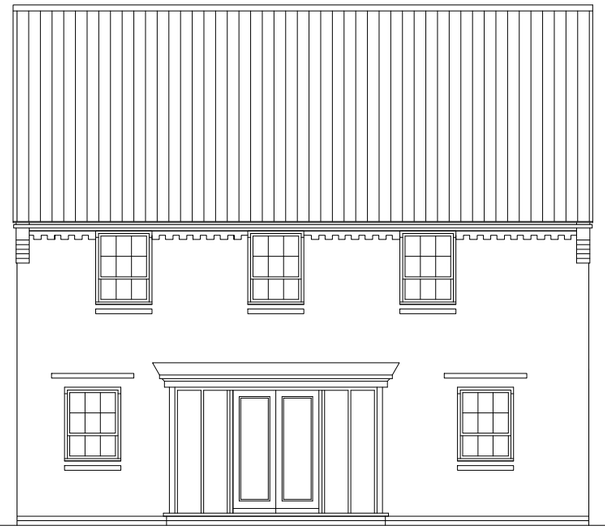
Scale 1:100 — Date SEP 2015 — Drawn NMO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Stafford ST19 9DS
t | 01902 851 641 f | 01902 851642
e | admin@kevintwigger.co.uk
w | www.kevintwigger.co.uk

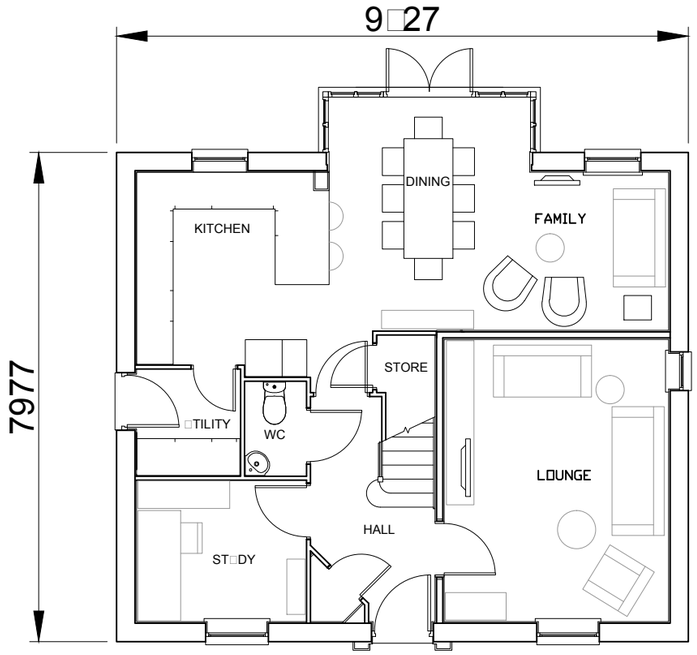


FRONT ELEVATION
H417 – □5

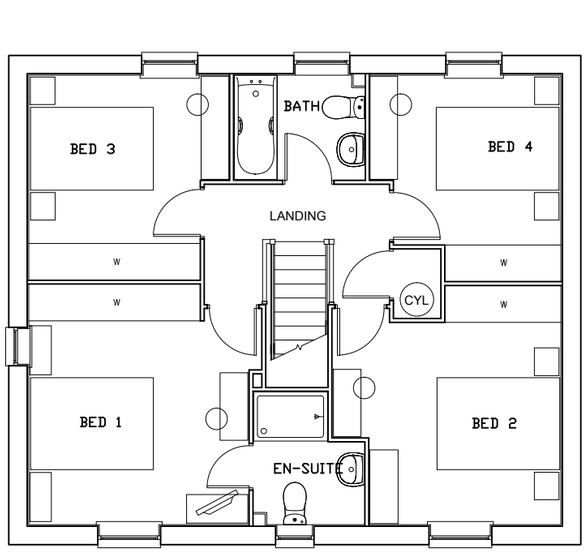
SIDE ELEVATION
H417 – □5



REAR ELEVATION
H417 – □5



GROUND FLOOR PLAN
H417---5



FIRST FLOOR PLAN
H417---5

SIDE ELEVATION
H417 – □5

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
S□ut□ Midland□ O□fice
1a □ittune Cl□se
□□er□de Bu□ne□□ Par□
N□rtha□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS.
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

□and□n□ Sc□edule□

□ra□in□ Statu□□

PLANNIN□

□e□□ | □ate□ | N□te□□

□□u□e Type□□ □417

T□tle □PLANNIN□ □□A□IN□S

1306□15 | □e□□□

Site □STATION □□A□□□A□BOYS

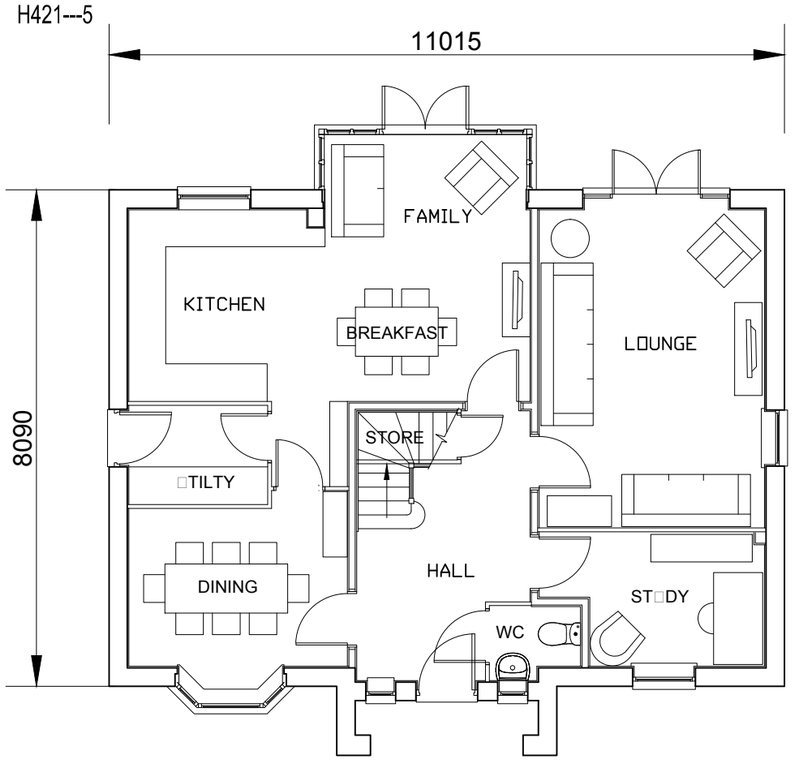
Scale □1□□00 | □ate □SEP 2015 | □ra□n□NMO

Kevin R.Twigger & Associates Ltd
□u□tall □□u□e□Sc□□□ □ad□Bre□□□d□Sta□□□ST19 9□S
t| 01902 851 641 f| 01902 851642
e| ad□in□□□ta□□□□ate□□□u□
w| □□□□□□ta□□□□ate□□□u□

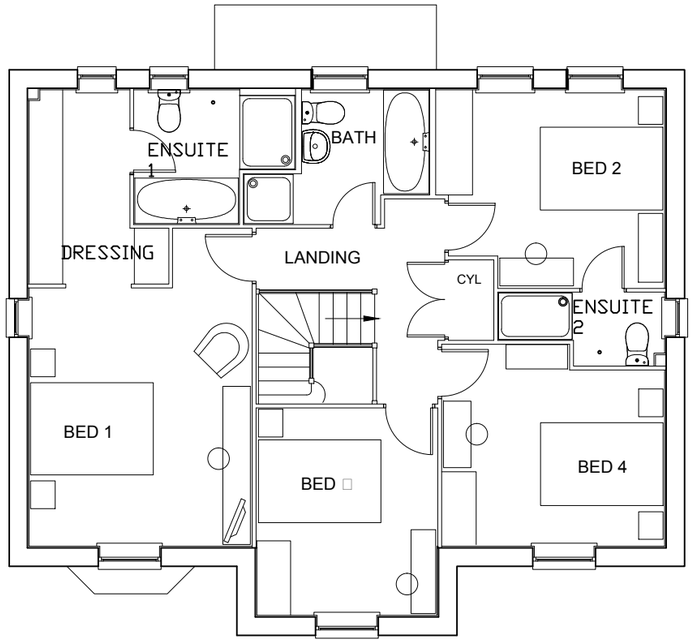
FRONT ELEVATION
H421---5

SIDE ELEVATION
H421---5

REAR ELEVATION
H421---5



GROUND FLOOR PLAN
H421---5



FIRST FLOOR PLAN
H421---5

SIDE ELEVATION
H421---5

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel 01604 784 000

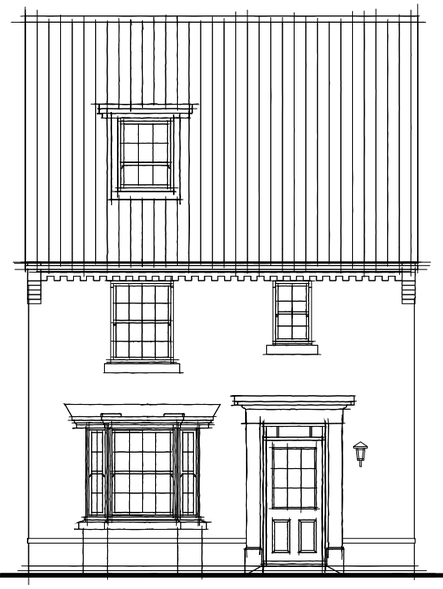
Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

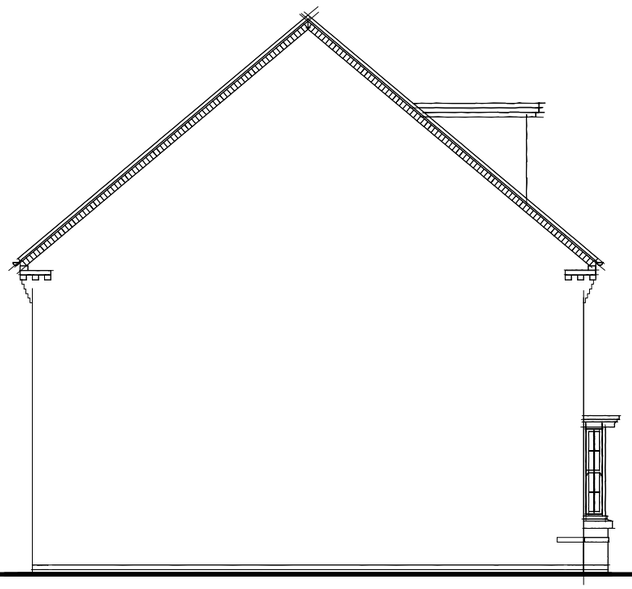
Landmark Schedule	Code	Date	Note
	House Type	421	
	Title	PLANNING DRAWINGS	
Drawing Status	1306/16		Code
PLANNING	Site	STATION ROAD BOYS	
	Scale 1:100	Date SEP 2015	Drawn MO

Kevin R.Twigger & Associates Ltd
Cardinal Court Scotia Road Bretton Stafford ST19 9DS
t | 01902 851 641 f | 01902 851642
e | admin@krtassociates.co.uk
w | www.krtassociates.co.uk



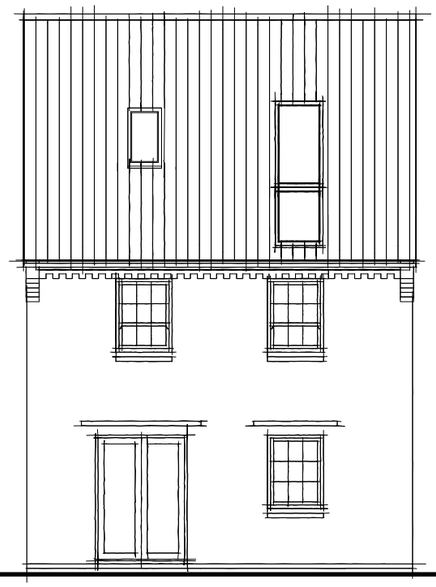
FRONT ELEVATION

H406---5



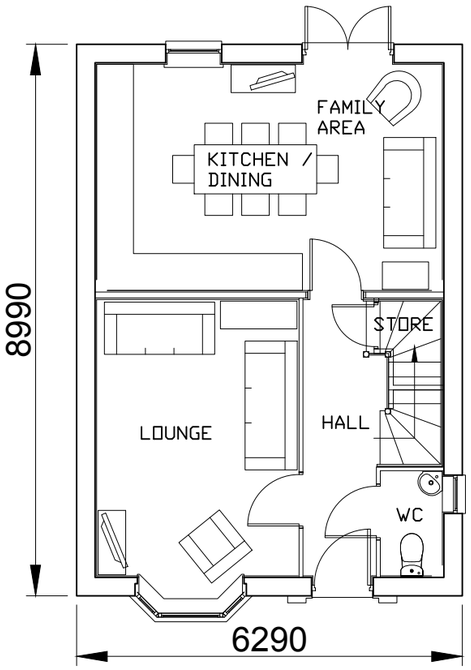
SIDE ELEVATION

H406---5



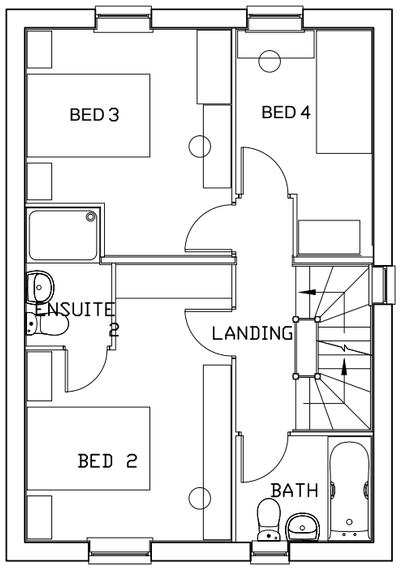
REAR ELEVATION

H406---5



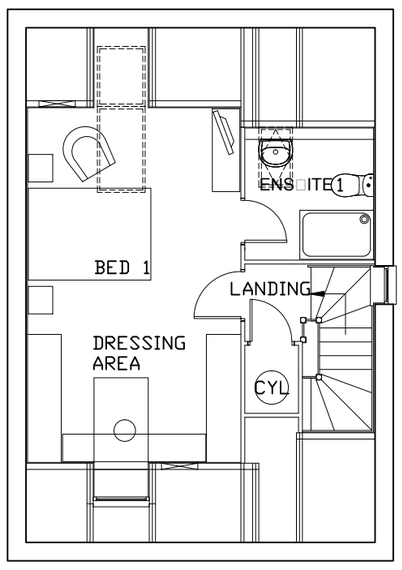
GROUND FLOOR PLAN

H406---5



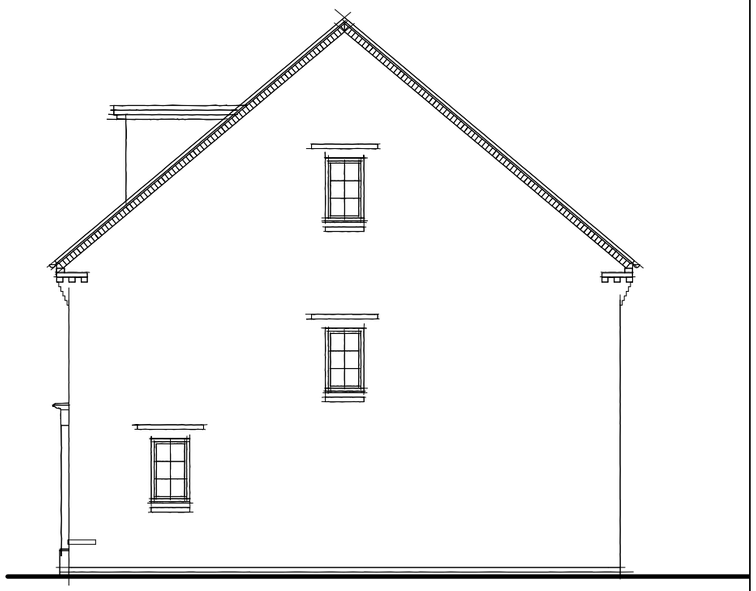
FIRST FLOOR PLAN

H406---5



SECOND FLOOR PLAN

H406---5



SIDE ELEVATION

H406---5

Technical Department
South Midland Office
1a Centurion Close
Cherrycourt Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Landmark Schedule

Drawing Status

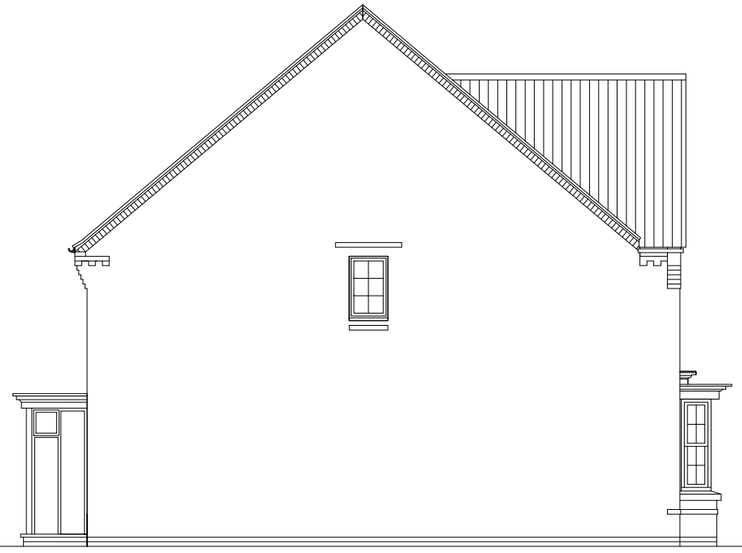
PLANNING

Rev A	25/01/16	Drawing Type 433 Modified 406 added	
Drawing Type 406			
Title PLANNING ELEVATIONS			
1306/17	Rev A		
Site STATION ROAD WARBOYS			
Scale 1:100	Date SEP 2015	Drawn NMO	

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.com
w | www.krtarchitecture.com

FRONT ELEVATION

H469-□X5

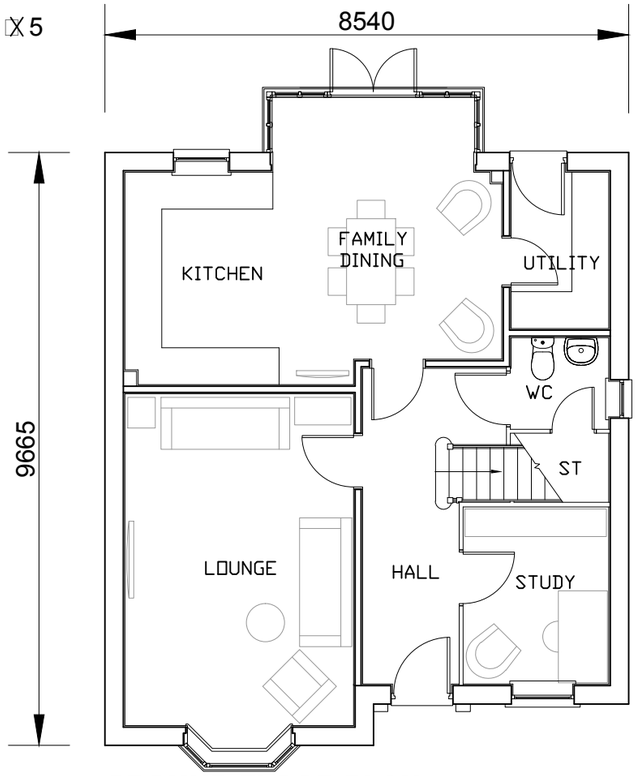


SIDE ELEVATION

H469-□X5

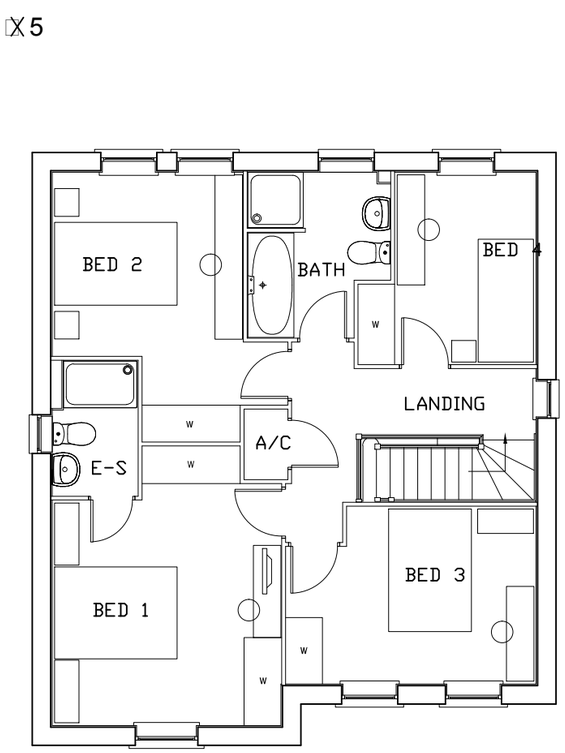
REAR ELEVATION

H469-□X5



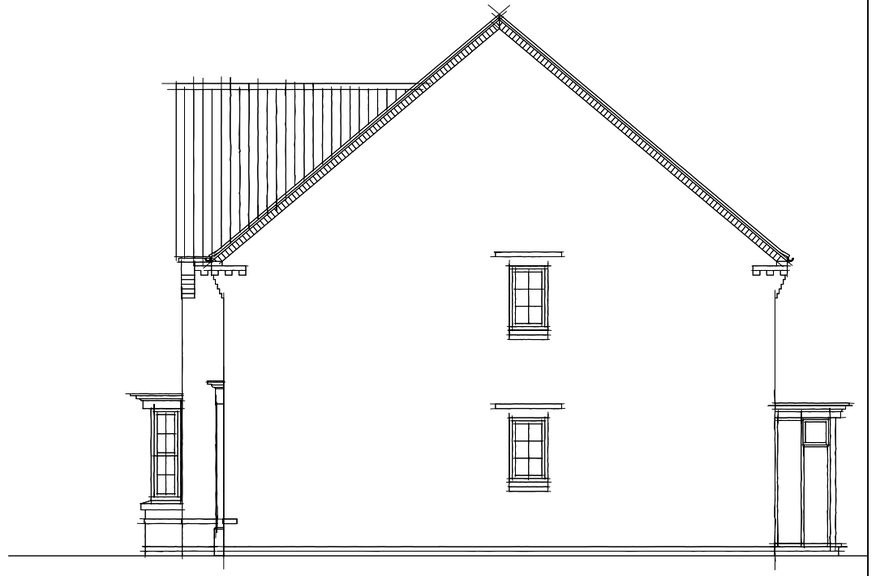
GROUND FLOOR PLAN

H469-□X5



FIRST FLOOR PLAN

H469-□X5



SIDE ELEVATION

H469-□X5

Technical Department
S□ut□ M□dland□ O□□ce
1a □□itune Cl□e
□□er□de Bu□ne□□ Par□
N□t□a□pt□n
NN3 9□T

Tel□01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

□and□n□Sc□edule□	□e□□	□ate□ N□te□□
	□□u□e Type□□	□469
	T□tle □PLANNIN□ □□A□IN□S	
□ra□n□Statu□□	1306□18	□e□□□
PLANNIN□	S□te □STATION □OA□□□A□BOYS	
	Scale □1□100 □ate □SEP 2015	□ra□n□NMO

Kevin R.Twigger & Associates Ltd
□□all □□□e□Sc□□□ □□ad□Bre□□□d□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□n□□□ta□□□□ate□□□□
w | □□□□□ta□□□□ate□□□□

FRONT ELEVATION

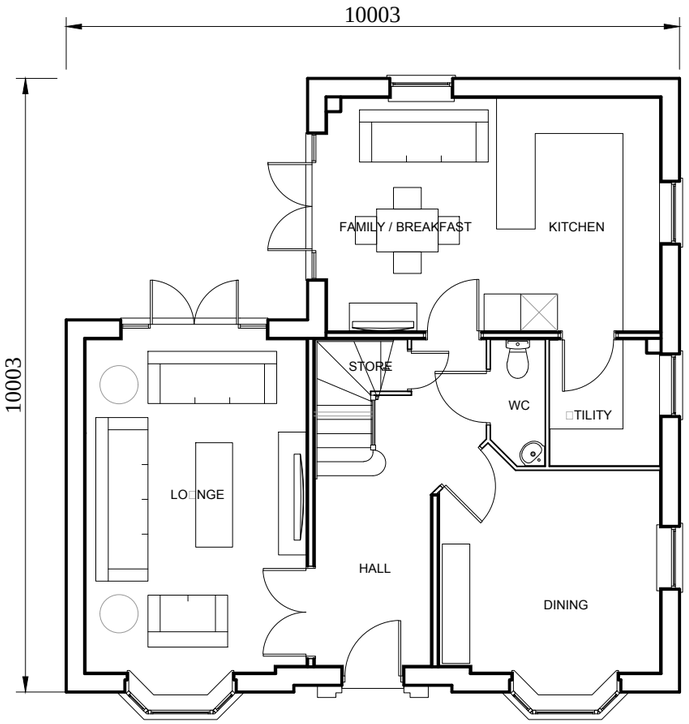
H485---5

SIDE ELEVATION

H485---5

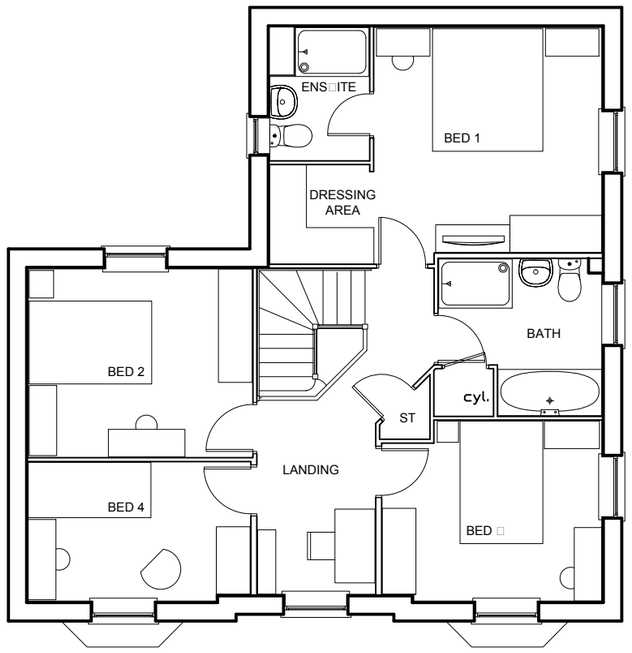
REAR ELEVATION

H485---5



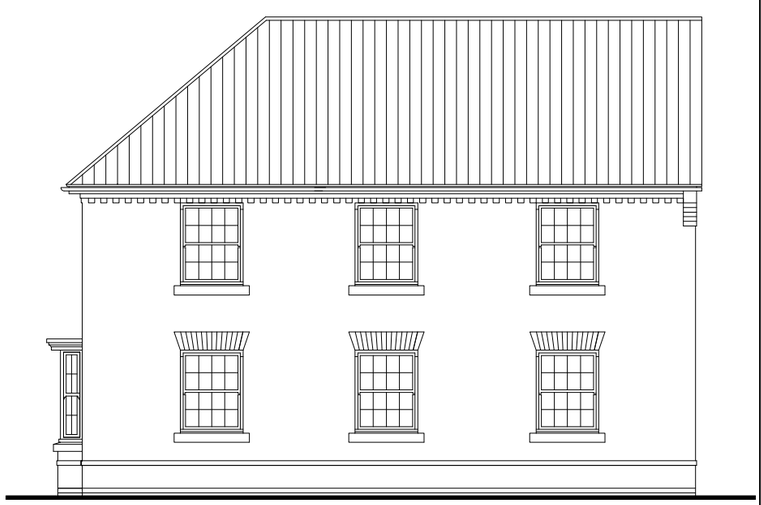
GROUND FLOOR PLAN

H485---5



FIRST FLOOR PLAN

H485---5



SIDE ELEVATION

H485---5

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Fortune Close
Caroline Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Amendment Schedule

No	Date	Note

Drawing Status

PLANNING

House Type: H485

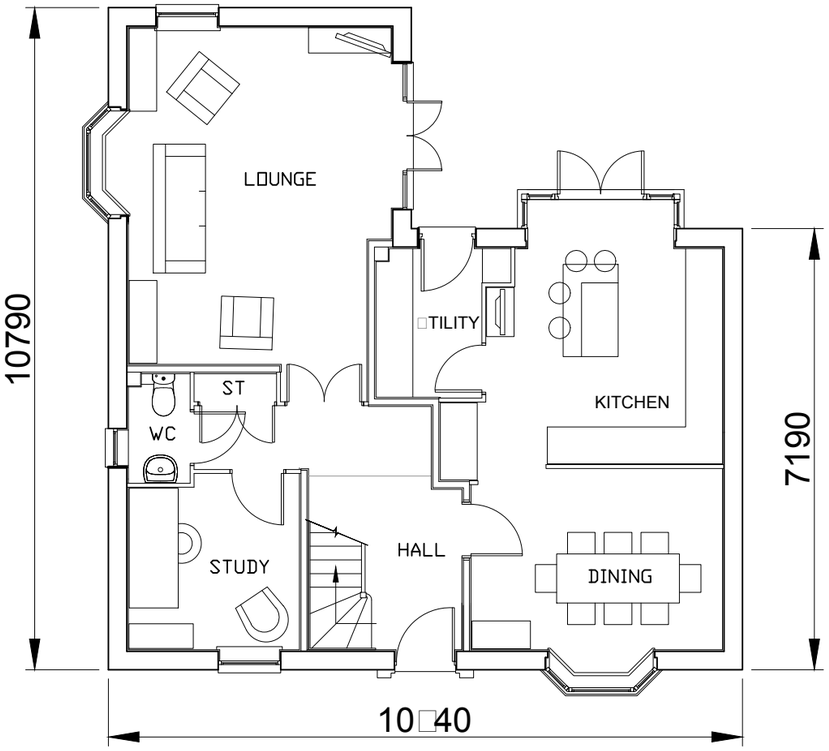
Title: PLANNING DRAWINGS

1306/19 — Rev:

Site: STATION ROAD BOYS

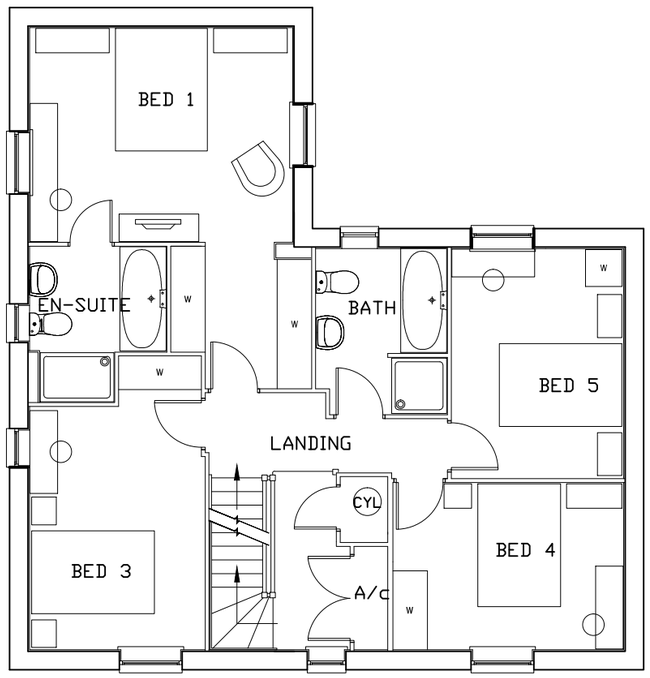
Scale: 1:100 — Date: SEP 2015 — Drawn: MO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.co.uk
w | www.krtarchitecture.co.uk



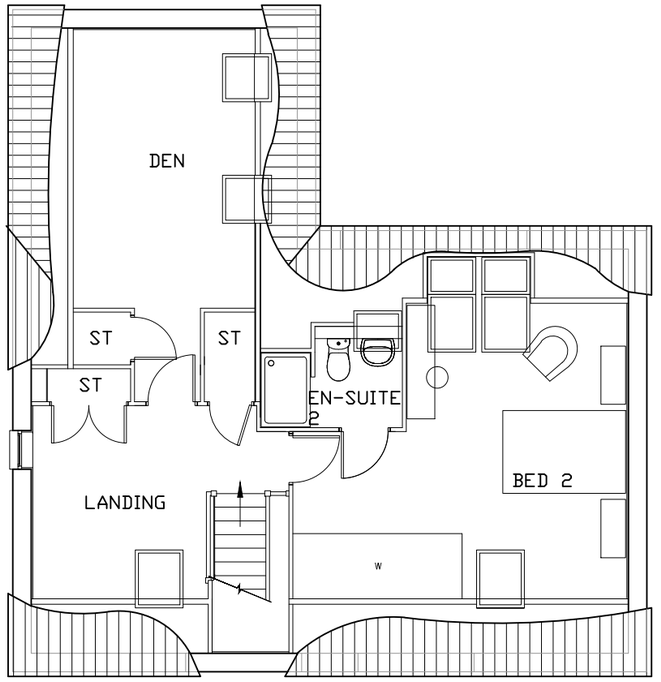
GROUND FLOOR PLAN

H536--Y5



FIRST FLOOR PLAN

H536--Y5



SECOND FLOOR PLAN

H536--Y5

Technical Department
S□ut□ Midland□ O□ice
1a □itune Cl□e
□□er□ide Bu□ne□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

□and□n□Sc□edule□

□ra□n□Statu□□

PLANNIN□

□e□□	□ate□	N□te□□

□□u□e Type□□ □536 □□1OO□PLANS

T□tle □PLANNIN□ □□A□IN□S

1306□20 | □e□□□

S□□e □STATION □OA□□□A□BOYS

Scale □1□□00 | □ate □SEP 2015 | □ra□n□NMO

Kevin R.Twigger & Associates Ltd
□u□all □□u□e□Sc□□□ □a□Bre□□□d□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□n□□ta□□□□ate□□□□
w | □□□□□ta□□□ate□□□□

FRONT ELEVATION
H536–Y5

SIDE ELEVATION
H536–Y5

REAR ELEVATION
H536–Y5

SIDE ELEVATION
H536--Y5

Technical Department
South Midland Office
1a Fortune Close
Moulton Park Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

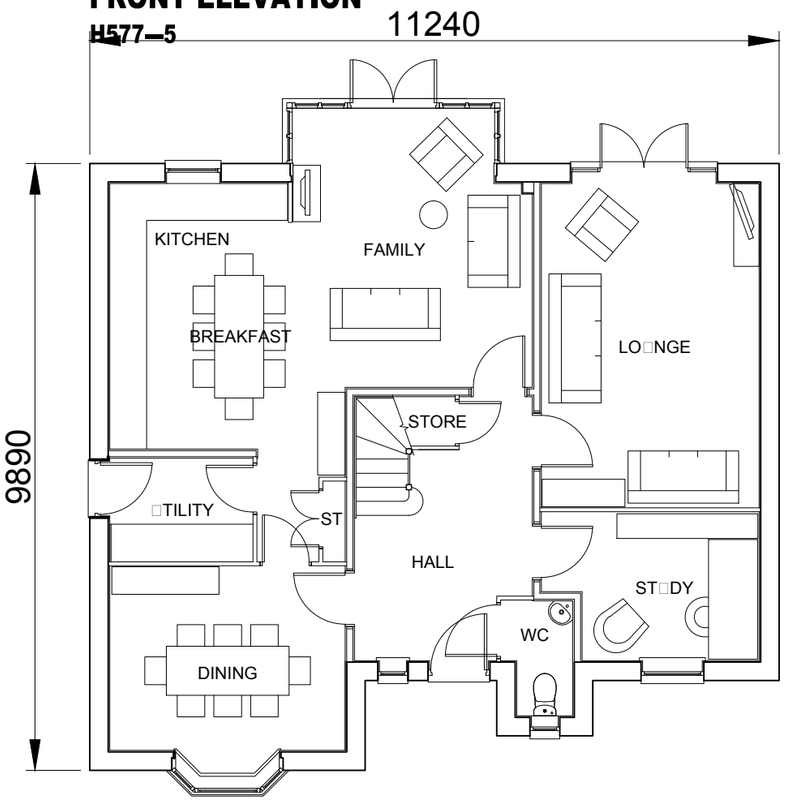
Landmark Schedule	Code	Date	Note
	Drawing Type	H536 ELEVATIONS	
	Title	PLANNING DRAWINGS	
Drawing Status	1306/21		Code
PLANNING	Site	STATION ROAD BOYS	
	Scale	1:100	Date SEP 2015 Drawn MO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.com
w | www.krtarchitecture.com

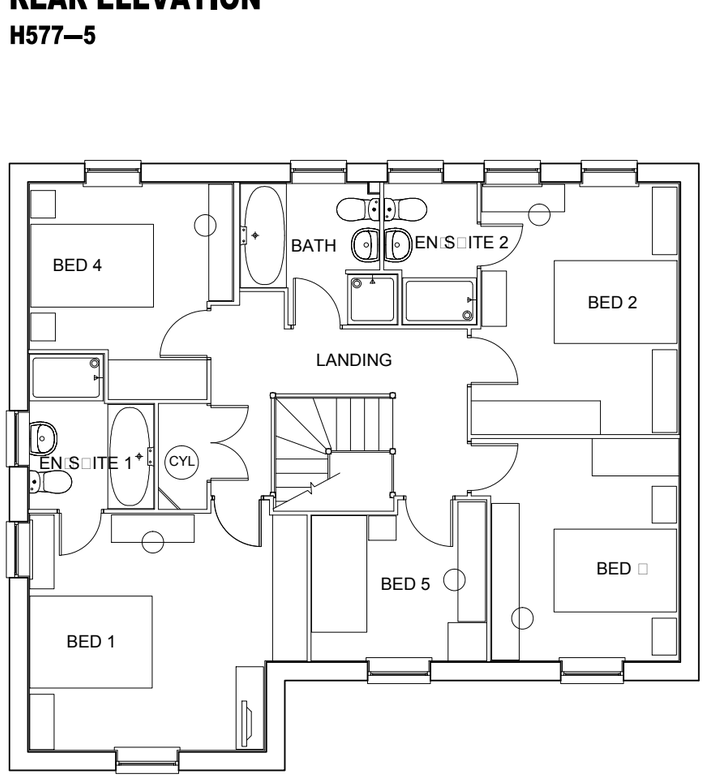
FRONT ELEVATION
H577—5

REAR ELEVATION
H577—5

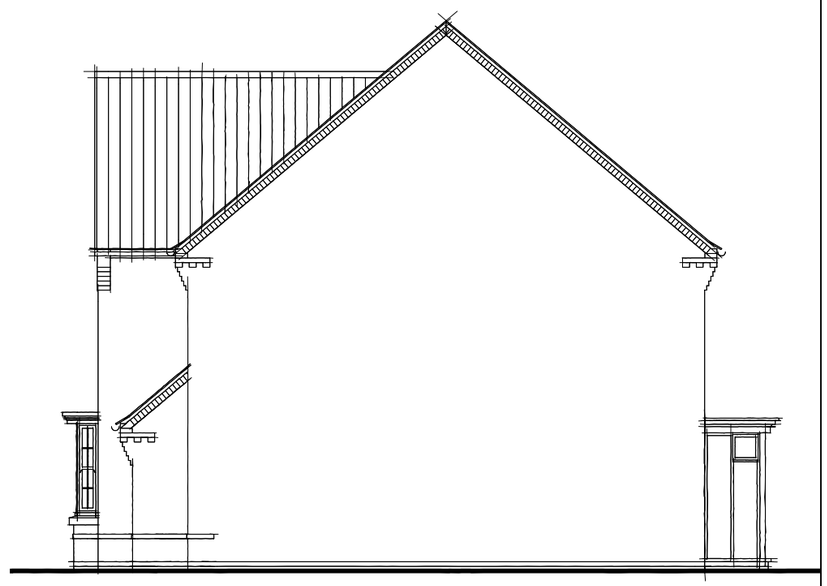
SIDE ELEVATION
H577—-5



GROUND FLOOR PLAN
H577---5



FIRST FLOOR PLAN
H577---5



SIDE ELEVATION
H577—5

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Amendment Schedule	Rev	Date	Note

House Type: H577

Title: PLANNING DRAWINGS

1306/22 — Rev:

Site: STATION ROAD WARBOYS

Scale: 1:100 — Date: SEP 2015 — Drawn: NMO

Drawing Status: PLANNING

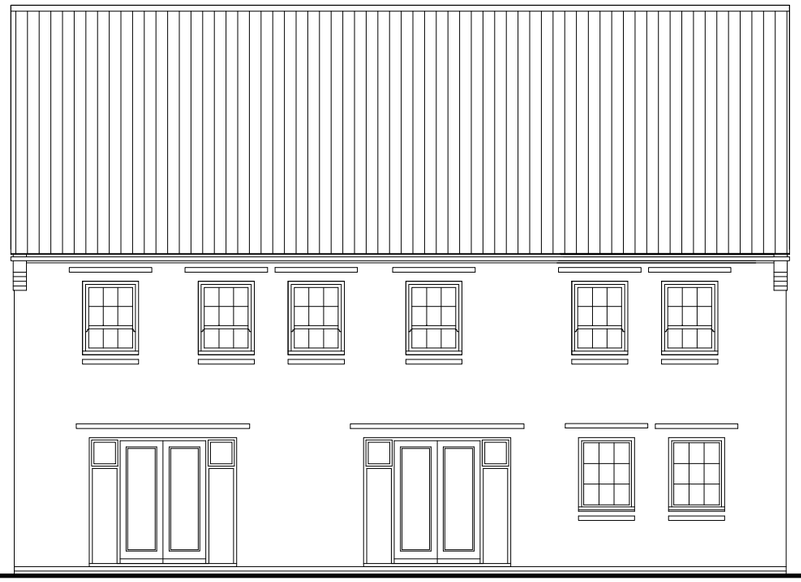
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Stamford PE9 1ST
t | 01902 851 641 f | 01902 851642
e | admin@ktarchitecture.co.uk
w | www.ktarchitecture.co.uk

FRONT ELEVATION

H584---5

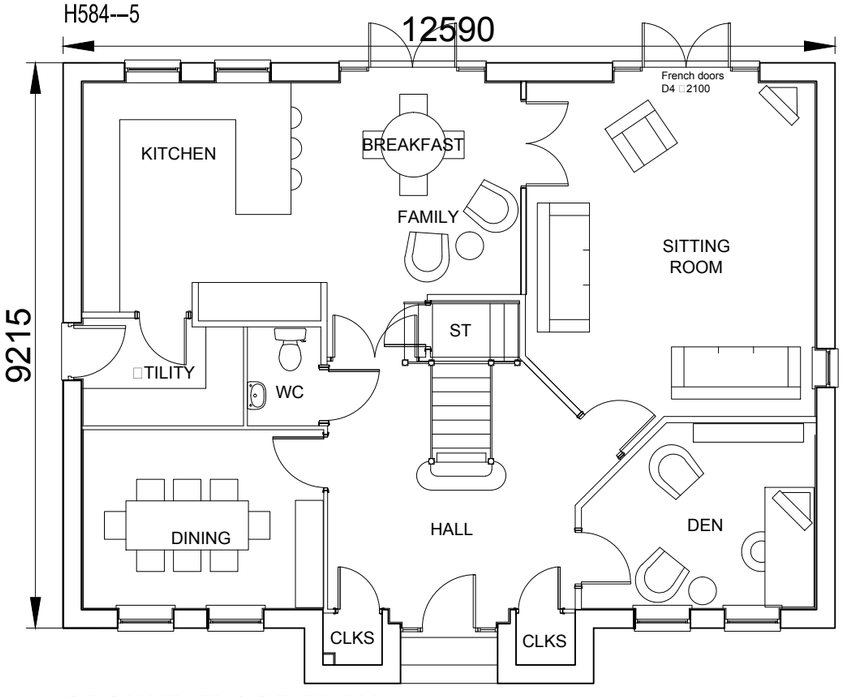
SIDE ELEVATION

H584---5



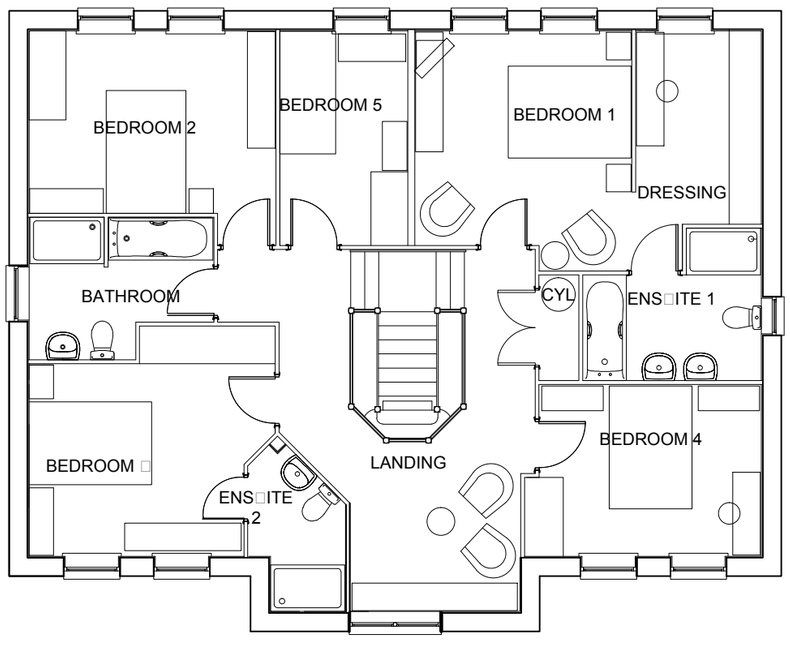
REAR ELEVATION

H584---5



GROUND FLOOR PLAN

H584---5



FIRST FLOOR PLAN

H584---5

SIDE ELEVATION

H584---5

Technical Department
S□ut□ Midland□ O□ice
1a □ittune Cl□e
□□er□de Bu□ne□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

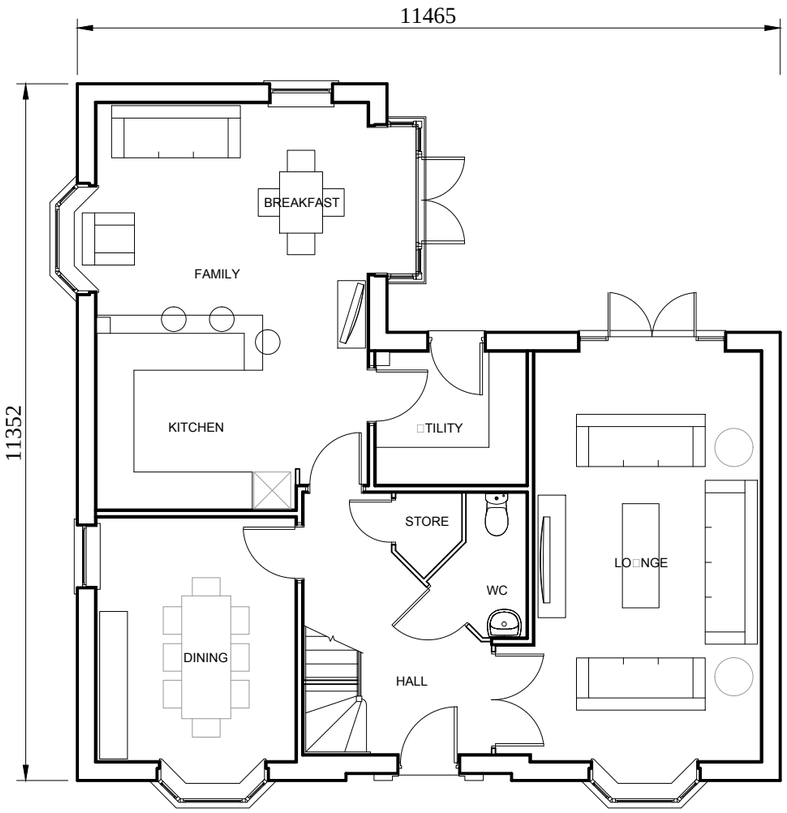
□and□n□Sc□edule□

□ra□in□Statu□□

PLANNIN□

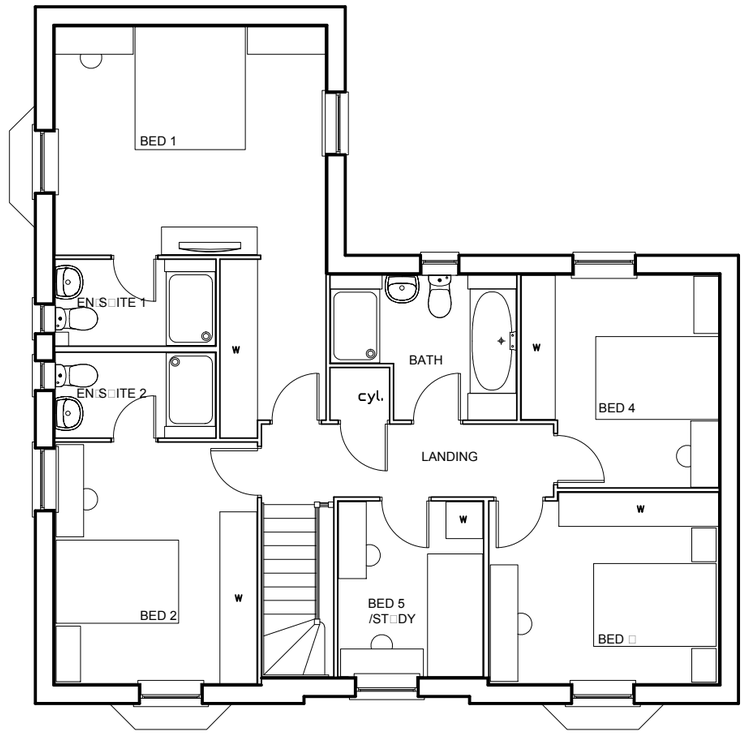
□e□□	□ate□	N□te□□
□□□e Type□□	□584	
T□tle □PLANNIN□ □□A□IN□S		
1306□22□01		□e□□□
S□te □STATION □OA□□□A□BOYS		
Scale □1□100	□ate □SEP 2015	□ra□n□NMO

Kevin R.Twigger & Associates Ltd
□□all □□□e□Sc□□□ □ad□Bre□□□d□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□in□□□ta□□□ate□□□□
w | □□□□□ta□□□ate□□□□



GROUND FLOOR PLAN

H588---5



FIRST FLOOR PLAN

H588---5

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
S□ut□ M□dland□ O□□ice
1a □□itune Cl□□e
□□er□□de Bu□ne□□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

□and□n□Sc□edule□	□e□□ □ate□	N□te□□
	□□□□e Type□□ □588 □□LOO□PLANS	
	T□tle □PLANNIN□ □□A□IN□S	
□ra□in□Statu□□	1306□23	□e□□□
PLANNIN□	S□te □STATION □OA□□□A□BOYS	
	Scale □1□100 □ate □SEP 2015	□ra□n□NMO

Kevin R.Twigger & Associates Ltd
□ui□all □□ure□Sc□□□□ □ad□Bre□□□d□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□in□□rta□□□ate□□□□
w | □□□□□rta□□□ate□□□□

FRONT ELEVATION

H588---5

SIDE ELEVATION

H588---5

REAR ELEVATION

H588---5

SIDE ELEVATION

H588---5

Technical Department
South Midland Office
1a Fortune Close
Caterside Business Park
Northampton
NN3 9GT

Tel 01604 784 000

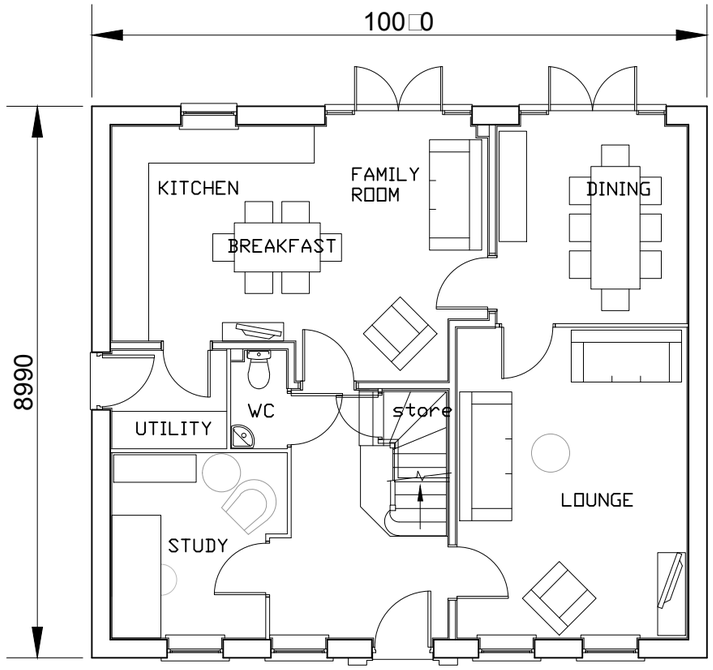
Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

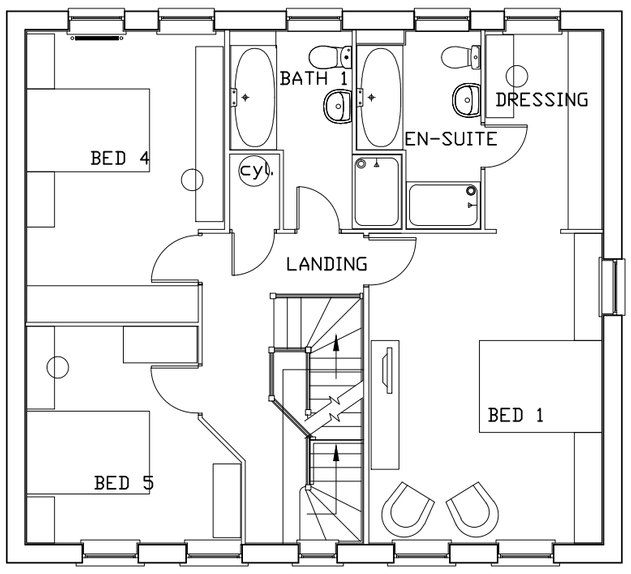
Land Use Schedule	Code	Date	Note
	House Type	H588 ELEVATIONS	
Drawing Status	Title	PLANNING DRAWINGS	
PLANNING	1306 24		Code
	Site	STATION ROAD WARBOYS	
	Scale 1:100	Date SEP 2015	Drawn NMO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Stanley House, Stanley Street, Stafford ST19 9LS
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.co.uk
w | www.krtarchitecture.co.uk



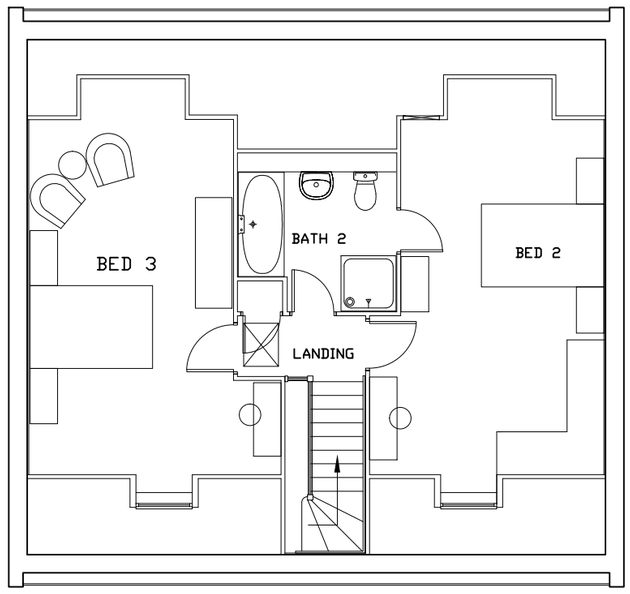
GROUND FLOOR PLAN

H597--5



FIRST FLOOR PLAN

H597--5



SECOND FLOOR PLAN

H597--5

Technical Department
S□ut□ Midland□ O□fice
1a □□rtune Cl□se
□□ferr□□e Bu□ne□□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

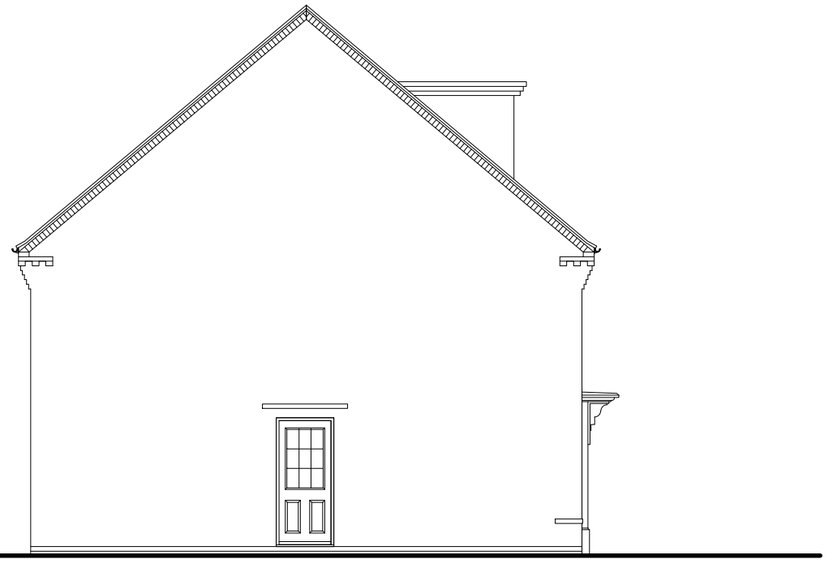
Station Road, Warboys

WARNING TO HO□SE P□RCHASERS
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

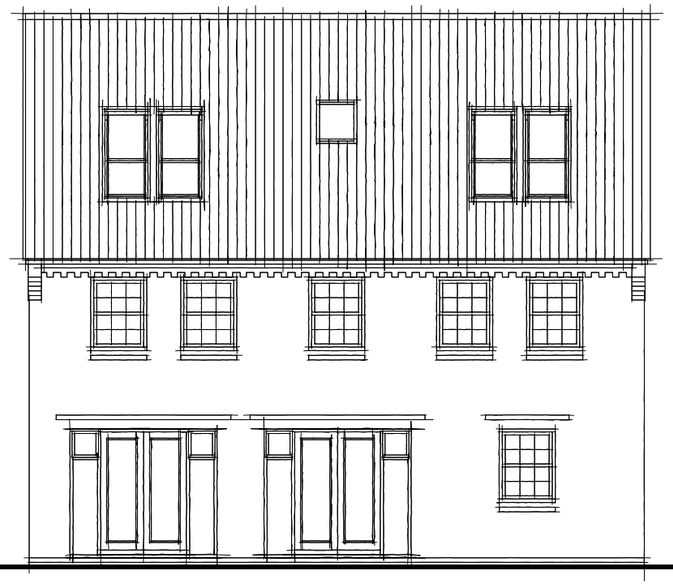
□and□n□Sc□edule□	□e□□	□ate□	N□te□□
	□□□re Type□□	□597	□□1OO□PLANS
	T□tle	□PLANNIN□ □□A□IN□S	
□ra□□n□Statu□□	1306□25		□e□□□
PLANNIN□	S□te	□STATION □OA□□□A□BOYS	
	Scale	□1□100	□ate □SEP 2015 □ra□n□NMO

Kevin R.Twigger & Associates Ltd
□□tall □□re□Sc□□□ □□ad□Bre□□□d□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□□n□□□ta□□□□ate□□□□
w | □□□□□ta□□□□ate□□□□

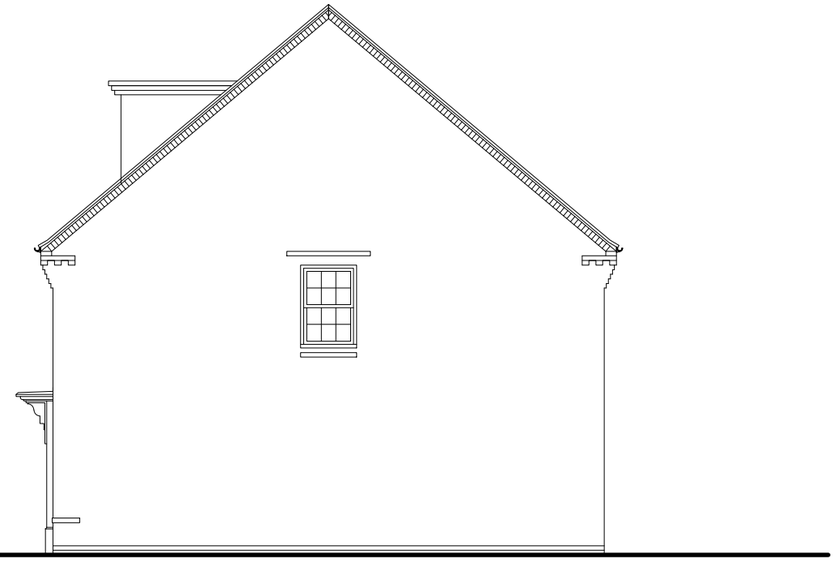
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Centurion Close
Cherrycourt Business Park
Northampton
NN3 9RT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Landmark Schedule

Drawing Status

PLANNING

Rev | Date | Note

House Type: 597 ELEVATIONS

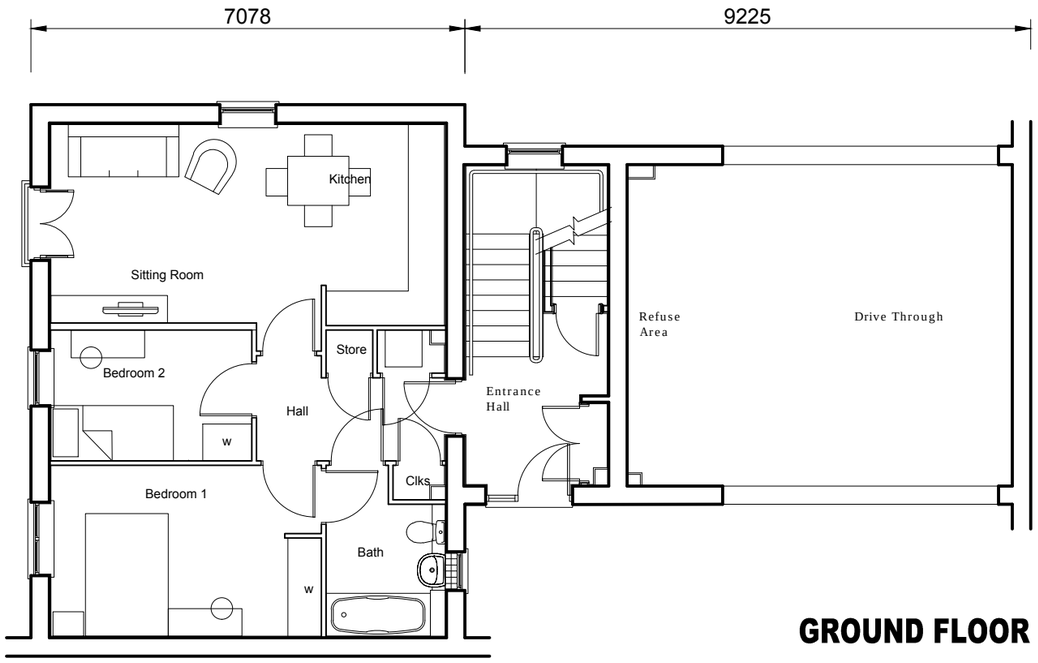
Title: PLANNING DRAWINGS

1306/26 | Rev

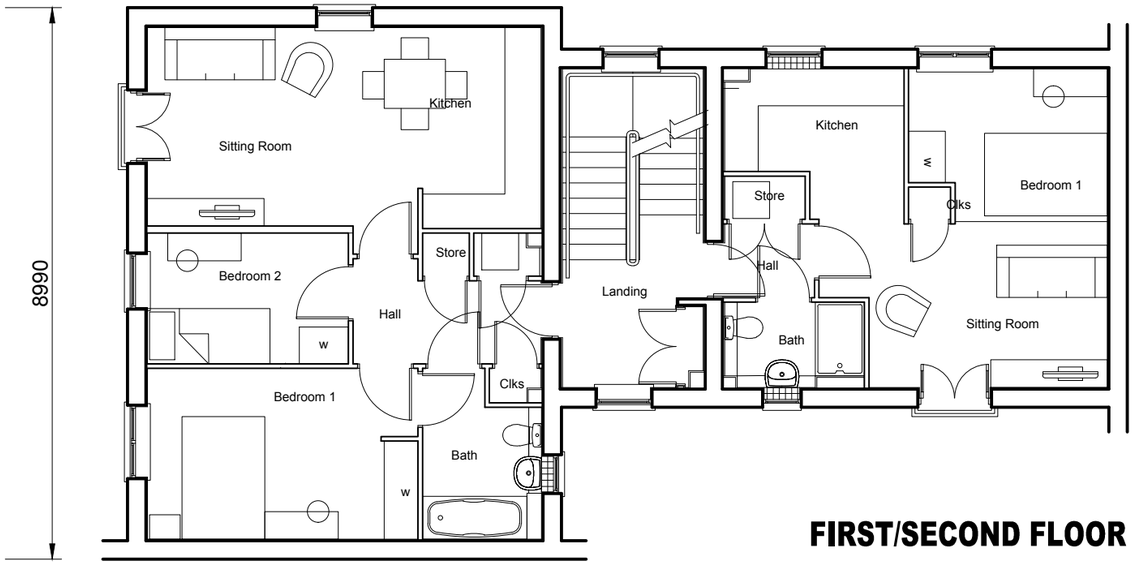
Site: STATION ROAD BOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: MO

Kevin R.Twigger & Associates Ltd
Unit 11 Tame Valley Industrial Estate Bread Street Tamworth ST19 9DS
t | 01902 851 641 f | 01902 851642
e | admin@krtassociates.co.uk
w | www.krtassociates.co.uk



GROUND FLOOR



FIRST/SECOND FLOOR

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Land to Scale

Drawing Status

PLANNING

Rev A	25/01/15	Apartment SB85 omitted A120 and A150 added

House Type A260 A150 100 PLANS

Title PLANNING DRAWINGS

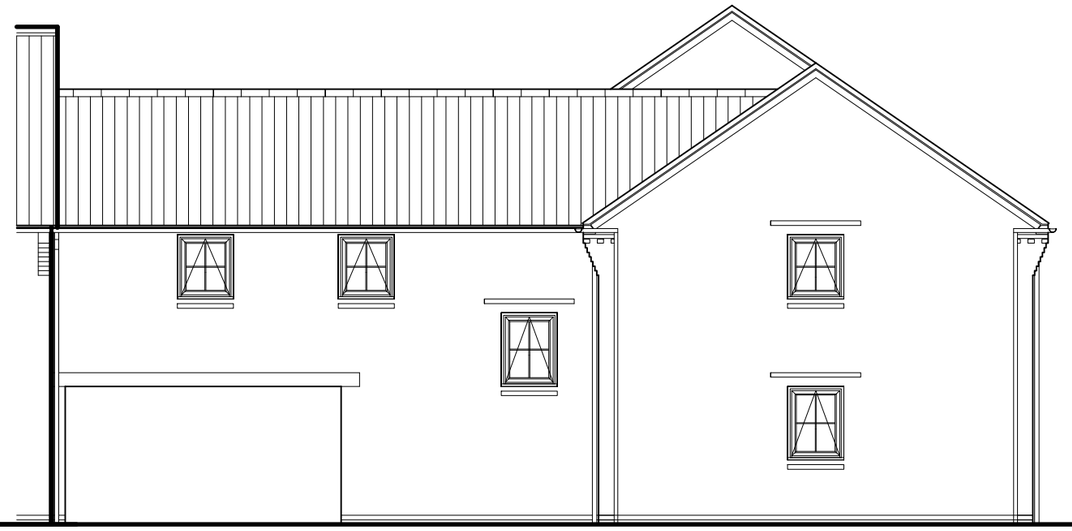
1306/32 Rev A

Site STATION ROAD BOYS

Scale 1:100 | Date SEP 2015 | Drawn MO

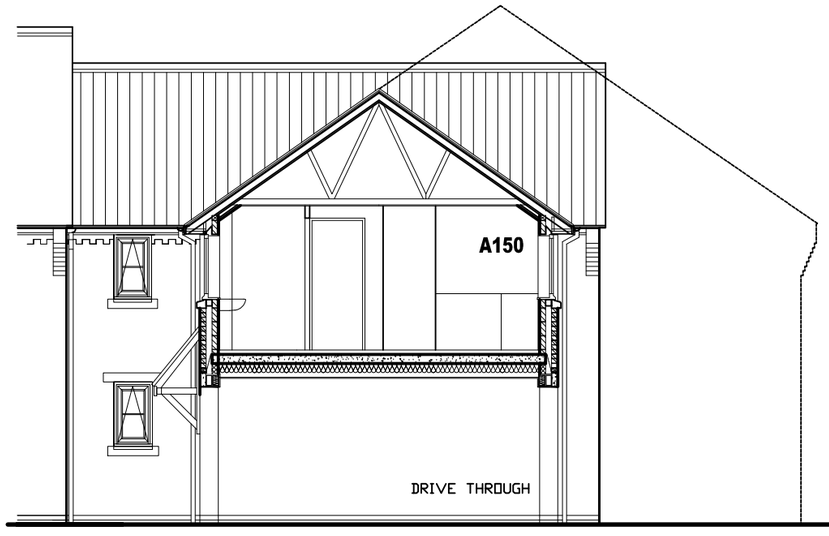
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@twigger.co.uk
w | www.twigger.co.uk

FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION



SIDE ELEVATION

Technical Department
South Midland Office
1a Pitstone Close
Clarendon Business Park
Northampton
NN3 9RT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Drawing Schedule

Drawing Status

PLANNING

Rev	Date	Description
A	25.01.15	Apartment SB85 omitted A120 and A150 added

House Type: A260 A150 ELEVATIONS

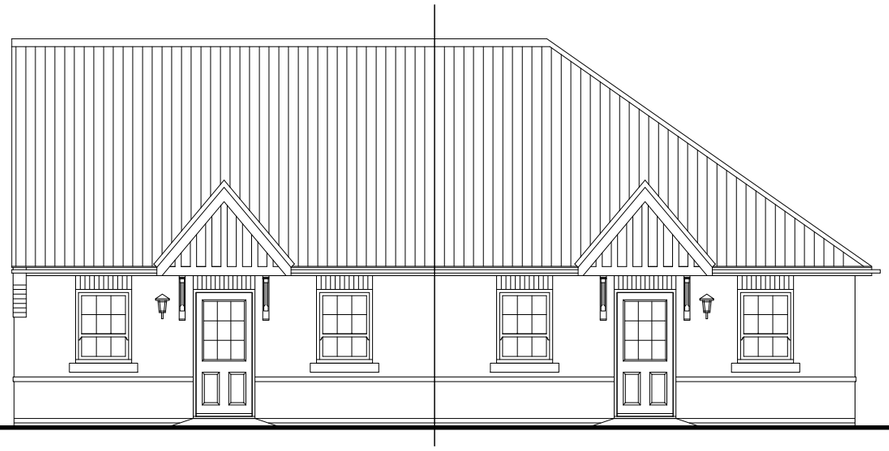
Title: PLANNING ELEVATIONS

1306-33 Rev A

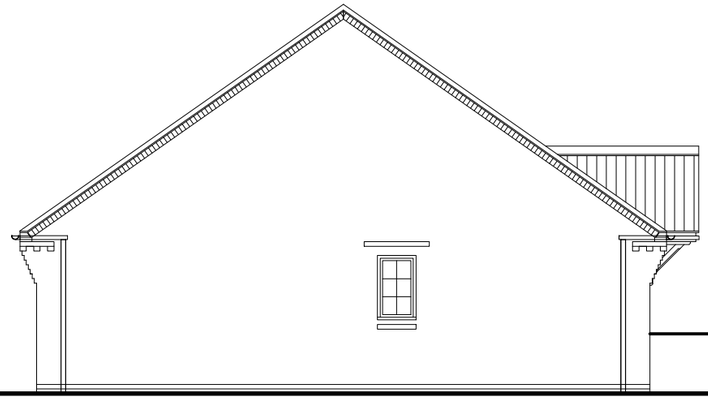
Site: STATION ROAD WARBOYS

Scale: 1:100 Date: SEP 2015 Drawn: MO

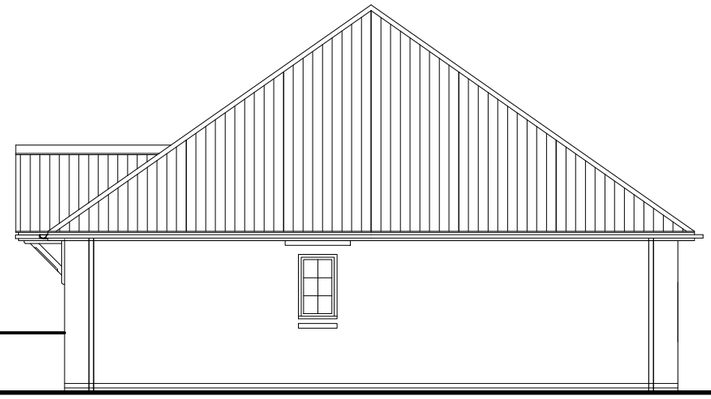
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Stanley House, 9 West Street, Godmanchester, Cambs PE29 2AD
t | 01902 851 641 f | 01902 851642
e | admin@kevintwigger.co.uk
w | www.kevintwigger.co.uk



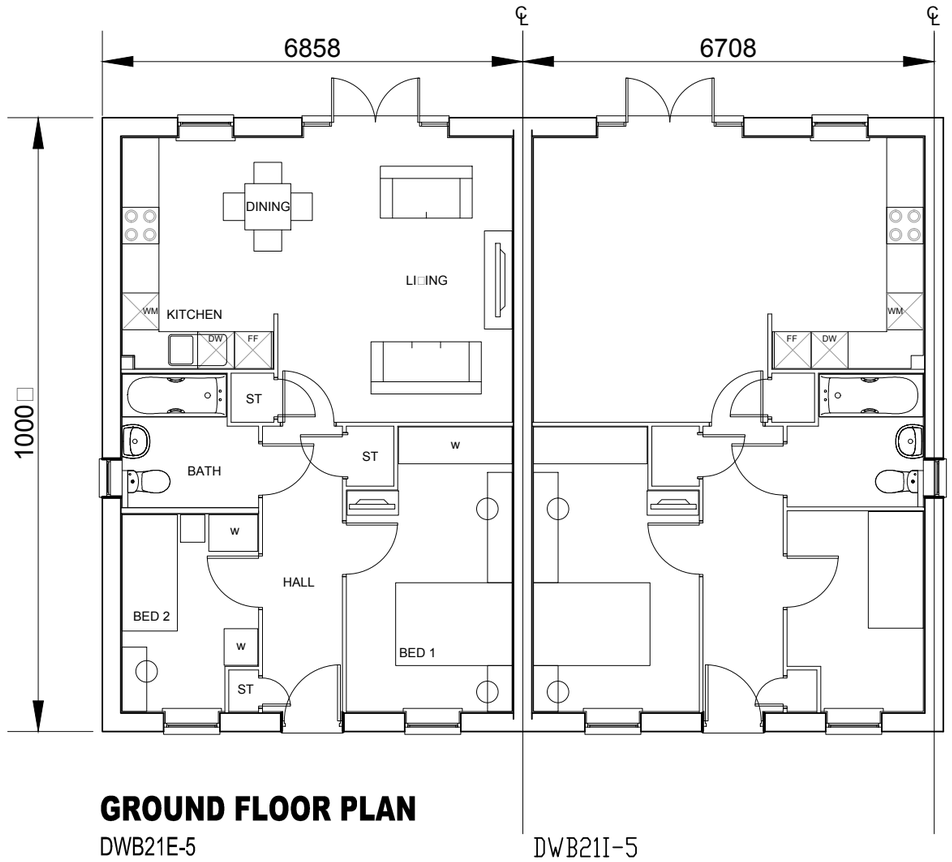
FRONT ELEVATION



SIDE ELEVATION

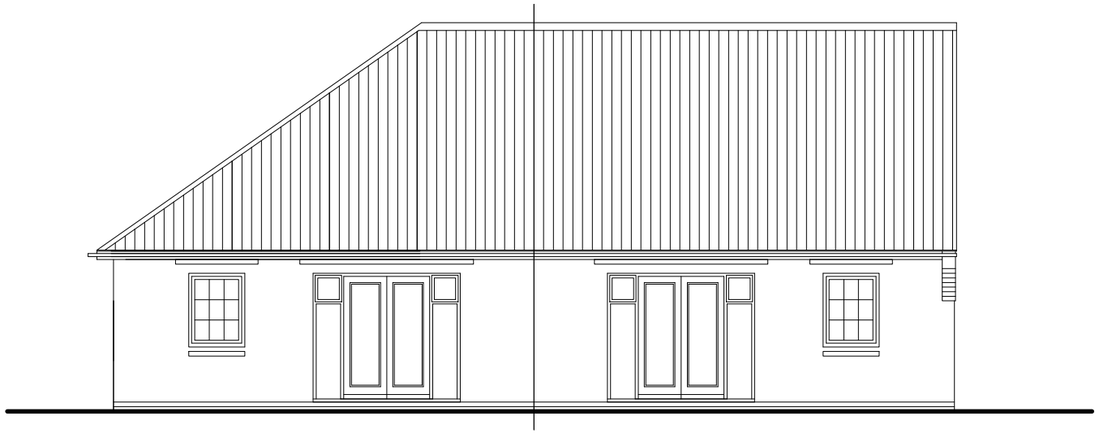


SIDE ELEVATION



GROUND FLOOR PLAN

DWB21E-5 DWB21I-5



REAR ELEVATION

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Planning Schedule

Planning Status

PLANNING

Rev A 25/01/16 House type S21 Detached and Bungalow Type B21

House Type B21

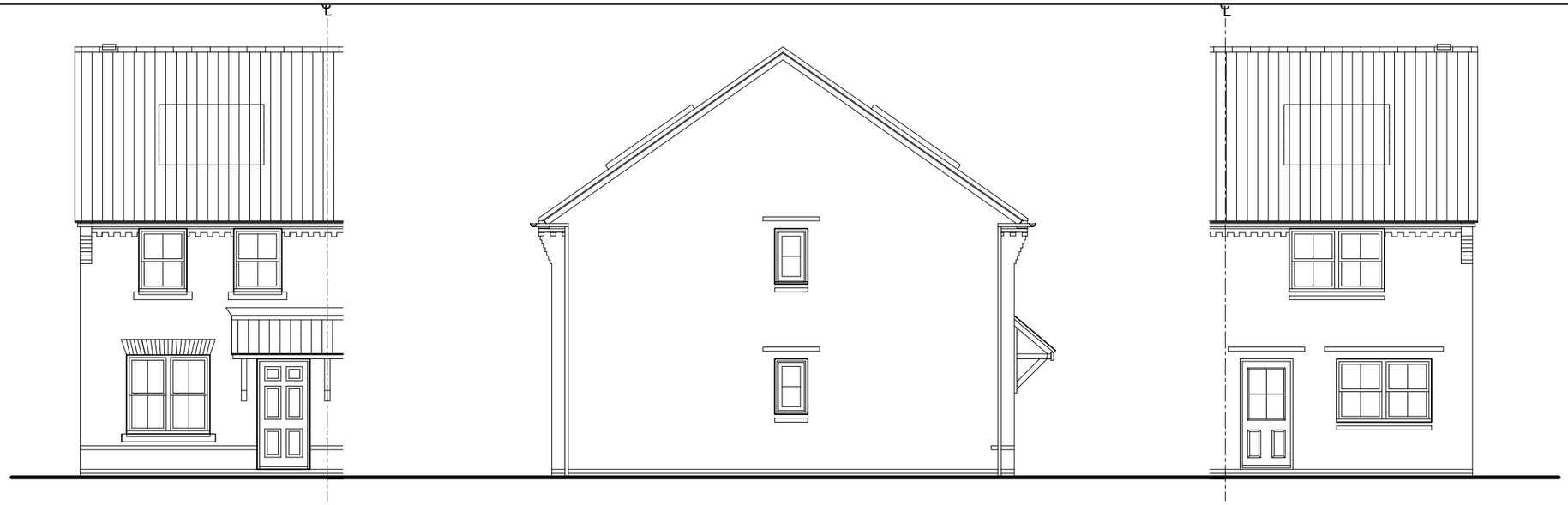
Title PLANNING DRAWINGS

1306/38 Rev A

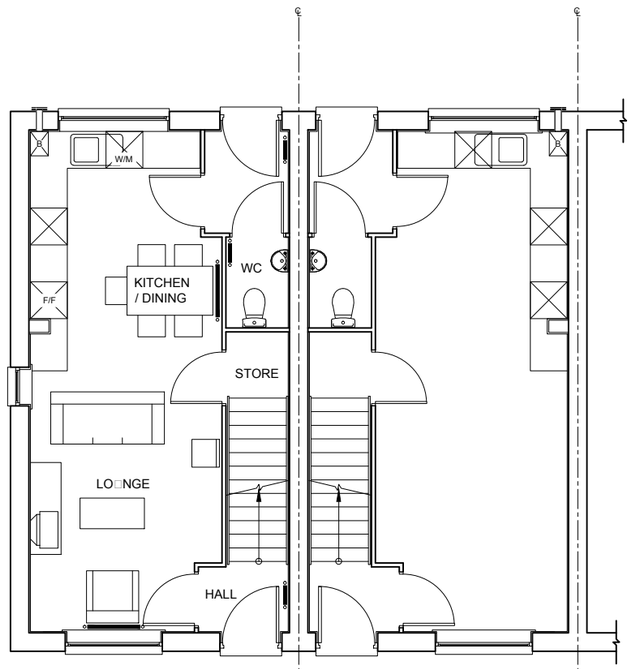
Site STATION ROAD BOYS

Scale 1:100 Date SEP 2015 Drawn MO

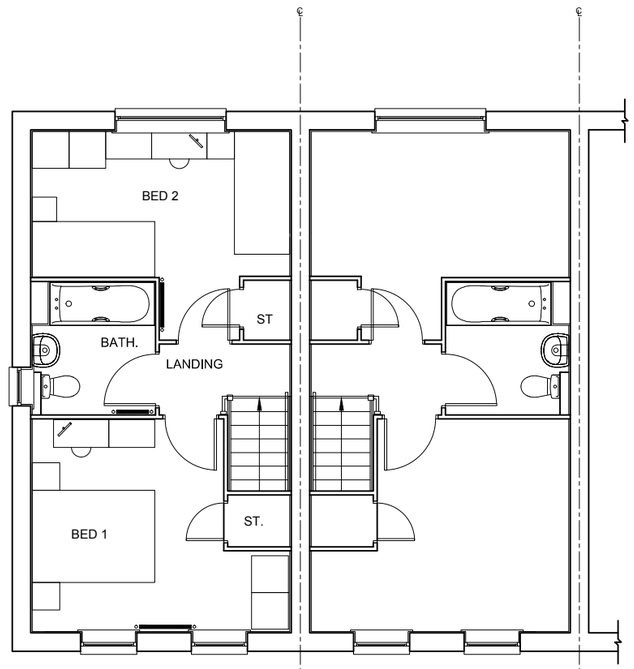
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists ST19 9QS
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.co.uk
w | www.krtarchitecture.co.uk



FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Technical Department
South Midland Office
1a Fortune Close
Caterside Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Landmark Schedule

Drawing Status

PLANNING

Rev	Date	Notes

House Type SO27

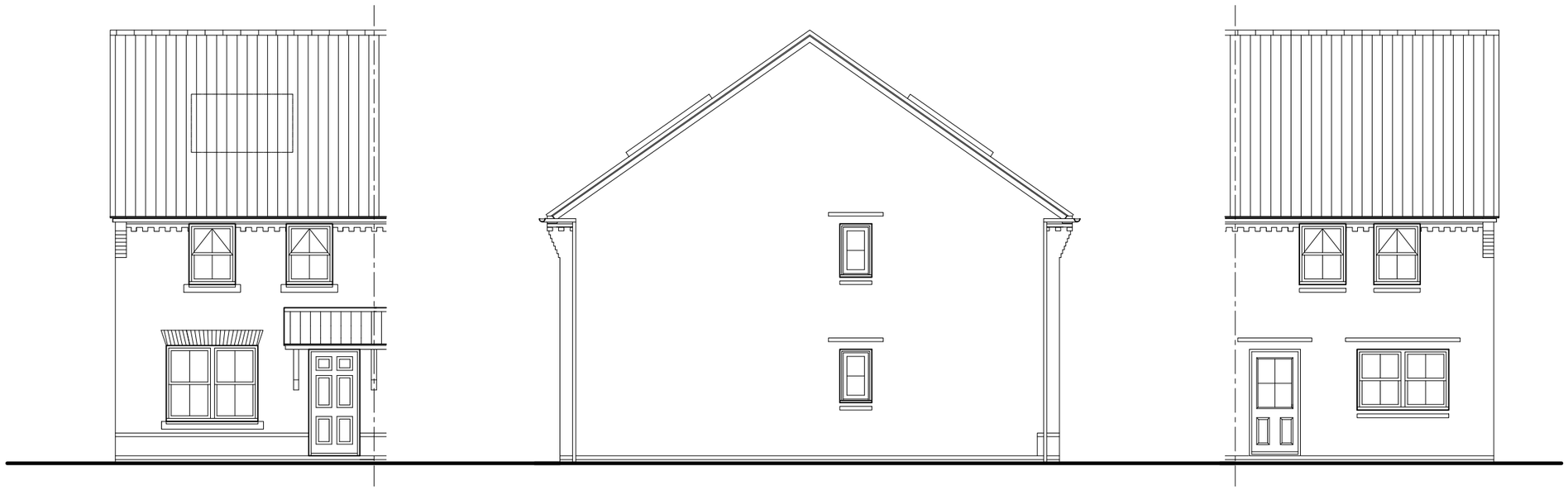
Title PLANNING ELEVATIONS

1306/39 — Rev

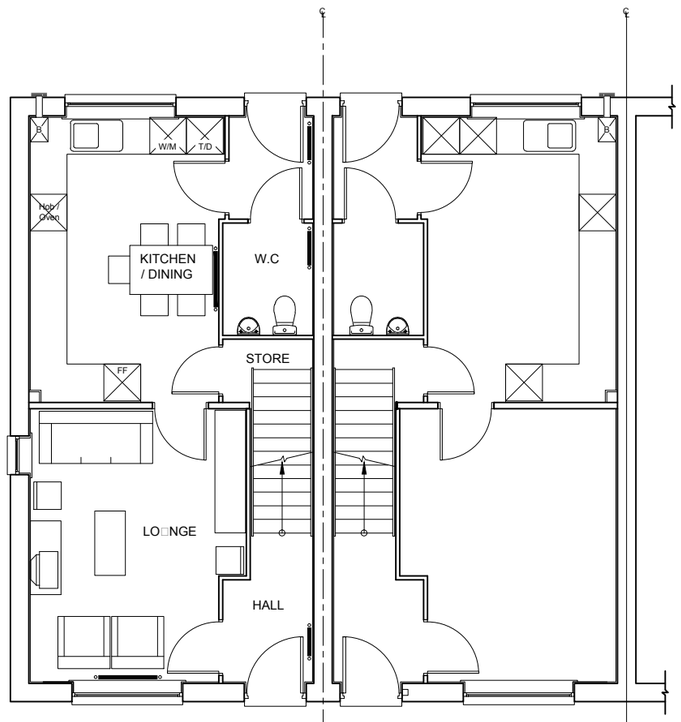
Site STATION ROAD WARBOYS

Scale 1:100 — Date SEP 2015 — Drawn MO

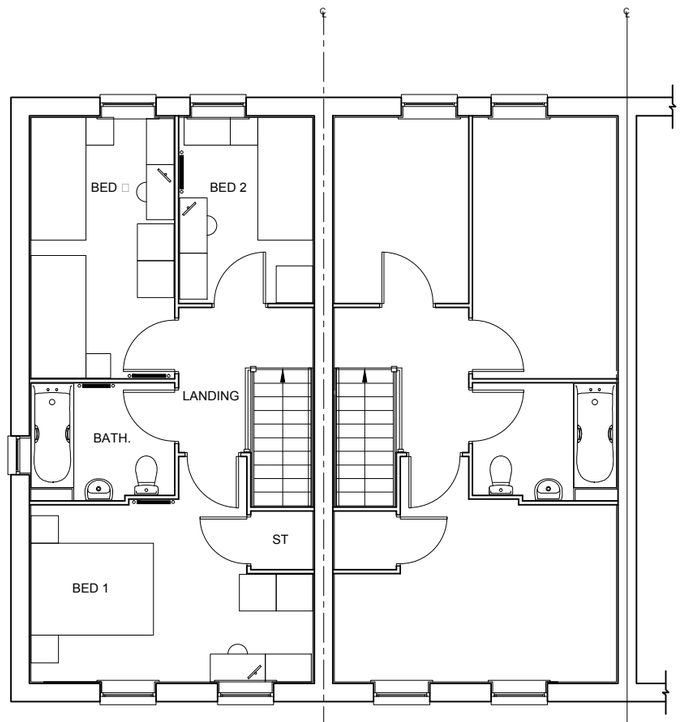
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Stamford PE9 1ST
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.com
w | www.krtarchitecture.com



FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9QT

Tel 01604 784 000

Station Road, Warboys

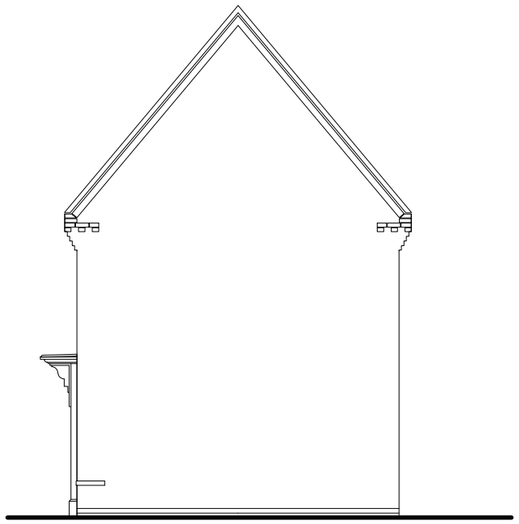
WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

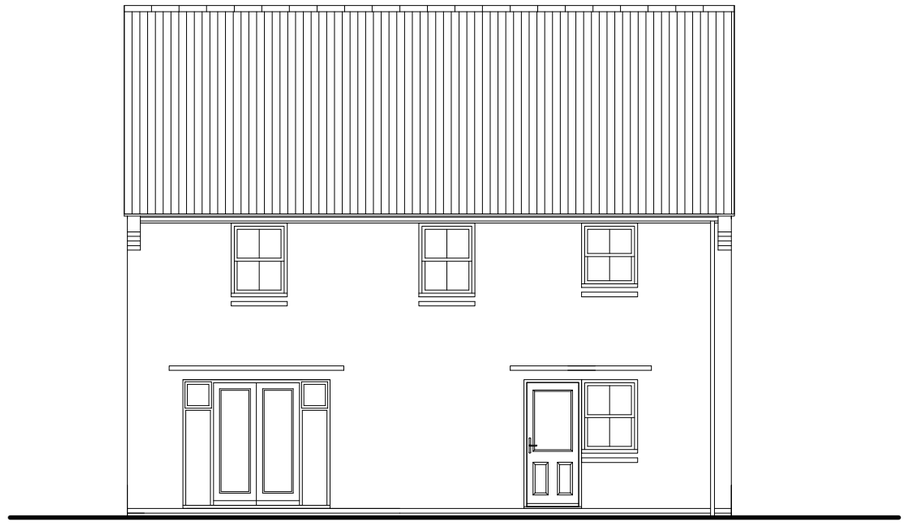
Landmark Schedule	Rev	Date	Notes
	House Type	SS39	
Drawing Status	Title	PLANNING DRAWINGS	
PLANNING	1306/40		Rev
	Site	STATION ROAD WARBOYS	
	Scale	1:100	Date SEP 2015 Drawn MO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Stamford PE9 2LS
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.co.uk
w | www.krtarchitecture.co.uk

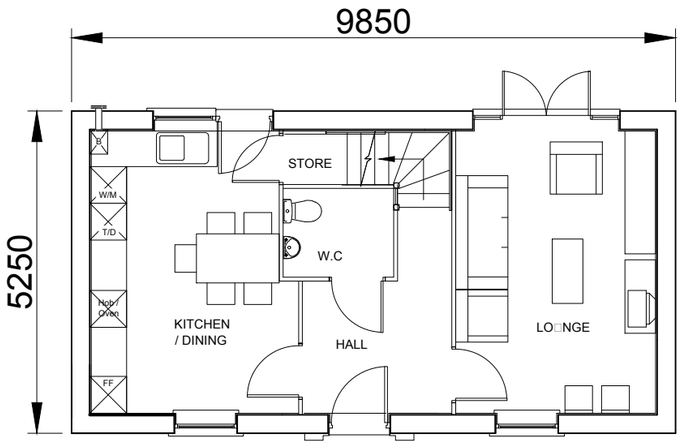
FRONT ELEVATION
SH39 WD



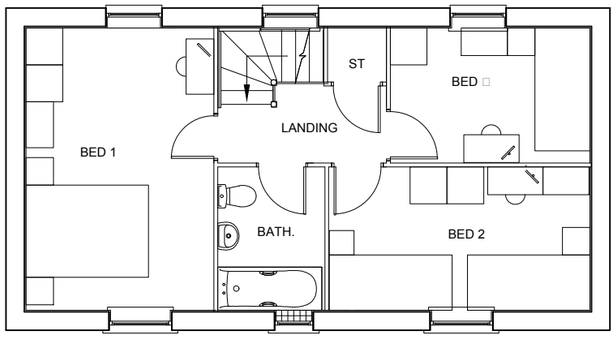
SIDE ELEVATION
SH39 WD



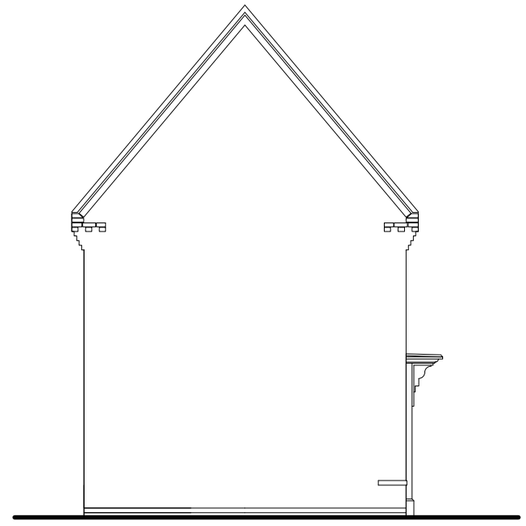
REAR ELEVATION
SH39 WD



GROUND FLOOR PLAN
SH39 WD



FIRST FLOOR PLAN
SH39 WD



SIDE ELEVATION
SH39 WD

Technical Department
South Midland Office
1a Fortune Close
Caerdydd Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

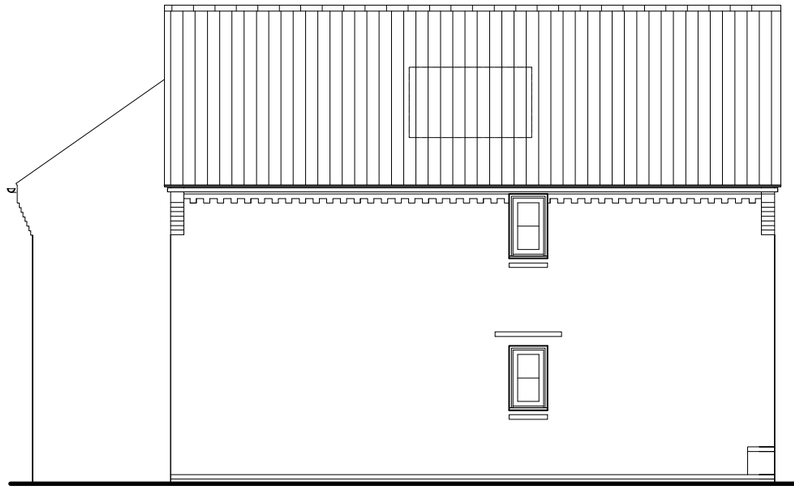
WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Landmark Schedule	Code	Date	Note
	House Type	SH39 WD
	Title	PLANNING DRAWINGS
Drawing Status	1306-40-001	Code
PLANNING	Site	STATION ROAD BOYS
	Scale	1:100	Date	SEP 2015	Drawn	MO

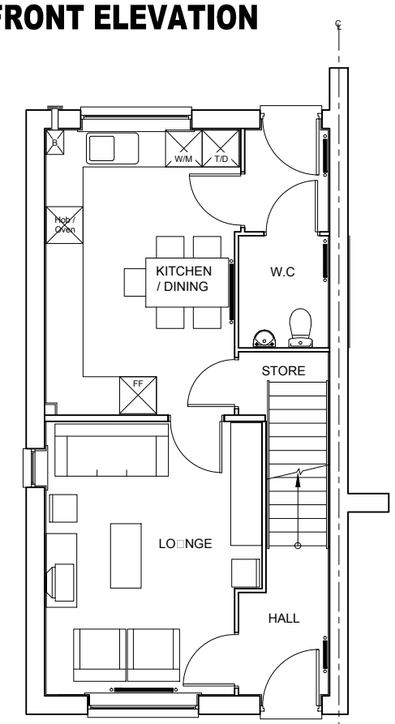
Kevin R.Twigger & Associates Ltd
Cardinal House, Science Park, Broad Street, Stafford, ST19 9DS
t | 01902 851 641 f | 01902 851642
e | admin@krtassociates.co.uk
w | www.krtassociates.co.uk

FRONT ELEVATION

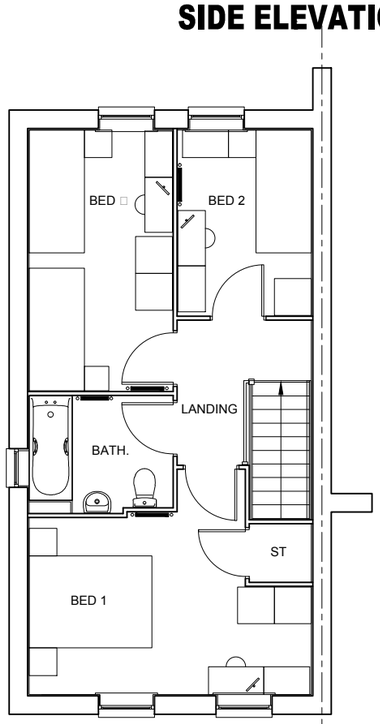


SIDE ELEVATION

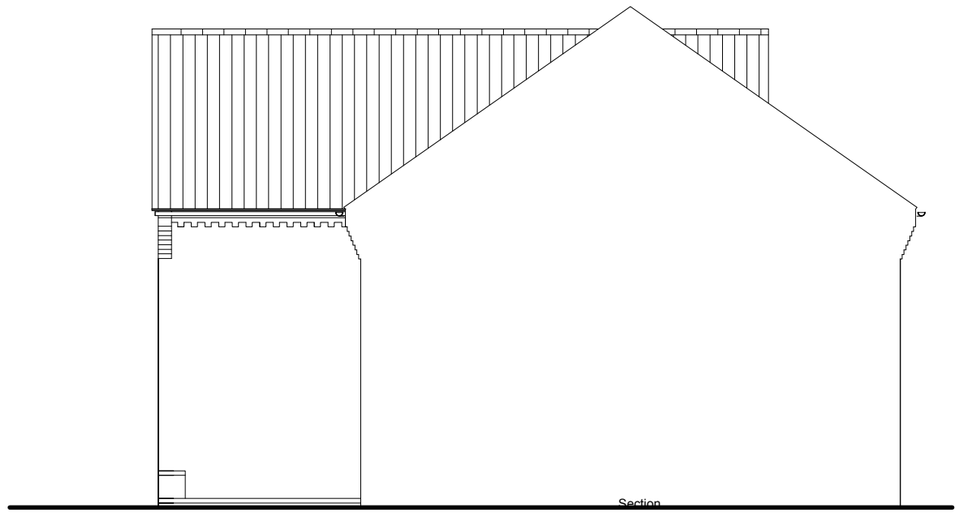
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
S□ut□ M□dland□ O□ice
1a □□itune Cl□e
□□er□de Bu□ne□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

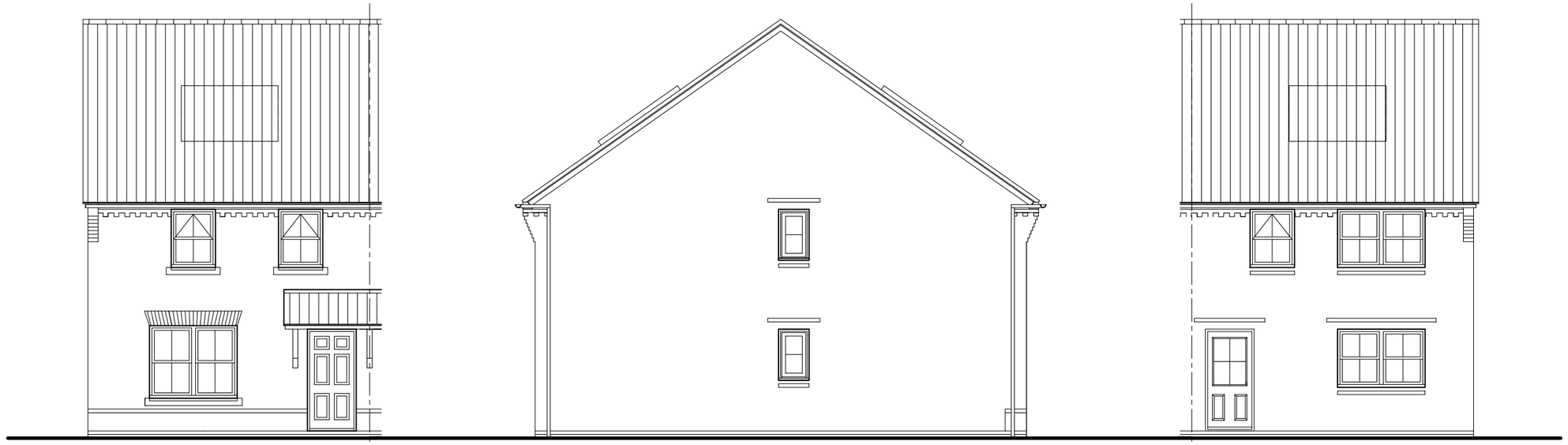
Station Road, Warboys

WARNING TO HO□SE P□RCHASERS

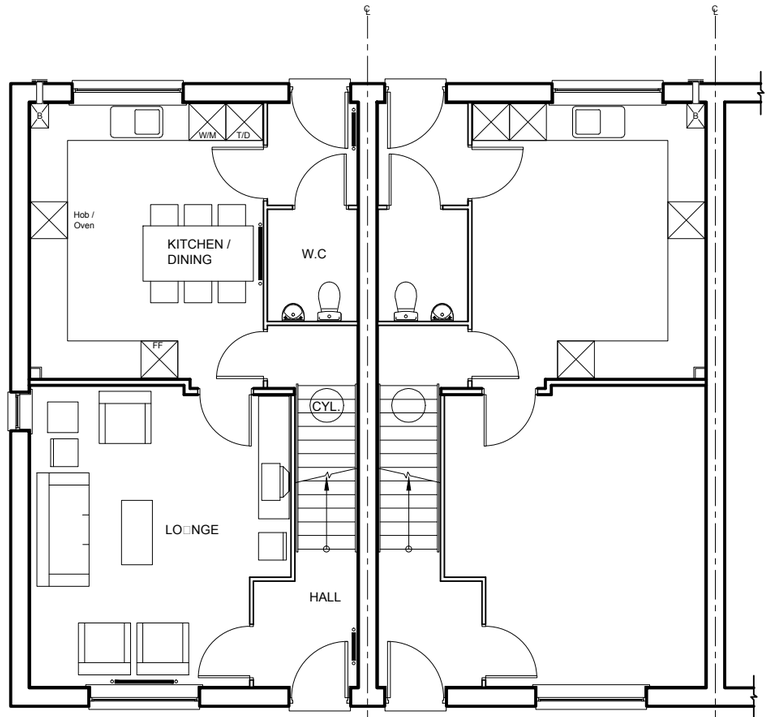
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

□and□n□Sc□edule□	□e□□	□ate□	N□te□□
	□□u□e Type□□	S□39□N	
	T□tle □	PLANNIN□ □□A□IN□S	
□ra□n□Statu□□	1306□40□02		□e□□□
PLANNIN□	S□te □	STATION □OA□□□A□BOYS	
	Scale □	1□100	□ate □SEP 2015 □ra□n□NMO

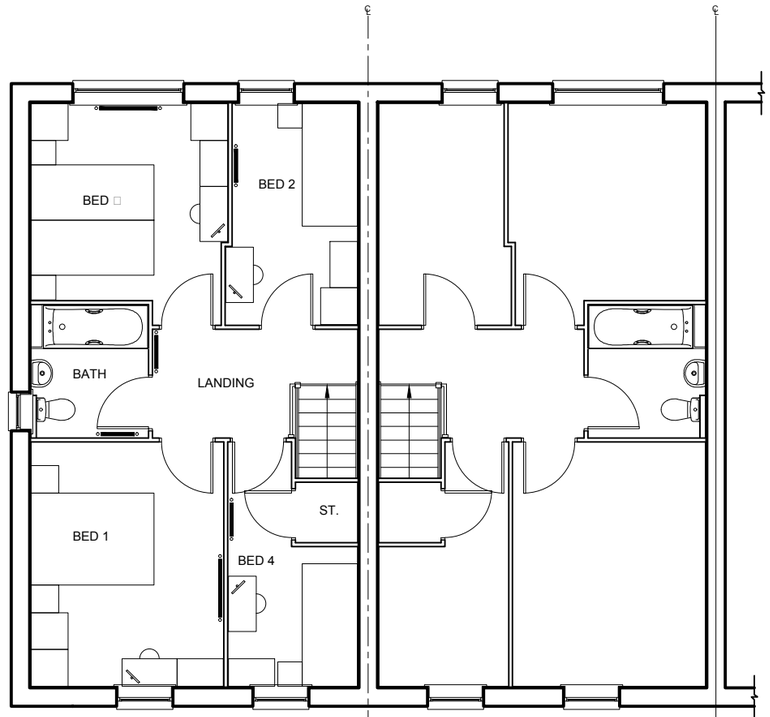
Kevin R.Twigger & Associates Ltd
□u□all □u□e□Sc□□□ □a□Bre□□□□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□in□□ta□□□ate□□u□
w | □□□□□ta□□□ate□□u□



FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DAVID WILSON HOMES
WE'RE QUALITY LIVES

Technical Department
South Midland Office
1a Fortune Close
Caroline Business Park
Northampton
NN3 9HT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Drawing Schedule	Rev	Date	Note
	House Type	S48	
Drawing Status	Title	PLANNING DRAWINGS	
PLANNING	1306/41		Rev
	Site	STATION ROAD WARBOYS	
	Scale	1:100	Date SEP 2015 Drawn MO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.co.uk
w | www.krtarchitecture.co.uk

Jan 2016

Development at Station Road, Warboys

Garages

On Behalf of;

DAVID WILSON HOMES
WHERE QUALITY LIVES

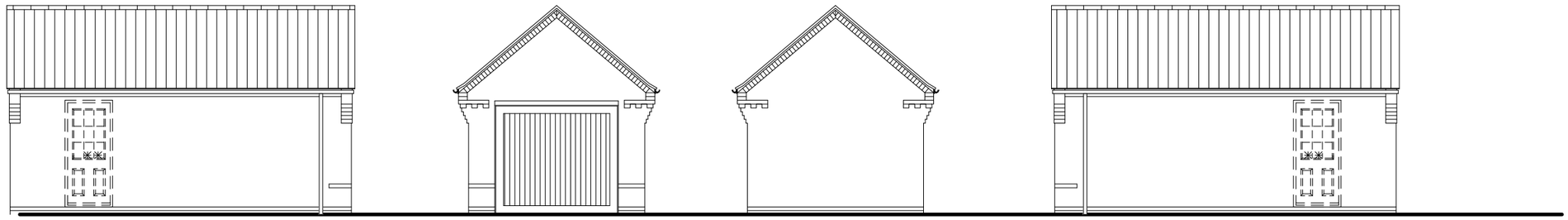
South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT

Tel: 01604 784000 Fax: 01604 784896

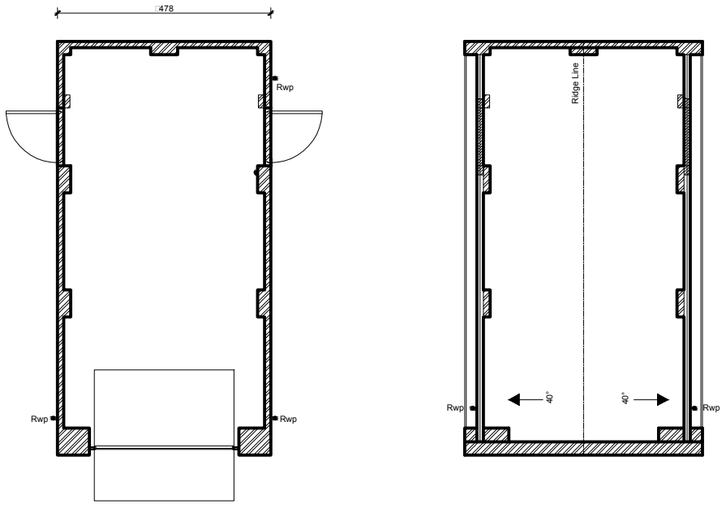
Prepared By;

Kevin R.Twigger & Associates Ltd

[illegible]
t | 01902 851 641 f | 01902 851642
e | [illegible]
w | [illegible]



SIDE ELEVATION **FRONT ELEVATION** **REAR ELEVATION** **SIDE ELEVATION**



FLOOR PLAN **ROOF PLAN**

Technical Department
South Midland Office
1a Centurion Close
Cherrycourt Business Park
Northampton
NN3 9RT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Land Use Schedule

Drawing Status

PLANNING

Rev: Date: Note:

House Type: Single Garage Standard Style

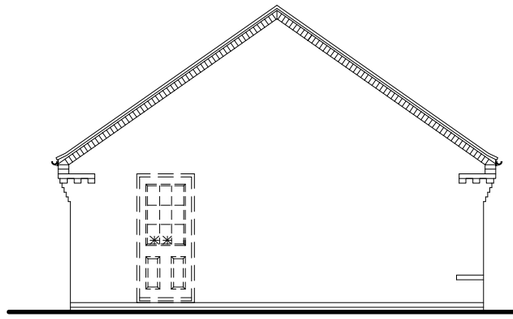
Title: PLANNING DRAWINGS

1306/42 Rev:

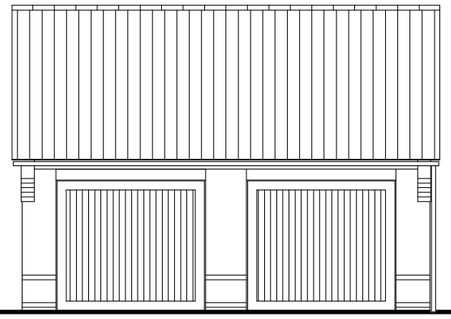
Site: STATION ROAD WARBOYS

Scale: 1:100 Date: SEP 2015 Drawn: MO

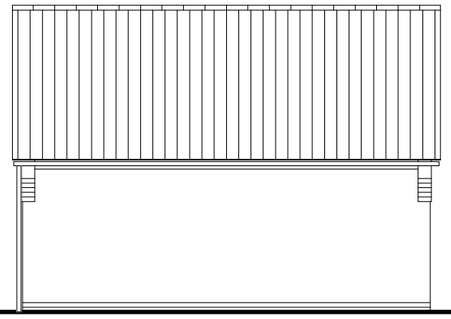
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.com
w | www.krtarchitecture.com



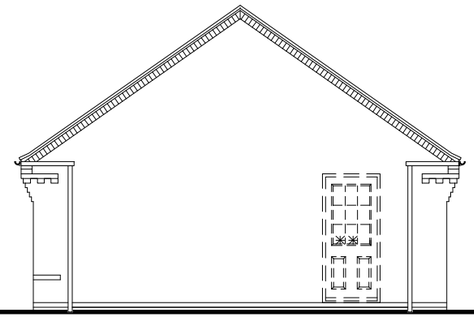
SIDE ELEVATION



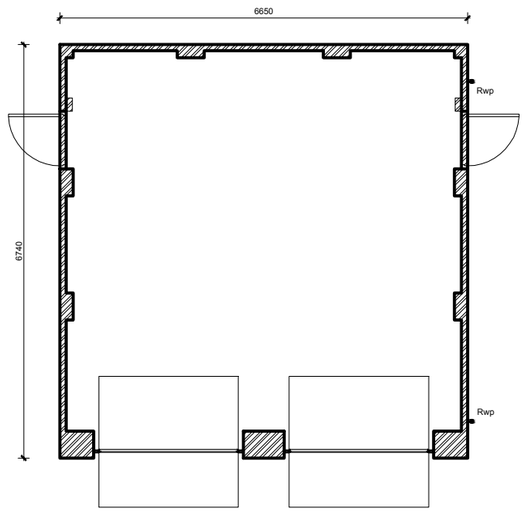
FRONT ELEVATION



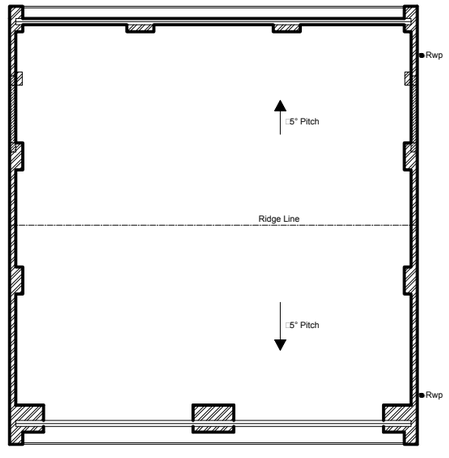
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9FT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Drawing Schedule

Drawing Status

PLANNING

Rev | Date | Note

Drawing Type: Double Garage Standard Style

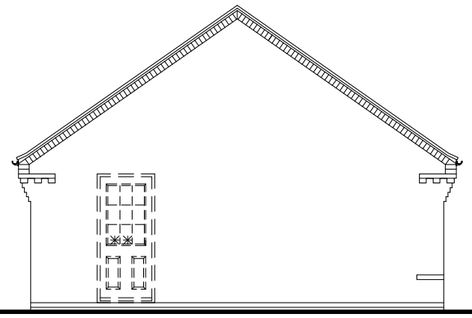
Title: PLANNING DRAWINGS

1306/43 | Rev

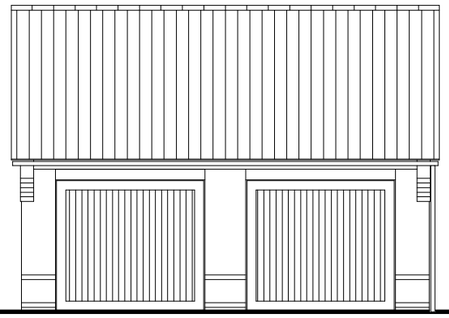
Site: STATION ROAD WARBOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: NMO

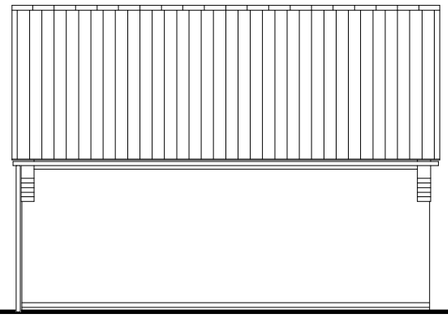
Kevin R.Twigger & Associates Ltd
Building Surveying Consultants
St Andrews Business Centre, Stamford PE9 1UA
t | 01902 851 641 f | 01902 851642
e | admin@krtassociates.co.uk
w | www.krtassociates.co.uk



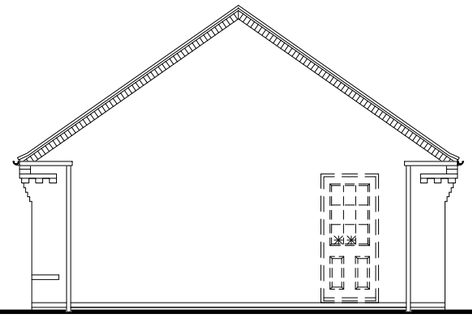
SIDE ELEVATION



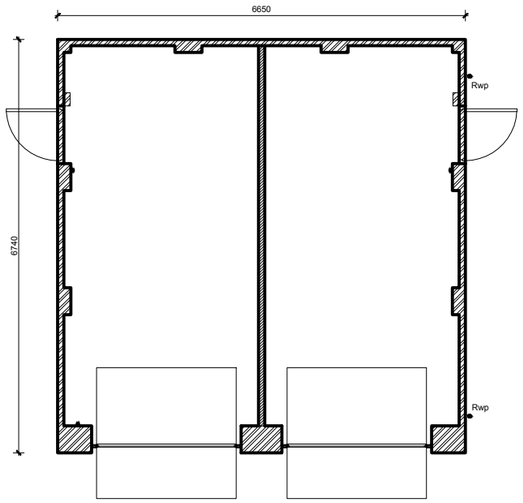
FRONT ELEVATION



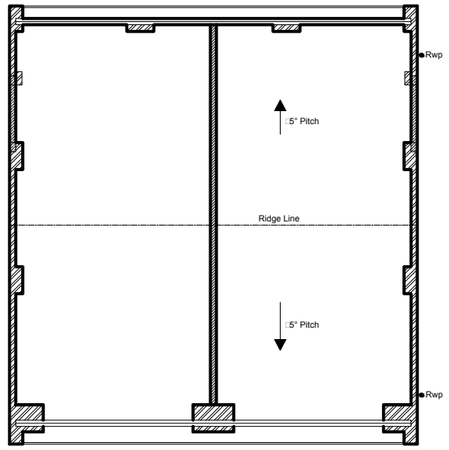
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Land Use Schedule

Drawing Status

PLANNING

Revision | Date | Note

House Type 2 Car Garage Standard Style

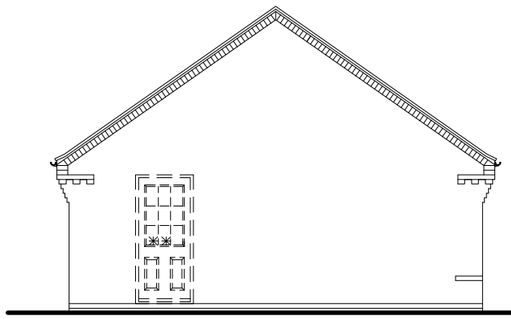
Title PLANNING DRAWINGS

1306/44 | Rev

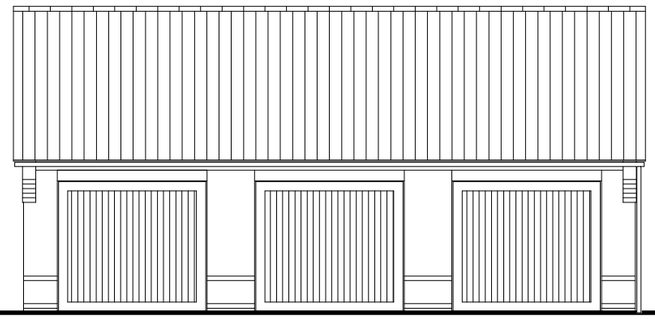
Site STATION ROAD WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn MO

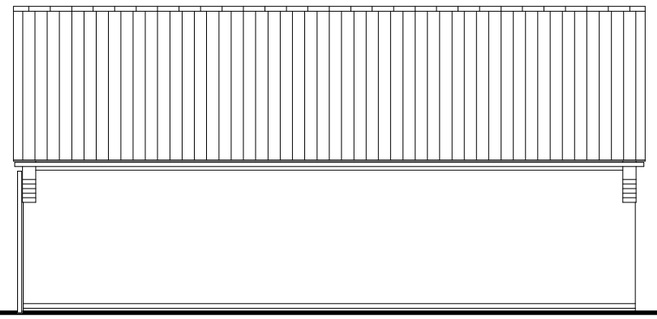
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Bridge Studio, Station Road, Warboys, Cambs PE28 2RS
t | 01902 851 641 f | 01902 851642
e | admin@krtarchitecture.co.uk
w | www.krtarchitecture.co.uk



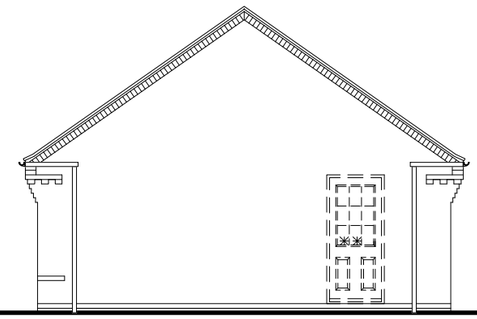
SIDE ELEVATION



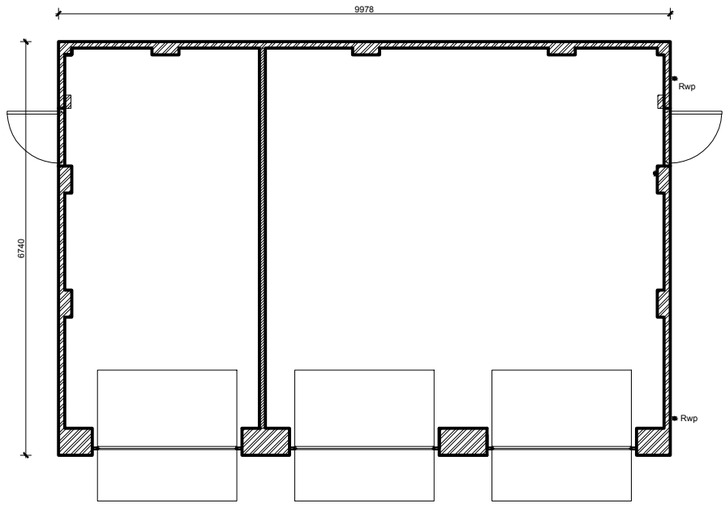
FRONT ELEVATION



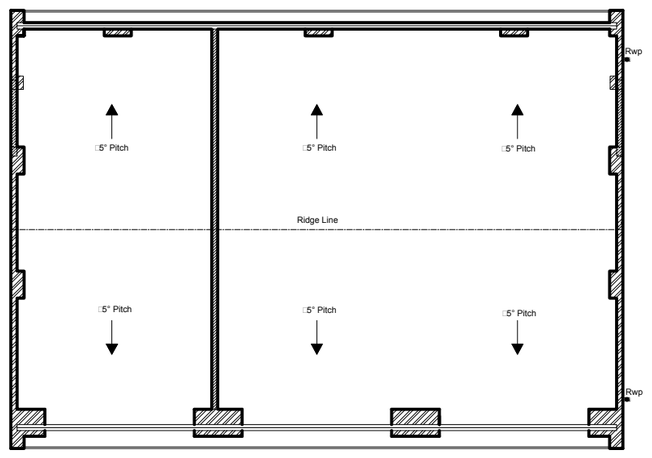
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9HT

Tel 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Landmark Schedule

Drawing Status

PLANNING

Rev | Date | Note

House Type 3 Car Garage Standard Style

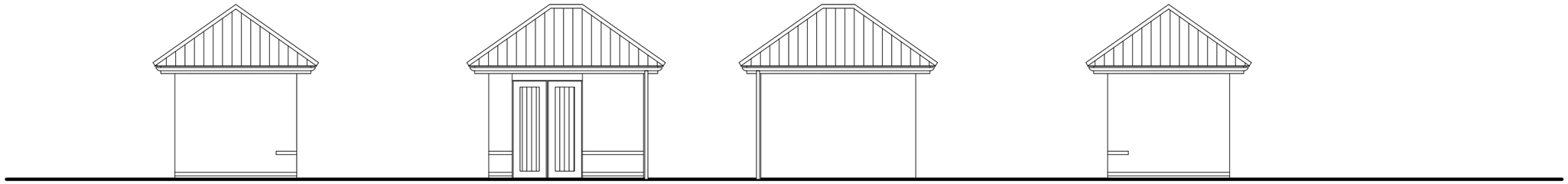
Title PLANNING DRAWINGS

1306-45 | Rev

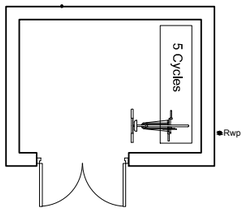
Site STATION ROAD WARBOYS

Scale 1:100 | Date SEP 2015 | Drawn MO

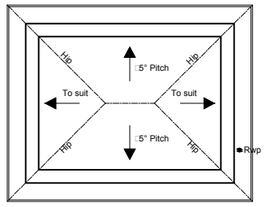
Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
Stafford ST19 9DS
t | 01902 851 641 f | 01902 851642
e | admin@kevintwigger.co.uk
w | www.kevintwigger.co.uk



SIDE ELEVATION | FRONT ELEVATION | REAR ELEVATION | SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

Technical Department
South Midland Office
1a Fortune Close
Caldecotte Business Park
Northampton
NN3 9GT

Tel: 01604 784 000

Station Road, Warboys

WARNING TO HOUSE PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Landscape Schedule

Drawing Status

PLANNING

Rev A | 28/01/15 | Bin Store Omitted and Cycle Store Title Amended

Drawing Type: Double Bike Store Standard Style

Title: PLANNING DRAWINGS

1306/46 | Rev A

Site: STATION ROAD WARBOYS

Scale: 1:100 | Date: SEP 2015 | Drawn: MO

Kevin R.Twigger & Associates Ltd
Chartered Architectural Technologists
t | 01902 851 641 f | 01902 851642
e | admin@kevintwigger.co.uk
w | www.kevintwigger.co.uk

Jan 2016

Development at Station Road, Warboys

Fences

On Behalf of;

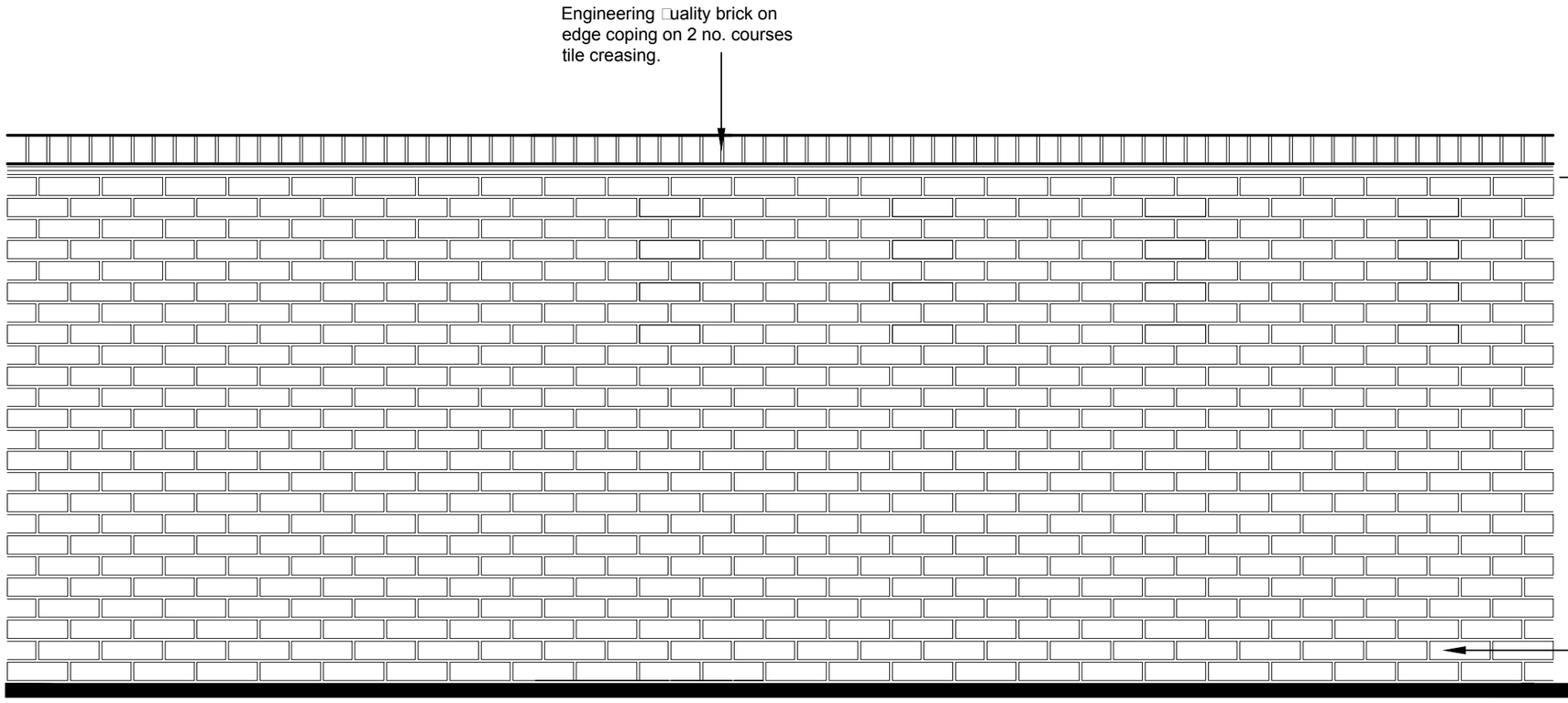
South Midlands Office : 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT

Tel: 01604 784000 Fax: 01604 784896

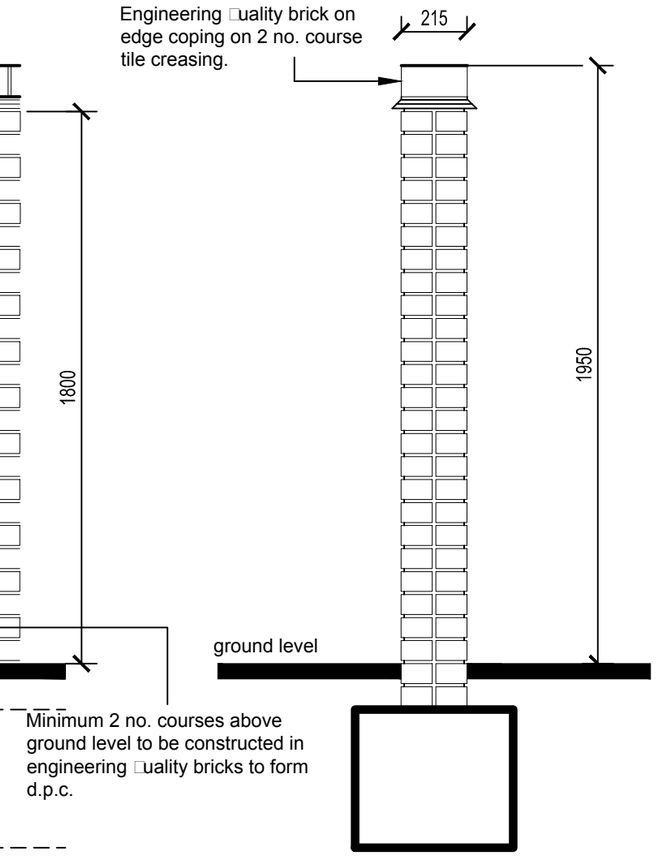
Prepared By;

Kevin R.Twigger & Associates Ltd

[illegible]
t | 01902 851 641 f | 01902 851642
e | [illegible]
w | [illegible]



ELE□ATION



SECTION

PLAN

Technical Department
S□ut□ Midland□ O□ice
1a □itune Cl□e
□□er□de Bu□ne□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

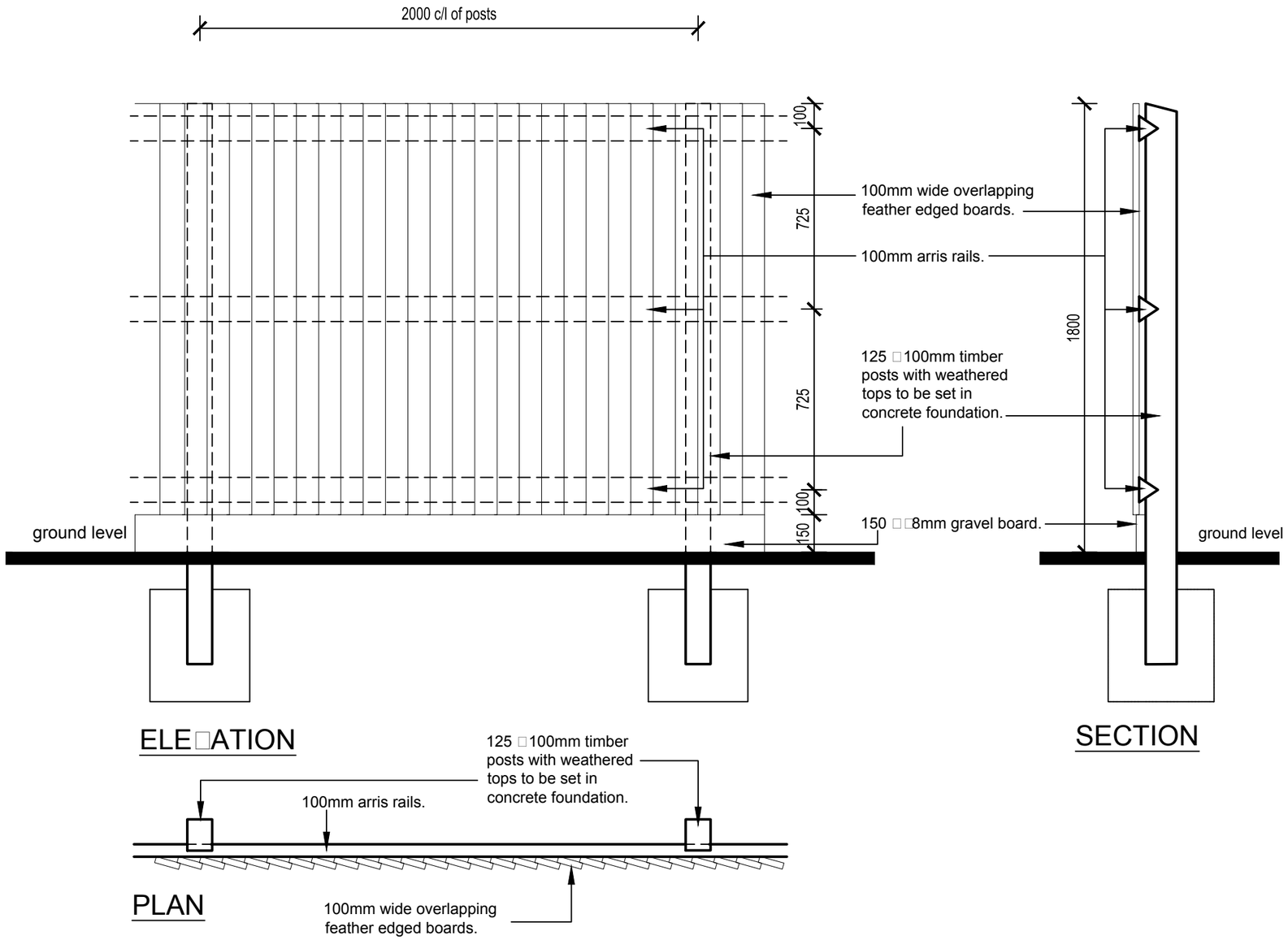
□and□n□Sc□edule□

□ra□in□Statu□□

PLANNIN□

□e□□	□ate□	N□te□□
□□u□e Type□□1□8□ □□□Screen □all		
T□tle □PLANNIN□ □□A□IN□S		
1306□47		□e□□□
S□te □STATION □OA□□□A□BOYS		
Scale □1□20	□ate □SEP 2015	□ra□n□NMO

Kevin R.Twigger & Associates Ltd
□u□all □u□e□ Sc□□□ □ad□Bre□□□d Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□in□□ra□□□□ate□□□□
w | □□□□ra□□□□ate□□□□



DAVID WILSON HOMES
WHERE QUALITY LIVES

Technical Department
S□ut□ Midland□ O□ice
1a □ittune Cl□se
□□er□□de Bu□ne□□ Par□
N□rt□a□pt□n
NN3 9□T

Tel□ 01604 784 000

Station Road, Warboys

WARNING TO HO□SE P□RCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re□planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

□and□n□ Sc□edule□	□e□□	□ate□	N□te□□
	□□□re Type	□1 8□ □□□□ Cl□□e B□arded □ence	
	T□tle	□PLANNIN□ □□A□IN□S	
□ra□□n□ Statu□□	1306□50		□e□□□
PLANNIN□	S□te	□STATION □OA□□□A□BOYS	
	Scale	□1□20	□ate □SEP 2015 □ra□n□NMO

Kevin R.Twigger & Associates Ltd
□□tall □□re□Sc□□□ □ad□Bre□□□d□Sta□□□ST19 9□S
t | 01902 851 641 f | 01902 851642
e | ad□□n□□rta□□□□ate□□□□
w | □□□□□rta□□□ate□□□□

KEY

Application boundary

Existing trees to be retained

PLANT SCHEDULE

Trees

Ref	Species	Supply	Size(cm)	Girth(cm)
T1	Betula utilis jacquemontii	EHStd RB	425-625	16-18
T2	Carpinus betulus 'Frans Fontaine'	EHStd RB	425-650	18-20
T3	Malus trilobata	EHStd RB	425-650	18-20
T4	Betula pendula	EHStd RB	425-625	16-18
T5	Amelanchier lamarckii	EHStd BR	425-625	16-18
T6	Sorbus auc. 'Sheerwater Seedling'	EHStd BR	425-625	16-18
Tp1	Carpinus betulus 'Frans Fontaine'	EHStd RB	425-650	18-20
Tp2	Acer plat. 'Emerald Queen'	EHStd RB	425-650	18-20
Tp3	Acer freemannii 'Autumn Blaze'	SM RB	600+	20-25
Tp4	Malus trilobata	EHStd BR	425-600	14/16
Tp5	Betula utilis jacquemontii	EHStd RB	425-625	16-18
Tp6	Carpinus betulus	SM RB	600+	20-25
Tp7	Liriodendron tulipifera	SM RB	600+	20-25
Tp8	Prunus avium 'Plena'	EHStd RB	425-650	18/20
Tp9	Tilia cordata 'Rancho'	SM RB	600+	20-25
Tp10	Betula pendula	EHStd RB	425-600	14/16
Tp11	Malus bacc. 'Street Parade'	EHStd BR	425-600	14/16
Tp12	Prunus 'Pandora'	EHStd BR	425-600	14/16
Tp13	Sorbus aria 'Majestica'	EHStd BR	425-600	14/16
Tp14	Sorbus auc. 'Cardinal Royal'	EHStd BR	425-600	14/16

BR - Bare Root Stock **RB -** Root Balled Stock

All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation.

No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client.

Specimen shrubs

Ref	Species	Supply	Size(cm)	Habit
S1	Mahonia media 'Winter Sun'	35L	120-150	Bushy
S2	Phormium tenax 'Jester'	25L	100-125	Trp crn
S3	Phormium tenax 'Sundowner'	25L	100-125	Trp crn
S4	Phormium tenax 'Yellow Wave'	25L	100-125	Trp crn
S5	Photinia fraseri 'Red Robin'	70L	300-325	Std (12-14cm)
S6	Prunus lucidum 'Variegata'	70L	300-325	Std (12-14cm)
S7	Pieris 'Forest Flame'	30L	80-100	Bushy

All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climbers species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Hedgerows

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
ELAEB	Elaegnus x ebbingei	10L	80-100	Bushy	40
PRULU	Prunus lusitanica	10L	80-100	Bushy	40

All hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Shrubs

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
AUCJA	Aucuba japonica	10L	40-60	Bushy	75
* **BERCAN**	Berberis candidula	10L	30-40	Bushy	60
BRASU	Brachyglottis 'Sunshine'	10L	40-60	Bushy	70
BUDDAEMB	Buddleia davidii 'Empire Blue'	3L	60-80	Branched	75
CEATHR	Ceathothus thyrsiflorus repens	10L	40-60	Bushy	70
CHOAP	Choisya 'Aztec Pearl'	10L	40-60	Bushy	70
CHOTE	Choisya ternata	10L	40-60	Bushy	70
CHOTES	Choisya ternata 'Sundance'	10L	40-60	Bushy	70
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	75
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	60-80	Bushy	75
* **EUOFOEG**	Euonymus fort. Emerald Gaiety'	10L	30-40	Bushy	60
* **EUOFOENG**	Euonymus fort. Emerald 'n' Gold'	10L	30-40	Bushy	60
FATJA	Fatsia japonica	10L	40-60	Bushy	70
HEBMAR	Hebe 'Marjorie'	10L	40-60	Bushy	70
HEBMW	Hebe 'Mrs Winder'	10L	40-60	Bushy	70
HEBPQ	Hebe 'Purple Queen'	10L	40-60	Bushy	70
* **HEBALRE**	Hebe albicans 'Red Edge'	10L	30-40	Bushy	65
* **HEBPIS**	Hebe pinguifolia 'Sutherlandii'	10L	30-40	Bushy	60
* **HEUMIPP**	Heuchera micra. 'Palace Purple'	3L	-	Full pot	50
HYPHI	Hypericum 'Hidcote'	10L	40-60	Bushy	70
* **LAVANHI**	Lavandula angustifolia 'Hidcote'	10L	30-40	Bushy	60
* **LAVANMU**	Lavandula angustifolia 'Munstead'	10L	30-40	Bushy	60
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40-60	Bushy	70
LONNILB	Lonicera nitida 'Lemon Beauty'	10L	40-60	Bushy	70
MAHAQAP	Mahonia aquifolium 'Apollo'	10L	40-60	Bushy	70
PHOFRRER	Photinia fraseri 'Red Robin'	10L	60-80	Bushy	75
PHOFLRR	Photinia fraseri 'Little Red Robin'	10L	40-60	Bushy	70
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	40-60	Bushy	70
ROSOF	Rosmarinus officinalis	10L	40-60	Bushy	70
* **SARHOHU**	Sarcococca humilis	10L	40-60	Bushy	70
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60	Bushy	70
VIBDA	Viburnum davidii	10L	40-60	Bushy	70
VIBTIEVP	Viburnum tinus 'Eve Price'	10L	40-60	Bushy	70

Amenity shrub mix

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
AUCJA	Aucuba japonica	10L	40-60	Bushy	90
CEACO	Ceanothus 'Concho'	5L	60-80	Branched	90
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	90
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	90
CORSTF	Cornus stolonifera 'Flaviramea'	3L	60-80	Branched	90
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	60-80	Bushy	90
FATJA	Fatsia japonica	10L	60-80	Bushy	90
KERJA	Kerria japonica	3L	60-80	Bushy	90
PHOFRRER	Photinia fraseri 'Red Robin'	10L	60-80	Bushy	90

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-7 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

* Indicates shrubs to be planted to the front of the planting bed/path edge.

Attenuation basin shrub planting mix

Abbr	Species	Supply	Size(cm)	Breaks	Ctrs(cm)
CORALS	Cornus alba 'Sibrica'	3L	60-80	3	90
CORSAMF	Cornus sanguinea 'Midwinter Fire'	3L	60-80	3	90
CORFLAA	Cornus stolonifera 'Flaviremea'	3L	60-80	3	90
CORAV	Corylus avellana	3L	60-80	3	90
ILEAQ	Ilex aquifolium	2L	60-80	3	90
ROSCA	Rosa canina	2L	60-80	3	90

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine filth. If required suitable soil conditioners, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and upto a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity.

Seasonal bulbs

Species	No./m2
Crocus Dutch Collection (50% of area)	10
- 'Queen of the Blues'	
- 'Febraury Gold'	
- 'Jet Fire'	
Dwarf Daffodils (50% of area)	10
- 'Golden Yellow'	

No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

Turf to plot frontages / amenity grass to POS

turf: Rolawn Medallion® Turf or similar approved. Seed: British Seed House A22 or similar approved seed or turf mix.

Meadow grassland attenuation ponds

EP1, Pond egde mixture supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

north

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No.100053702 registered with ProMAP

Trading Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

Location plan nts

Rev A. 02/02/2016 — Updated to latest planning layout.

Number/Figure **GL0412 02A**

Scale 1:250 @ A0

Date 18/09/2015

Checked JS

Project Station Road, Warboys, Huntingdonshire

Drawing title Soft Landscape Proposals (sheet 2 of 2)

Client David Wilson Homes South Mids

golby+luck landscape architects

KEY

Application boundary

Existing trees to be retained

PLANT SCHEDULE

Trees

Ref	Species	Supply	Size(cm)	Gith(cm)
T1	Betula utilis jacquemontii	EHStd RB	425-625	16-18
T2	Carpinus betulus 'Frans Fontaine'	EHStd RB	425-650	18-20
T3	Malus trilobata	EHStd RB	425-650	18-20
T4	Betula pendula	EHStd RB	425-625	16-18
T5	Amelanchier lamarckii	EHStd BR	425-625	16-18
T6	Sorbus auc. 'Sheerwater Seedling'	EHStd BR	425-625	16-18
Tp1	Carpinus betulus 'Frans Fontaine'	EHStd RB	425-650	18-20
Tp2	Acer plat. 'Emerald Queen'	EHStd RB	425-650	18-20
Tp3	Acer freemanii 'Autumn Blaze'	SM RB	600+	20-25
Tp4	Malus trilobata	EHStd BR	425-600	14/16
Tp5	Betula utilis jacquemontii	EHStd RB	425-625	16-18
Tp6	Carpinus betulus	SM RB	600+	20-25
Tp7	Liriodendron tulipifera	SM RB	600+	20-25
Tp8	Prunus avium 'Plena'	EHStd RB	425-650	18/20
Tp9	Tilia cordata 'Rancho'	SM RB	600+	20-25
Tp10	Betula pendula	EHStd RB	425-600	14/16
Tp11	Malus bacc. 'Street Parade'	EHStd BR	425-600	14/16
Tp12	Prunus 'Pandora'	EHStd BR	425-600	14/16
Tp13	Sorbus aria 'Majestica'	EHStd BR	425-600	14/16
Tp14	Sorbus auc. 'Cardinal Royal'	EHStd BR	425-600	14/16

BR - Bare Root Stock **RB** - Root Balled Stock

All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation.

No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client.

Specimen shrubs

Ref	Species	Supply	Size(cm)	Habit
S1	Mahonia media 'Winter Sun'	5lL	120-150	Bushy
S2	Phormium tenax 'Jester'	25L	100-125	Trp cm
S3	Phormium tenax 'Sundowner'	25L	100-125	Trp cm
S4	Phormium tenax 'Yellow Wave'	25L	100-125	Trp cm
S5	Photinia fraseri 'Red Robin'	70L	300-325	Std (12-14cm)
S6	Prunus lucidum 'Variegata'	70L	300-325	Std (12-14cm)
S7	Pieris 'Forest Flame'	30L	80-100	Bushy

All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climbers species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Hedgerows

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
ELAEB	Elaegnus x ebbingei	10L	80-100	Bushy	40
PRULU	Prunus lusitanica	10L	80-100	Bushy	40

All hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Shrubs

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
AUCJA	Aucuba japonica	10L	40-60	Bushy	75
BERCAN	Berberis candidula	10L	30-40	Bushy	60
BRASU	Brachyglottis 'Sunshine'	10L	40-60	Bushy	70
BUDDAEMA	Buddleia davidii 'Empire Blue'	3L	60-80	Branched	75
CEATHR	Ceathothus thyrsiflorus repens	10L	40-60	Bushy	70
CHOAP	Choisya 'Aztec Pearl'	10L	40-60	Bushy	70
CHOTE	Choisya ternata	10L	40-60	Bushy	70
CHOTES	Choisya ternata 'Sundance'	10L	40-60	Bushy	70
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	75
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	60-80	Bushy	90
* EUOFOEG	Euonymus fort. Emerald Gaiety'	10L	30-40	Bushy	60
* EUOFOENG	Euonymus fort. Emerald 'n' Gold'	10L	30-40	Bushy	60
FATJA	Fatsia japonica	10L	40-60	Bushy	70
HEBMAR	Hebe 'Marjorie'	10L	40-60	Bushy	70
HEBMW	Hebe 'Mrs Winder'	10L	40-60	Bushy	70
HEBPQ	Hebe 'Purple Queen'	10L	40-60	Bushy	70
* HEBALRE	Hebe albicans 'Red Edge'	10L	30-40	Bushy	65
* HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40	Bushy	60
* HEUMIPP	Heuchera micra 'Palace Purple'	3L	Full pot		50
HYPHI	Hypericum 'Hidcote'	10L	40-60	Bushy	70
* LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40	Bushy	60
* LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40	Bushy	60
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40-60	Bushy	70
LONNILB	Lonicera nitida 'Lemon Beauty'	10L	40-60	Bushy	70
MAHAQAP	Mahonia aquifolium 'Apollo'	10L	40-60	Bushy	70
PHORFRER	Photinia fraseri 'Red Robin'	10L	40-60	Bushy	75
PHOFLRR	Photinia fraseri 'Little Red Robin'	10L	40-60	Bushy	70
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	40-60	Bushy	70
ROSOF	Rosmarinus officinalis	10L	40-60	Bushy	70
* SARHOHU	Sarcococca humilis	10L	40-60	Bushy	70
SKUARU	Skimmia japonica 'Rubella'	10L	40-60	Bushy	70
VIBDA	Viburnum davidii	10L	40-60	Bushy	70
VIBTIEVP	Viburnum tinus 'Eve Price'	10L	40-60	Bushy	70

Amenity shrub mix

Abbr	Species	Supply	Size(cm)	Habit	Ctrs(cm)
AUCJA	Aucuba japonica	10L	40-60	Bushy	90
CEACO	Ceanothus 'Concha'	5L	60-80	Branched	90
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	90
CORALE	Cornus alba 'Elegantissima'	3L	60-80	Branched	90
CORSTF	Cornus stolonifera 'Flaviramea'	3L	60-80	Branched	90
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	60-80	Bushy	90
FATJA	Fatsia japonica	10L	60-80	Bushy	90
KERJA	Kerria japonica	3L	60-80	Bushy	90
PHORFRER	Photinia fraseri 'Red Robin'	10L	60-80	Bushy	90

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-7 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

* Indicates shrubs to be planted to the front of the planting bed/path edge.

Attenuation basin shrub planting mix

Abbr	Species	Supply	Size(cm)	Breaks	Ctrs(cm)
CORALS	Cornus alba 'Sibrica'	3L	60-80	3	90
CORSAMF	Cornus sanguinea 'Midwinter Fire'	3L	60-80	3	90
CORSTAA	Cornus stolonifera 'Flaviramea'	3L	60-80	3	90
CORAV	Corylus avellana	3L	60-80	3	90
ILEAQ	Ilex aquifolium	2L	60-80	3	90
ROSCA	Rosa canina	2L	60-80	3	90

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditioners, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and upto a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity.

Seasonal bulbs

Species	No./m2
Crocus Dutch Collection (50% of area)	10
- 'Queen of the Blues'	
- 'Tebraury Gold'	
- 'Jet Fire'	
Dwarf Daffodils (50% of area)	10
- 'Golden Yellow'	

No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

Turf to plot frontages / amenity grass to POS

turf: Rolawn Medallion® Turf or similar approved. Seed: British Seed House A22 or similar approved seed or turf mix.

Meadow grassland attenuation ponds

EP1, Pond egde mixture supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Location plan nts

Rev A. 02/02/2016 — Updated to latest planning layout.

Number/Figure: **GL0412 01A**
Scale: 1:250 @ A0
Date: 18/09/2015
Checked: JS

Project: Station Road, Warboys, Huntingdonshire
Drawing title: Soft Landscape Proposals (sheet 1 of 2)
Client: David Wilson Homes South Mids

golby+luck landscape architects

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No.100053702 registered with ProMAP
Trading Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

GREEN PAPERS FOLLOW

Application Number: 1301790OUT

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Gladman Developments Ltd
c/o Pegasus Group (FAO Ms N Parsons)
3 Pioneer Court
Chivers Way
Histon
Cambridge
CB24 9PT

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **PERMIT**

Demolition of 43 Station Road and the residential development of site to provide up to 120 dwellings with associated infrastructure.
at Land Between Old Mill Avenue And Station Road And 43 Station Road Warboys
in accordance with your application received on 19th November 2013 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Access Details	4746/08/01A		30.04.2014
Location Plan	2012-048-101		15.11.2013

Subject to the following conditions:

1. Condition
Details of the access, appearance, landscaping, layout (including roads, footways, cycleways and buildings, visibility splays, parking provision and surface water drainage), and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

1. Reason
To enable the Local Planning Authority to control the development in detail, to comply with Section 92 of the Town and Country Planning Act 1990.

2. Condition
The development hereby permitted shall be begun before the expiration of three years from the date of this permission, or before the expiry of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.

Arnoffat

Head of Development
ufm78
Date 29th January 2015

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

2. Reason
To comply with Section 91 of the Town and Country Planning Act, 1990.

3. Condition
The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

3. Reason
For the avoidance of doubt and in the interests of proper planning

4. Condition
The development shall be carried out in accordance with the approved reserved matters.

4. Reason
To ensure a satisfactory form of development.

5. Condition
In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority and development on the part of the site affected must be halted, a risk assessment shall be carried out and where necessary a Remediation Method Statement be submitted to and approved in writing with the Local Planning Authority which shall be implemented prior to recommencement of the development.

5. Reason
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with the National Planning Policy Framework (2012)

6. Condition
Prior to commencement of development details of the provision of fire hydrants for the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

6. Reason
In the interests of amenity and for the safety and protection of future occupiers and residents.

7. Condition
No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation to be submitted and approved in writing by the Local Planning Authority.

Head of Development
ufm78
Date 29th January 2015

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

The scheme shall include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Fieldwork in accordance with the approved programme of archaeological work which shall be completed in accordance with the approved scheme for each identified archaeological site before other works commence on that site;
(ii) Post Excavation Assessment (to be produced for each site within 8 months of the completion of fieldwork);
(iii) Completion of post excavation analysis; preparation of site archive ready for deposition at a store approved by the local planning authority; completion of an archive report; and the submission of a publication report (to be completed within 2 years of completion of the site assessments).

The development shall proceed in accordance with the approved scheme

7. Reason
To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication.

8. Condition
Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:
o Details of ground investigation work to ensure any infiltration drainage is in uncontaminated land.
o Detailed calculations for any proposed storage requirements and discharge rates to watercourses where applicable.
o Details of where a reduction in flows is achieved to show betterment from the existing system.
o Details of existing and proposed drainage routes demonstrating that no third party property is at risk from flooding.
o Details of porosity tests where applicable.
o Details of any potential on or off-site flow routes for extreme rainfall events for any proposed surface water infiltration drainage where it is outside its design parameters.

The development shall proceed in accordance with the approved scheme

8. Reason
To prevent the exacerbation of flooding by ensuring the satisfactory disposal of surface water from the site, that flooding does not occur outside the design parameters of the surface water drainage system and that no additional discharge is made into surrounding watercourses or onto

Head of Development
ufm78
Date 29th January 2015

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

surrounding land than that naturally discharging from the site in its current undeveloped form. In accordance with policy CS8 of the Huntingdonshire Local Plan 1995 and the National Planning Policy Framework 2012.

9. Condition
The development hereby permitted shall not be commenced until such time as a scheme for the future responsibilities for the management of the surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

9. Reason
To ensure the satisfactory management of the surface water scheme in perpetuity with the development.

10. Condition
The development hereby permitted shall not be commenced until such time as a detailed scheme for foul water drainage for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

10. Reason
To ensure an appropriate means of foul water drainage and prevent the increased risk of flooding and/or pollution of the water environment.

11. Condition
If within a period of five years from the date of planting of any tree or shrub, it or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

11. Reason
To ensure that the landscape scheme is properly maintained in accordance with Policies En20 and En25 of the Huntingdonshire Local Plan, 1995.

12. Condition
No development shall commence until a scheme for accessing construction traffic to and from the development site has been submitted to and approved in writing by the Local Planning

Arroffat

Head of Development
ufm78
Date 29th January 2015

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

Authority. Such scheme shall include the provision for on-site parking and turning facilities for construction traffic and the development shall be carried out as approved.

12. Reason
In the interests of highways safety and the amenity of neighbouring properties.

13. Condition
Prior to the first occupation of any dwelling in any phase the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoiing County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highways Authority.

13. Reason
In the interests of highway safety and to ensure satisfactory access to the site.

14. Condition
Prior to the commencement of development details of the proposed vehicular access where it crosses the public highway shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details

14. Reason
In the interests of highway safety and to ensure satisfactory access into the site.

15. Condition
Prior to the commencement of the proposed use visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No.4746/08/01A. The splays shall thereafter be maintained free from any obstruction exceeding 0.6 m above the level of the adjacent highway carriageway.

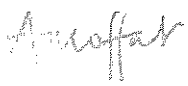
15. Reason
In the interests of highway safety.

16. Condition
The vehicular access to the site from Station Road shall be a minimum width of 5.5 m.

16. Reason
In the interests of highway safety.

17. Condition
Prior to the first occupation of the development the junction of the access with the Station Road highway carriageway shall be laid out with 7.5 m radius kerbs.

17. Reason
In the interests of highway safety.



Oc
Head of Development
ufm78
Date 29th January 2015

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

18. Condition
Prior to the first occupation of the development hereby permitted the off-site highway improvement works in the form of uncontrolled pedestrian crossing provisions at the junctions of Old Mill Avenue with Stratfold Green and High Street, and Station Road and Mill Green, shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

18. Reason
To ensure that the highway network is adequate to cater for the development proposed.

19. Condition
All reserved matters shall be in accordance with the following design principles set out in the amended Design and Access Statement dated April 2014, namely:

a) The general principles listed and set out in figure 12 Illustrative Masterplan.
b) The general arrangement of streets, lanes and home zones and the retention of the route of the existing public right of way and new proposed footpath link in the general locations shown in figure 13 Access and Layout Plan and described in the accompanying text.
c) The creation of neighbourhood character..
d) The general principles of housing plot arrangement as set out in the 'Housing Plot Arrangment' and 'Vistas and Views'.
e) The general approach to building form.
f) The general approach to housing density.
g) The general approach to green infrastructure and trees.

19. Reason
To allow the Local Planning Authority to maintain control of the development.

20. Condition
Prior to commencement of development mitigation measures shall be carried out in accordance with the Great Crested Newt Mitigation Strategy included as part of the Ecological Appraisal dated November 2013 submitted with the outline planning application, unless minor variations are otherwise agreed in writing with the Local Planning Authority.

20. Reason
In the interests protecting, maintaining and enhancing the range and vitality of characteristic habitats and species to create a viable ecological network. Huntingdonshire Core Strategy (2009) policy CS1.

21. Condition
Prior to the commencement of development tree protection barriers to standard fencing specification as recommended in BS5837, and ground protection measures, following the guidance in BS5837 shall be erected to protect all trees to be retained on site in accordance with the tree retention plan (Drawing no. 5525-A-03 rev A dated October 2013) submitted as part of

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

the Arboricultural Assessment dated October 2013 submitted with the outline planning application. Confirmation by the Local Planning Authority that tree protective fencing or other barriers have been set out correctly should be gained prior to the commencement of site activity and maintained throughout construction.

21. Reason
For the avoidance of doubt and to safeguard existing trees in accordance with Policy En18 of the Huntingdonshire Local Plan 1995.

22. Note to applicant
The applicant is made aware that the following vehicle should be used to track the site for access.

Dennis Eagle Phoenix 2 with Terberg Taillift-

Length 11.4 metres (10.5 metres for the vehicle plus an additional 0.9 metres for the Taillift).
Width 3.5 metres (2.5 metres plus an additional 1 metre for the wing mirrors).
Height 3.5 metres.

The applicant is also made aware of the following details-

- There is a maximum carry distance of 30 metres for residents to take bin to storage point/kerbside then

- Huntingdonshire District Council has a maximum carry distance of 20 metres for refuse crews to take bin from storage point/kerbside to refuse vehicle.

- The maximum reverse distance for a refuse collection vehicle as per HDC collection policy is a straight-line distance of 20 metres.

The applicant is made aware that the RECAP Waste Management Design Guide should be taken into account and that the toolkit should be completed.

If the roadways are not adopted an indemnity will need to be obtained for Huntingdonshire District Council to access private property to collect waste.

23. Note to applicant
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website www.huntingdonshire.gov.uk. If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to

Head of Development
ufm78
Date 29th January 2015

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, conditions will be used where they can make a development acceptable. A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable. In relation to this application, it was considered and the process managed in accordance with Paragraphs 186 and 187 of the NPPF.

24. Note to applicant
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

25. Note to applicant
Note to applicant regarding Community Infrastructure Levy Charge.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on the 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after the 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

26. Note to applicant
This permission is related to an Agreement entered into by David Gerald Shepperson and Iris Maureen Shepperson and John Edward Shepperson and Evelyn Joan Robinson and Gladman Developments Limited and Cambrideshire County Council and Huntingdonshire District Council, under Section 106 of the Town and Country Act 1990 dated 29th January 2015.

Head of Development
ufm78
Date 29th January 2015

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;
   - **Six months from the date of this decision notice.**
   - **Eight weeks from the date of this notice if the decision relates to an advertisement.**
3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

Head of Development
ufm10
Date 29th January 2015

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

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

DEVELOPMENT MANAGEMENT PANEL 16 June 2014

Case No: **1301790OUT (OUTLINE APPLICATION)**

Proposal: **DEMOLITION OF 43 STATION ROAD AND THE RESIDENTIAL DEVELOPMENT OF SITE TO PROVIDE UP TO 120 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE.**

Location: **LAND BETWEEN OLD MILL AVENUE AND STATION ROAD AND 43 STATION ROAD**

Applicant: **GLADMAN DEVELOPMENTS LTD**

Grid Ref: **531051 280593**

Date of Registration: 19.11.2013

Parish: **WARBOYS**

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site lies in the north area of Warboys, west of Station Road. There is residential development to the north, east and south of the site and open countryside to the west. The site is currently agricultural land. The application site is approximately 5 ha in area, it is relatively flat with slight falls to both the south western and north eastern corners. Vehicular access would be from Station Road.

1.2 This application is in outline but access is to be considered at the outline stage. Layout, Scale, Appearance and Landscaping are 'Reserved Matters'. The application is accompanied by an illustrative layout (including within the Design & Access Statement) showing how it could be developed and demonstrating that the site is capable of accommodating the scale of development proposed (now up to 120 dwellings). The illustrative layout is not necessarily the way the development will be carried out; that will be established at the reserved matters stage.

1.3 The application as originally submitted in November 2013 was for approximately 150 dwellings and the demolition of one existing property to make way for access to the site. Discussion between the applicant and District Council planning officers led to amendments to the application being submitted, to address objections raised by the Environment Agency and Local Highways Authority, and to revise the description of development to "up to 120" new dwellings and the demolition on one existing dwelling.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social

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

2.2 Paragraphs 203-205 state that "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:
* necessary to make the development acceptable in planning terms;
* directly related to the development; and
* fairly and reasonably related in scale and kind to the development.
Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled."

2.3 Planning Practice Guidance 2014

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

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

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

- **H31**: "Residential privacy and amenity standards" – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.

- **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.

- **T19:** "Pedestrian Routes and Footpath" – new developments are required to provide safe and convenient pedestrian routes having due regard to existing and planned footpath routes in the area.

- **R7** “Land and Facilities” – For new residential development of 30 dwellings or more (or 1.2ha), in addition to the provision of children’s casual and equipped play space, the District Council will normally seek the provision of (or equivalent contribution towards) formal adult and youth play space.

- **R8** “Land and Facilities” – consideration will be given to the acceptance of contributions from developers towards improving recreational facilities in the vicinity of the site to off set recreational requirements sets out in R7.

- **En12**: “Archaeological Implications” – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.

- **En13:** “Archaeological Implications” – in areas of archaeological potential, planning applications may be required to be accompanied by the results of an archaeological field evaluation or desk-based assessment.

- **En17**: "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

- **En20**: “Landscaping Scheme” - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

- **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.

3.2 Local Plan Alteration 2002

- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.

- **HL6** - Housing Density - indicates that housing development shall be at a density of 30-50 dwellings per hectare.

- **OB2** – Maintenance of Open Space – contributions may be sought for the maintenance of small areas of open space, children’s play space and recreational facilities, woodland or landscaping to benefit the development.

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **CS3**: "The Settlement Hierarchy" – states that any areas not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

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

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

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

- **LP1** "Strategy and principles for development" – supports proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the detailed development strategy and expectations

- **LP2** "Contributing to Infrastructure Delivery" – a proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements through CIL and Planning Obligations.

- **LP6** "Flood Risk and Water Management" – in relation to flood risk a proposal will be supported where it is not in area at risk of flooding; suitable protection/mitigation measures can be agreed and there will be no increase in the risk of flooding. With regard to surface water a proposal will be supported where SuDS are incorporated, the standing advice of the appropriate IDB has been taken into account and there is no adverse impact.

- **LP13** "Quality of Design" – encourages design of a high standard based on a thorough understanding of the site and its context. Residential proposals for 10 or more homes should demonstrate how they meet the 'Building for Life' Silver (Good) Standard or higher or equivalent.

- **LP15** "Ensuring a High Standard of Amenity" – A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.

- **LP17** “Sustainable Travel” – Proposals should demonstrate that: -
  a. opportunities are maximised for the use of sustainable travel modes
  b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area
  c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised
  d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and within the wider settlement for all potential users, including those with impaired mobility; and
  e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of way

- **LP23** “Local Services and Facilities” – A range of available land or buildings within a neighbourhood is essential to maintain its sustainability. A proposal for an additional service will be supported where it is of a scale to serve local needs without having an adverse impact on a designated town centre

- **LP25** “Affordable Housing Provision” – Housing development should seek to deliver a target of 40% affordable housing where the scheme includes 10 or more. A target of 70% of new units should be comprised of social or affordable rented properties with the balance comprising of intermediate housing. It is recognised that there may be circumstances where it is necessary or appropriate to deliver a lower level of on-site provision where it can be demonstrated that the target is not viable. A development viability assessment will be required to justify an alternative level of affordable housing provision.

- **LP28** “Biodiversity and Protected Habitats and Species” – a proposal will be supported where it does not give rise to a significant adverse impact on protected species or sites of local or regional importance for biodiversity or geology unless the need for, or benefits of, the proposal outweigh the impacts. If adverse impacts are identified and they are proven unavoidable, every effort will be made to mitigate the impact. Where this cannot be achieved then alternative forms of compensation will be considered. A proposal will aim to conserve and enhance biodiversity.

- **LP29** “Trees, Woodland and Related Features” – a proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value

- **LP30** “Open Space” – proposals will be expected to include open space in accordance with the Adopted SPD and provide or improve connections to open spaces and green infrastructure nearby.

- **LP31** "Heritage assets and their setting" – great weight will be given to the conservation of any heritage asset. A proposal will be required to show that it has clearly identified all the heritage assets affected by the proposal and their special interests and significance.

3.5 Consultation responses on 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

- During the 'Stage 3' consultation on the draft Huntingdonshire Local Plan to 2036, a number of sites were submitted to the Council for consideration as additional allocations in the Local Plan. These sites were considered through an 'environmental capacity study' process for additional sites, and views were then sought on the assessment of new sites. The application site was submitted for consideration as an additional allocation and was a subject of this consultation in late 2013. The conclusion of this assessment is that the application site is considered potentially suitable for residential development of approximately 100 homes.

3.6 Developer Contributions SPD (2011)

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

4. PLANNING HISTORY

4.1 None.

5. CONSULTATIONS

Consultation responses on the Planning Application:

5.1 **Warboys Parish Council** recommends refusal on the following grounds: (COPY ATTACHED)
- Site outside built up area of Warboys and would be development in the countryside;
- Site not proposed in Stage 3 Local Plan therefore premature to determine;
- Warboys is a Key Service Centre so should only accommodate a specific number of sites – local economy and community has insufficient capacity to absorb this many more dwellings;
- Site contributes to character and rural setting of Warboys;
- Site is predominantly Grade 2 agricultural land and development should be resisted;
- Indicative development is cramped
- Proposed development would not contribute to sustainable transport as there are insufficient employment opportunities in Warboys and development will lead to out-commuting;
- Proposed access insufficient;
- No direct pedestrian and cycle route to the village and bus routes other than via Station Road;
- Local capacity of the drainage system will be inadequate.

5.2 **County Council Highways** – made a holding objection to the initial Transport Assessment, which was withdrawn following submission of

amended Transport Assessment and agreement from the applicant to specific Section 106 obligations (see section below 'Section 106 considerations including affordable housing').

5.3 **County Council Archaeology** – commented that the area has some merit and should be investigated before a decision on the outline planning application is made.

5.4 **County Council Rights of Way** – commented that the line of the existing public footpath no.3 Warboys that runs from Station Road at the north-eastern corner of the site in a south-westerly direction across the site should be respected in the design of any development. Welcomed the proposal to create a new section of public footpath.

5.5 **Environment Agency** – objected to the original Flood Risk Assessment on grounds that it did not adequately demonstrate that an acceptable greenfield runoff rate could be ensured; and that the proposed strategy for foul water drainage might lead to water quality deterioration in receiving waters. Commented on amended application to withdraw objection, stating that subject to planning conditions concerns relating to FRA had been satisfactorily addressed and objection removed.

5.6 **Cambridgeshire Fire and Rescue Service** – commented that should approval be granted, adequate provision is made for fire hydrants by way of Section 106 agreement or planning condition.

5.7 **Middle Level Commissioners** – opposed the planning application commenting that although the site does not fall within an Internal Drainage Board area, the site is within the catchment area of the Bury Brook, which is an Environment Agency main river, which discharges into the Commissioner's High Load downstream of Great Whyte Tunnel. All discharges to the Bury Brook must be regulated to the greenfield rate of runoff and not be increased as a result of the proposed development.

5.8 Consultation responses on the 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

5.9 Warboys Parish Council objected on grounds of lack of village capacity to absorb additional housing; the land is predominantly grade 2 agricultural land ; access to the site would be inadequate for 100 plus dwellings; there is no access to the site from Humberdale Way to the south which means pedestrians would have to walk some distance to village services.

5.10 Cambridgeshire County Council – raised no objection, commented upon libraries; health and the need for open space; archaeology which required further information; transport including the need for a full assessment of the potential impact of any proposed development.

6. REPRESENTATIONS

Representations on the Planning Application:

6.1 27 neighbour representations were made, with 11 objectors responding to both the originally submitted application and the amended application. Objections raised are:

- Highways safety
- Pedestrian safety
- Unsafe and inadequate proposed access to site
- Limited employment opportunities in Warboys
- Limited public transport serves Warboys
- Out of character with existing development
- Party wall concern with 45 Station Road
- Drainage (foul and surface water)
- Lack of water supply
- Flooding
- Neighbour impact including loss of privacy and overlooking
- Local infrastructure will not be able to cope (school; shops; post office; library; GP surgery)
- Will lead to more out-commuting and roads are already congested (including A141)
- Archaeological value of site has not been properly assessed
- Impacts on wildlife including Great Crested Newts
- Impact on views
- Impact on trees
- Noise pollution
- Concern that developer will seek permission for more development in the future
- Construction vehicles will damage roads
- Would make no.45 Station Road an 'island'
- Loss of agricultural land
- Lack of existing recreational facilities
- Site not recommended for development in draft Local Plan
- No demonstration of need or capacity for this development in Warboys
- No provision shown for emergency vehicles access
- Loss of existing amenity space

6.2 Representations on the 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment':

6.3 Gladman Developments Ltd (the applicant) supported the inclusion of the site within the Environmental Capacity Study as potentially suitable for residential development. The site is well connected by public transport; the site is deliverable.

7. SUMMARY OF ISSUES

7.1 The main planning issues are:
- The principle of development
- Highways and access
- Flooding and drainage
- Archaeology
- Ecology and trees
- Visual impact
- Provision of open space
- Loss of agricultural land
- Amount of development
- Section 106 considerations including affordable housing.

The principle of development:

7.2 Warboys is defined as a Key Service Centre in the Core Strategy and emerging Local Plan. In the former, 'moderate' scale development of 10-59 dwellings is appropriate within the built-up area but the policy also provides that development proposals of a larger scale may be allowed where specific circumstances demonstrate that this secures the most sustainable option for the site. In the emerging Local Plan, Key Service Centres are considered capable of accommodating some development sustainably, subject to appropriate parameters and contributions to services, facilities and infrastructure.

7.3 The site is not allocated for development within the Local Plan 1995/2002 or the Core Strategy 2009 and is therefore considered to be in the countryside for the purposes of these plans. Being within the countryside, the development of the site is contrary to development plan policies H23, En17 and CS3. Application must be determined in accordance with the development plan unless material considerations indicate otherwise. It therefore needs to be established whether there are any material consideration that indicate that the application should be approved as a departure from the development plan. In this regard, the emerging Local Plan is a material consideration. 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 relevent 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).

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 application site was not a proposed allocation in the latest published version of the Local Plan ("Stage 3") which underwent consultation in May-June 2013, but the site is included in the 'Additional Sites Assessment' that was carried out in response to the outcome of the Stage 3 consultation and which underwent consultation in November/December 2013.

7.4 In relation to the second bullet point of paragraph 216 of the NPPF, there is no specific 'relevant policy' for the application site as the site was not included as a proposed allocation in the Stage 3 draft Local Plan. In responding to objections to the Stage 3 draft Local Plan that the Local Plan was not meeting the objectively assessed need for additional housing, additional sites were assessed with a view to inclusion in the proposed submission draft of the Local Plan. The application site was included in this exercise for allocation as a housing site for approximately 100 dwellings. It should be noted that the northern edge of Warboys was ruled out as being a potential location for additional residential development as part of an

assessment of ‘peripheral’ sites earlier in the Local Plan process. The assessment of additional sites carried out in late 2013 concluded that there is potential for this part of Warboys to accommodate additional housing, and that the application site could potentially accommodate approximately 100 new homes. No objections were received from infrastructure and service providers to the site being included in the Local Plan and as such there is nothing in the emerging Local Plan that states development should not come forward on the application site.

7.5 In relation to the third bullet point of paragraph 216 of the NPPF, there is no specific ‘relevant policy’ for the application site in the current draft of the Local Plan. The Local Plan is being prepared explicitly to be consistent with the NPPF.

7.6 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 approximately 100 new dwellings.

7.7 It is also relevant to consider whether it is premature to determine this outline 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).

7.8 The National Planning Guidance Practice (2014) 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.

7.9 Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. 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.

7.10 It is considered that by reason of the relevant material factors, it would not be justified to refuse planning permission solely on the basis of prematurity in this instance. It is further considered that the absence of substantial objections to the Stage 3 Additional Site: Station Road, Warboys, from statutory consultees with the exception

of the Parish Council and as the strategic plan making process will not be undermined, it would not be premature to look to determine this application at this time.

7.11 The current proposals for the site should therefore be considered in the light of the Additional Sites Assessment as part of the Local Plan process, the National Planning Policy Guidance and material considerations in relation to the proposals. If it is found that the proposals are not unacceptable, planning permission should not be withheld.

Highways and Access

7.12 Transport matters were raised as a concern by a number of neighbours, contributors and by the Parish Council. The Parish Council commented that there are insufficient employment opportunities in Warboys to accommodate development of this scale thereby resulting in out-migration on already over-capacity roads, that the proposed access would have insufficient capacity to accommodate vehicles associated with the development, and that there would be no direct pedestrian and cycle access from the site to the village other than via Station Road and High Street.

7.13 The Local Highways Authority has considered the original Transport Assessment and additional information submitted with the amendments to the application. In response to the original Transport Assessment a holding objection was raised by the Highways Authority and a request made for additional information on a number of highways matters. This holding objection has now been removed on the grounds that the issues raised by the Highways Authority, namely that additional information was required relating to:

* Assessment of the quality of footway provision to/from key destinations
* Assessment of cycle parking at key destinations with the village
* Assessment of the nature, quality and distance of appropriate bus stops
* Further information relating to bus journey times to/from key destinations
* Further information relating to journey times to/from Huntingdon railway station
* Clarification regarding timeframe and number of accidents within the study area
* Current situation regarding drop-off at Warboys Primary School and impact of the proposed development
* Provision of an all mode trip generation for the site
* Sensitivity modelling to be carried out using agreed higher vehicular trip rates
* Consideration of measures to encourage the use of walking and cycling
* Consideration of measures to encourage the use of public transport

have been adequately addressed, subject to the provision of funds through a Section 106 Agreement towards improved cycle parking at key destinations within Warboys, and towards the installation of two real time bus information screens on Mill Green to encourage bus use to key destinations. These funds have been agreed in principle by the applicant.

7.14 The Transport Assessment includes an assessment of how the road junctions close to the site would be likely to operate – this includes the Station Road/Heath Road junction to the south of the proposed site access. The Highways Authority has confirmed that based on the information provided the development is not predicted to have an unacceptable impact on any of the junctions assessed.

7.15 The applicant has proposed to create a new stretch of public footpath to link together two existing public footpaths. One of these existing footpaths runs through the application site south west to north east and is a 'dead end' public footpath that links to Station Road but gives no access to Goldpits to the south of the application site. The other runs north/south connecting Coronation Avenue to Humberdale Way. The proposed new stretch of public footpath would make a formal link between the existing routes and provide a publically accessible route into and out of the development and provide a link to the village centre.

7.16 Access arrangement for the proposed junction with Station Road are included within the application. The Local Highways Authority has raised no objection to these proposals. It is recommended that a condition is imposed on any planning permission such that no development shall take place until details (in the form of scaled plans and written specifications) of the access shown within the outline application have been submitted to and approved in writing by the Local Planning Authority.

Flooding and drainage matters:

Surface water drainage.

7.17 The FRA states that surface water flow from the development will need to be attenuated to a rate that is acceptable to the EA and the Local Authority, and that this is likely to be the 'Greenfield runoff rate'. The outline drainage strategy submitted with the application presents attenuation and storage of surface water in underground storage systems, a central swale and balancing ponds as the most appropriate outline surface water drainage strategy for the proposed development.

7.18 Further, the outline drainage strategy proposes that at the detailed design stage, the existing ditch system on site should be investigated further to confirm flow routes and be cleared of debris.

7.19 The Environment Agency originally objected to the proposal as the surface water discharges anticipated from the site were higher than the 3 litres per second per hectare 'Greenfield runoff rate' that the Environment Agency advised should be the maximum for the site. Surface water drainage was also raised as a concern by a number of residents and the Parish Council, with specific reference being made to the waterlogged nature of the application site at certain times of year, and that surface water has been seen draining from the north east corner of the site onto Station Road (this was noted by the case officer on a site visit). In their response to the application, the Middle Level Commissioners confirmed that all discharges into the Bury

Brook system must be regulated to the Greenfield runoff rate and not increased as a result of the proposed development.

7.20 An amended FRA was submitted with reworked calculations for runoff rates and water storage volumes required on site. The Environment Agency has considered this amended document and has confirmed that the amended FRA is acceptable and the objection to development has been removed. The Environment Agency has also supplied planning conditions that it considers must be attached to any planning permission.

7.21 The conclusions of the outline drainage strategy submitted with the planning application are considered to be appropriate at this outline application stage, and it is recommended that a detailed surface water management strategy is secured by planning condition prior to the development of the site.

Foul Water

7.22 The proposed approach to foul water drainage is addressed in the FRA and then in more detail by the foul drainage strategy submitted with the amendments to the application – this additional document confirmed that the intended approach is to connect to the existing sewer beneath Station Road and that Anglian Water had confirmed that they found this proposal to be acceptable in principle.

7.23 The Environment Agency objected to the initial assessment of foul water drainage within the FRA on the grounds that whilst Anglian Water appeared to have confirmed there was physical capacity within the sewerage system, there was no scope within the permitted capacity at the Oldhurst sewage treatment works to discharge any more treated water into receiving water courses. Subsequent to the receipt of amendments to the application, the Environment Agency has withdrawn its objection subject to the imposition of a planning condition to secure and implement a scheme for foul drainage and disposal.

Archaeology:

7.24 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.

7.25 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 the site has an uncertain, but probably low, potential for the presence of prehistoric archaeological sites, a negligible potential for Roman remains, and a low potential for Saxon Medieval or Post-Medieval sites. Further, some evidence for former Medieval and Post-Medieval ridge and furrow cultivation is anticipated to be present, but any surviving

evidence of this is considered to have minimal archaeological interest.

7.26 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.

Ecology and trees:

7.27 A number of neighbour objections were made in relation to the impact on wildlife that could result from development of the site. An Ecological Appraisal forms part of the application submission and provides details of the Phase 1 Habitat Survey of the site. The Ecological Appraisal concludes that the site is of low conservation value and that no adverse effects on the nature conservation value of the local area are expected. Evidence of Great Crested Newts and lizards was found on the site and the application material recommended that a management plan should be produced to include a method statement for the translocation of Great Crested Newts to safe environments on the western boundary of the site under licence. It is recommended that a planning condition is imposed on any planning permission to secure this management plan and method statement.

7.28 An arboricultural assessment was submitted as part of the application material, stating that all existing trees could be retained if development proceeded in accordance with the illustrative masterplan shown in the Design & Access Statement. The Arboricultural Assessment recommended that a landscaping scheme be prepared as part of the detailed development proposals, including a management plan for trees. Tree protection measures should also be provided in accordance with those indicated in the Arboricultural Assessment. It is recommended that appropriate planning conditions are imposed to secure a landscaping scheme and details of tree protection measures.

Visual impact:

7.29 Neighbour objections were made relating to the potential visual impact of the proposed development and the loss of existing views. The loss of private views is not a material consideration. The proposal would involve the loss of open grassland and would inevitably create a visual impact. The application is supported by a Landscape and Visual Appraisal that demonstrates that the proposal can be delivered without undue adverse impact, through mitigation of the impact by provision of landscape buffers and the retention of existing trees and hedges around the edge of the application site. A landscaping scheme would be secured as part of the 'Reserved Matters'.

Provision of open space:

7.30 A development of 119 additional houses (up to 120 new homes and the demolition of one existing property) would require 0.59 ha of

public open space. This would include 0.3 ha of 'amenity green space' including 0.153 ha casual space for play and 0.07 ha of equipped play facilities. The 'Development Framework' plan included within the Design & Access Statement accompanying the application indicates that 0.79 ha of land will be allowed for strategic landscaping and habitat areas; in addition to this an equipped area for play (LEAP) is proposed on site. This proposed provision of open space is therefore considered to be adequate. Maintenance costs for the open space are addressed in the section of this report 'Section 106 considerations'.

Loss of agricultural land:

7.31 The Parish Council and a number of neighbours objected to the proposals on grounds that the application site is predominantly Grade 2 agricultural land (this is stated in the Council's environmental capacity study). The application was supported by a soils and agricultural use and quality report, which concluded that the site is made up of land of sub-grade 3b and 3a agricultural quality. 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 is does not represent a reason for refusal of the planning application.

Amount of Development:

7.32 The National Planning Practice Guidance states that an application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of 'reserved matters', which are those aspects of a proposed development that an applicant can choose not to submit details of with an outline planning application. Outline planning applications should always include information on the amount of development proposed. The purpose of an illustrative layout is to demonstrate that the site can accommodate the amount of development proposed. In this case the layout is not for consideration at the outline stage giving the eventual developer of the site the flexibility to propose alternatives. If aspects of an illustrative layout are considered to be essential to achieving a satisfactory form of development the planning authority can impose a condition or put a note on the decision as appropriate.

7.33 The main factors which have influenced the proposed layout for the application site are the position of the access, the existing public footpath, the existing pond and existing trees, and views across the site from existing residential properties. The amended illustrative layout is a revised version of one which accompanied the initial application. The revised illustrative layout shows 113 dwellings. It is noted that the illustrative layout includes a road leading to the western edge of the site, which raises the potential for development of land to the west of the site. Any future proposal would need to be considered on its own merits, but it is considered reasonable for the applicant to include this indicative provision at this stage.

7.34 This application is in outline with the detailed design not for consideration at this stage, yet it is relevant to consider the potential impact on neighbours; neighbour objections were received raising concern that the proposal would lead to overlooking and loss of privacy. The Parish Council commented that the proposed development appeared cramped within the site. The amended application reduced the amount of proposed development from approximately 150 dwellings to up to 120 dwellings on the site (at a density of around 28 dwellings per hectare).The officer view is that this change has allowed for a density that reflects the local character of the surrounding urban edge and historic core of Warboys, and in the amended illustrative masterplan has allowed the introduction of additional open space on the eastern edge of the site. It is considered that the site could satisfactorily accommodate up to 120 dwellings without unduly affecting the amenity of neighbours.

Section 106 considerations including affordable housing:

Affordable housing:

7.35 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 119 additional dwellings) this would equate to 48 dwellings.

7.36 The applicant submitted a draft Heads of Terms for a Section 106 Planning Agreement with the application, which proposes that if not dealt with by planning condition, 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 site of the affordable housing provision to be made which shall consist of not less than 40% of the total dwellings permitted. This proposal is welcomed and will achieve the current policy target level of affordable housing for the proposed development.

7.37 It should also be recognised that viability work being undertaken as part of the Local Plan to 2036 is likely to result in a fall in the target level of affordable housing in the new Local Plan. 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.

Open space:

7.38 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. For 119 additional dwellings, and using the

2011 average household size of 2.33 persons per household the requirement for a development population of 280 people would be 0.59 ha of public open space that would include 0.30 ha amenity green space (made up of 0.153 ha casual space for play; 0.07 ha equipped space for play and 0.081 ha other amenity green space). Accordingly, a Section 106 obligation should be secured to ensure that a minimum of 0.59 ha is provided of which at least 0.07 ha is space for equipped play and 0.153 ha is for casual play space.

7.39 The Developer Contributions SPD sets out maintenance rates for equipment that will cover a fifteen year period. Developer contributions in line with the final agreed provision of equipped play space should also be secured via a Section 106 Agreement.

Footpaths and access:

7.40 Under Part C of the SPD, this requirement is limited to on-site provision of the appropriate publically accessible routes to move within site and in-and-out of the development. The proposed new development roads through the site and route of the existing public footpath within the site will provide this with an access at the eastern edge of the site to Station Road. The proposed new public footpath link to the existing public footpath to the west of the site, to be constructed to an all-weather surface, together with a commitment to improve the surface of a stretch of the existing footpath to an all-weather surface to where the footpath meets the public highway adjacent to Humberdale Way, would provide a route in-and-out of the development to the west and provide additional connectivity to the village other than via Station Road.

7.41 Accordingly it is recommended that the Section 106 agreement makes provision for dedication of a new stretch of public footpath to be made up to an all-weather surface on land in the applicants' control, to link existing public footpath Warboys no.3 and no.4, and for funding to be made available to Cambridgeshire County Council for improvement of the surface of a stretch of existing public footpath Warboys no.4 to link towards Flaxen Walk and Humberdale Way.

7.42 In considering the Transport Assessment and opportunities to encourage sustainable modes of travel, the County Council and the applicant have agreed that the Section 106 agreement makes provision for a contribution of £18,000 towards the installation of two real time bus information (RTBI) screens; this will ensure bus use to key destinations is sufficiently encouraged; and a £500 cycle parking contribution to the County Council, which will ensure a number of cycle stands can be installed at key locations within the village. Accordingly, it is recommended that the Section 106 agreement makes this provision.

Other community provision:

7.43 Health (part D), Community facilities (part E), Libraries and lifelong learning (part F), Education and schools (part G). For all of these categories, provision is made for proposals smaller than large-scale major residential developments (200 or more dwellings) through CIL contributions.

Residential wheeled bins:

7.44 Contributions to the provision of wheeled bins should be secured through a planning obligation at a rate of £63.68 per dwelling for the supply of three bins (Developer Contributions SPD 2011 part G, contribution as reviewed in 2013).

7.45 An obligation relating to the above matters would comply with current local and national policy and the Community Infrastructure Regulations 2010.

Conclusion:

7.46 The proposed development of the application site is contrary to the development plan policies H23, EN17 and CS3. Material considerations include the Local Plan process, within which the site has been identified as having the potential to accommodate approximately 100 dwellings. Officer opinion is that this can be given some weight. Officer interpretation of the National Planning Practice Guidance is that it would not be premature to determine this application at this time.

7.47 Having considered other matters it is concluded that the outline proposals are acceptable in relation to transport and flooding and drainage matters. In relation to archaeology, ecology and trees, visual impact, provision of open space and the loss of agricultural land it is considered that the proposals are acceptable.

7.48 The 'Huntingdonshire Environmental Capacity Study: Additional Sites Assessment' concluded that the site is potentially suitable for residential development of approximately 100 homes. The more detailed work done as part of this application demonstrates that up to 120 new dwellings can be accommodated satisfactorily on the site. Development of the site would help meet the objectively assessed need for additional housing in the District and, having regard to all the considerations above, would constitute sustainable development.

7.49 The officer recommendation is therefore that subject to the satisfactory completion of a Section 106 agreement and appropriate planning conditions, the proposals are acceptable and should be approved.

8. RECOMMENDATION -

APPROVE subject to the prior completion of a Section 106 obligation relating to affordable housing, open space, Public Rights of Way, and wheeled bins and to conditions to include those listed below.

OR

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

APPROVAL subject to condition to include the following:

- 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)
- Reserved matters minus access Development shall be carried out in accordance with the approved reserved matters
- Fire hydrants
- Archaeological scheme of works
- Surface water drainage strategy
- Foul water drainage strategy
- Tree protection details
- Construction Environment Management Plan
- Ecological mitigation (Great Crested Newt and reptiles) including method statements
- Highways conditions (including details of access)
- Scheme for accessing construction traffic to the development including on-site parking and turning facilities
- Design and Access Statement principles

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 Andy Moffat Planning Service Manager (Development Management) 01480 388402**

Application No. 1301790OUT

Land Between Old Mill Avenue and Station Road, Warboys – Change of description of development from - Demolition of 43 Station Road and the residential development of site to provide approximately 150 dwellings with associated infrastructure to - Demolition of 43 Station Road and the residential development of site to provide approximately 120 dwellings with associated infrastructure to

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

(a) that the site is situated outside the built up area of Warboys and therefore would be contrary to existing Local Plan policies in that it would represent development in the open country;

(b) that the site is not proposed for development in stage 3 of the Huntingdonshire Draft Local Plan to 2036 and permission would therefore be premature in advance of the determination of the Local Plan in accordance with the Court of Appeal decision in the case of St Albans v. Hunston Properties Ltd 2013;

(c) that Warboys is proposed for designation as a Key Service Centre in the Huntingdonshire Draft Local Plan to 2036 and in which a series of specific sites are proposed for allocation in order to maintain and promote sustainable growth. Sites for approximately 150 dwellings have already been proposed for housing development in the stage 3 consultation on the Draft Local Plan and the local economy and community has insufficient capacity to absorb a further 120 dwellings as proposed in the current application;

(d) that the site of the application forms part of the wider countryside and contributes to the character and rural setting of the village of Warboys. It is therefore not appropriately located within the built-up area of the village and would be contrary to Policy LP9 of the Huntingdonshire Draft Local Plan 2036;

(e) that the site is predominantly classed as comprising grade 2 agricultural land in the Huntingdonshire Draft Local Plan 2036 Environmental Capacity Study: Additional Site Assessments. With the country being no longer self-sufficient in food production and the long term unsustainability of a reliance on food imports for a rapidly expanding population, development on grade 2 agricultural land should be resisted in a similar manner to grade 1 agricultural land;

(f) that, although the application is in outline only, the indicative design shows a development that is cramped in scale in the illustrative masterplan and a higher density development of this size would not be appropriate at the rural edge of the village and in a countryside location as illustrated in the assessment of this site in the Huntingdonshire Draft Local Plan 2036 Environmental Capacity Study: Additional Site Assessments;

(g) that the proposed development would not contribute to sustainable travel under Policy LP17 of the Huntingdonshire Draft Local Plan 2036 in that there are insufficient employment opportunities in Warboys to accommodate development on this scale, thereby resulting in an outward migration of residents daily to work on roads that are already over-capacity and where a journey time at peak hours to Huntingdon some 6 miles distant can already take up to 40 minutes;

(h) that the proposed access to the site via Station Road will be insufficient to accommodate a development of this scale. The proposed junction with Station Road will have insufficient capacity to accommodate potentially 250 vehicles from the new development plus visitors and service traffic and is located too close to the junction with Heath Road. It would therefore be contrary to Policy LP17 of the Huntingdonshire Draft Local Plan 2036 in that traffic volumes will cause significant harm to the character of the surrounding area;

(i) that the absence of any direct pedestrian and cycle access from the site to the village and to bus routes other than via Station Road and High Street will result in a lack of connectivity and ease of access from the proposed site to village services, resulting in the unsustainable use of vehicular traffic contrary to Policy LP17 of the Huntingdonshire Draft Local Plan 2036;

(j) that the local capacity of the drainage system will be inadequate to accommodate a development of the scale proposed and will result in flooding both on and off site.

In the event of the application being approved, the Parish Council would ask the developer to make a contribution towards a replacement village hall in Warboys and improvements to the access junction to the site in the interests of highway safety.

…….

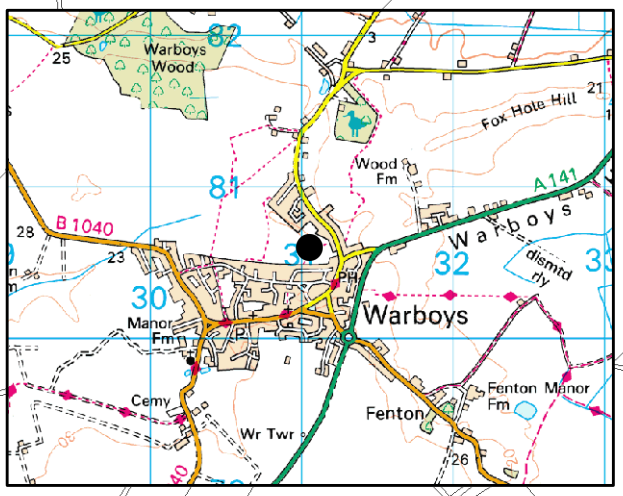
R. Reeves.
Clerk to Warboys Parish Council
16th May 2014

Development Management Panel

Scale =1:5,000
Date Created: 03/06/2014

Application Ref: 1301790OUT
Location: Warboys

© Crown copyright and database rights 2014
Ordnance Survey HDC 100022322



Legend

- The Site
- Conservation Area