

**Case No:** 19/00356/PIP (PERMISSION IN PRINCIPLE)  
**Proposal:** ERECTION OF UP TO 6 DWELLINGS  
**Location:** LAND SOUTH EAST OF 26 NEW ROAD WARBOYS  
PE28 2SS  
**Applicant:** MRS JOAN SELF  
**Grid Ref:** 531182 279743  
**Date of Registration:** 26.02.2019  
**Parish:** WARBOYS

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**RECOMMENDATION - APPROVE**

**This application is referred to the Development Management Committee (DMC) in accordance with the current Scheme of Delegation as:**

- 1. The application is a departure from the development plan and is recommended for approval. Huntingdonshire District Council's Scheme of Delegation states that final decisions on all applications for Permission in Principle can be delegated to Officers unless the proposal is contrary to the adopted and draft development plan and recommended for approval.**
- 2. The Officer recommendation of approval is contrary to the Parish Council's recommendation of refusal.**

**1. DESCRIPTION OF SITE AND APPLICATION**

- 1.1 The site is located adjacent to, but outside of, the built up area of Warboys. The site currently comprises a field of approximately 0.48 hectares on the western side of New Road A141, and is classed as Grade 2 agricultural land, on a scale of 1 - 5, where 1 is 'excellent quality agricultural land' and 5 is 'very poor agricultural land'.
- 1.2 To the north of the site is a ribbon of development along New Road leading into Warboys. To the immediate west is Fenton Fields Farm, comprising a farm house and a number of outbuildings. Further to the west is a development under construction for 74 homes, to the south of Farriers Way. To the south and east of the application site are open agricultural fields. The application site is classified as being in the countryside but is in close proximity to the southern edge of the built up area of Warboys which adjoins the site to the north. The site is located in Flood Zone 1 based on the Council's 2017 Strategic Flood Risk Assessment (SFRA) and is not considered to have any other significant constraints.
- 1.3 The PIP application is for residential development of 6 dwellings. The application initially proposed 9 dwellings. This was amended to 6 dwellings to better reflect the pattern of development in the area. The current proposal is the first part of permission in principle application; which only assesses the principle issues namely: (1) location, (2) use; and (3) amount of development proposed and establishes whether a

site is suitable in principle. Should this application be successful, the applicant will have to submit a Technical Details application covering all other detailed material planning considerations.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (19th February 2019) (NPPF 2019) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2019 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2019 sets out the Government's planning policies for (amongst other things):
- \* delivering a sufficient supply of homes;
  - \* achieving well-designed places;
  - \* conserving and enhancing the natural environment;
  - \* conserving and enhancing the historic environment.
- 2.3 The NPPF 2019 updated the NPPF 2018 which replaced the NPPF 2012. Transitional arrangements are in place for authorities who have submitted Local Plans on or before the 24 January 2019. To ensure consistency, the 2012 Framework policies will continue to be relevant for the purposes of examining those plans. For clarity HDC submitted their Local Plan on 29 March 2018 and the examination hearings took place in July and September 2018. This emerging Local Plan is a material consideration. The NPPF 2019 should also in the normal way be taken into account as a material consideration in dealing with applications.
- 2.4 Planning Practice Guidance is also relevant and a material consideration.

For full details visit the government website: <https://www.gov.uk>

## **3. PLANNING POLICIES**

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995):
- H23: Housing Outside of Environmental Limits
  - H31: Residential Privacy and amenity standards
  - T18: Access requirements for new development
  - T19: Pedestrian Routes and Footpath
  - En2: Character and setting of Listed Buildings
  - En12: Archaeological Implications
  - En17: Development in Countryside
  - En18: Protection of countryside features
  - En19: Trees and Landscape
  - En20: Landscaping Scheme
  - En22: Nature and Wildlife Conservation
  - En25: General Design
  - CS8: Water
  - CS9: Flood Water Management

- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002):
- HL5: "Quality and density of development"
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009):
- CS1: Sustainable development in Huntingdonshire
  - CS2: Strategic Housing Development
  - CS3: The Settlement Hierarchy
  - CS10: Contributions to Infrastructure requirements
- 3.4 Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 (as amended March 2018 for submission):
- LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery
  - LP5: Flood Risk
  - LP6: Waste Water Management
  - LP8: Key Service Centres
  - LP11: The Countryside
  - LP12: Design Context
  - LP13: Design Implementation
  - LP15: Amenity
  - LP16: Surface Water
  - LP17: Sustainable Travel
  - LP18: Parking Provision and vehicle movement
  - LP32: Biodiversity and Geodiversity
  - LP33: Trees, Woodland, Hedges and Hedgerow
  - LP36: Heritage Assets and their Settings
- 3.5 The LPA considers the Local Plan to 2036 to be a sound plan and it was submitted for examination on the 29th March 2018. Footnote 22 of the NPPF 2018 states during the transitional period for emerging plans submitted for examination (set out in paragraph 214 of NPPF 2018), consistency should be tested against the previous Framework published in March 2012. The plan has therefore reached an advanced stage and is considered to be consistent with the policies set out within the NPPF 2012. The Local Plan examination hearings ended on 27 September 2018 and the Inspector's initial findings are that the plan can be made sound by main modifications.
- 3.6 Following the examination hearings held in July and September 2018, the wording of LP2, LP5 and LP11 are to be changed with "recognise" added in relation to the intrinsic character and beauty of the countryside in LP2, with LP5 amended as agreed with the Environment Agency and County Council and with "protect" replaced with "recognise" in LP11.
- 3.7 The Inspector has not required any main modifications to any of the other policies listed above that would have any material implications for this application.
- 3.8 The emerging Local Plan has now reached an advanced stage and in the light of the Inspector's initial findings should be afforded more weight. Save for policies LP2, LP5 and LP11, it is considered that

significant (but not full) weight should now be afforded to the policies referred to within the Local Plan to 2036 (as amended March 2018 for submission). The Local Planning Authority has agreed to the required changes to LP2, LP5 and LP11 but as the required changes to Policies LP2, LP5 and LP11 have recently been subject to further consultation before adoption, it is considered that moderate rather than significant weight should be afforded to these policies as modified.

- 3.9 Supplementary Planning Documents (SPD) and Guidance:
- \* Huntingdonshire Design Guide SPD (2017)
  - \* Huntingdonshire Townscape and Landscape Assessment SPD 2007
  - \* Developer Contributions SPD 2011
  - \* Cambridgeshire Flood and Water SPD 2017
  - \* Huntingdonshire Tree Guidance Note 3
  - \* December 2018 Annual Monitoring Review regarding housing land supply.

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

#### **4. PLANNING HISTORY**

- 4.1 None relevant

#### **5. CONSULTATIONS**

- 5.1 **Warboys Parish Council (PC)** – Recommend Refusal, comments summarised below:

\* The site is not allocated for development in the emerging Huntingdonshire Local Plan to 2036

\* The 'tilted balance' position should not apply and the Parish Council does not accept that the existing housing supply policies are out of date, as the emerging Local Plan has been subject to an Examination in Public in the summer of 2018 and the Inspector has accepted that housing numbers do not need to be increased above those contained in the Plan

\* Warboys is a Key Service Centre where development should be limited primarily to sites within built up areas.

\* Local Plan allocates for 270 dwellings in Warboys. Of those, reserved matters applications have been submitted for 154 dwellings. There are approvals for 157 dwellings determined in the course of the Local Plan's preparation. This totals 427 dwellings, a 26% increase in the size of Warboys from the 2011 census, which Warboys is unable to accommodate.

\* Approval would create a precedent making applications on similar sites more difficult to refuse.

\* Highway safety issues for access to site, A141 New Road is busy with no speed limit.

(COPY ATTACHED).

*Officer Comment: The issues raised by the PC are addressed in the main body of the report.*

- 5.2 **Cambridgeshire County Council Local Highway Authority (LHA)** – No objections in principle, comments summarised below:

\* The applicant should note that the LHA would normally look to adopt an access road that leads to 5 or more dwellings. With the above in mind the access should be constructed to an adoptable standard unless HDC are happy for this scale of development to remain private.

\* If the access is remaining private it will need to be detailed as a dropped kerb crossover sealed and drained away from the carriageway 5m wide for the first 10m.

\* If the applicant is looking for the road to be adopted by the LHA then it should be constructed as a bell mouth access with 6m kerb radii. The access road should then be constructed as either a 5m wide carriageway with 1.8m footways or a 5.5m wide block paved shared surface with 0.5m wide margins.

\* Any development coming forward should include the following suitable vehicle to vehicle visibility splays. And details of pedestrian connectivity to the rest of Warboys.

\* Conditions are requested in relation to details of site layout, access, visibility splays parking and turning.

**5.3 Wildlife Trust** – No objection in principle, comments summarised below:

\* The proposed development would not directly impact on designated nature conservation sites or known areas of priority habitat. Based on the location, scale and nature of the proposed development it is not considered there are likely to be ecological issues which would make it inappropriate to determine this application as a permission in principle application.

\* However, please note that maps show there is a pond nearby, and therefore there may be the potential for great crested newts to be using the terrestrial habitat at the proposal site.

\* Should permission in principle be granted, potential ecological impacts must be addressed at the technical details stage, through provision of an ecological assessment.

**5.4 HDC Environmental Health Officer** – No objection in principle, comments summarised below:

\* Due to the development site being adjacent to the A141 it is expected that any technical details application is accompanied by an acoustic assessment which should detail whether any noise mitigation measures are required for road traffic noise.

**5.5 CCC Archaeology Officer** – No objections in principle, comments summarised below:

\* Whilst this site lies in an area of definite archaeological interest (predominantly Roman remains), specific recommendations cannot be made without sight of a proposed site layout plan and a better understanding of the scale and impacts of the proposed development.

\* Whilst the archaeological interest of the site does not necessarily constitute an absolute barrier to development proceeding in this location, it is anticipated that an archaeological evaluation would be necessary in advance of any works commencing in order to mitigate the impacts of development, and would expect that this would be secured at Technical Details application stage.

Natural England – Natural England has no comments to make on the application

## **6. REPRESENTATIONS**

- 6.1 A site notice was erected within the vicinity of the site on 28th February 2019 and a Press Notice also advertised the development as a Departure from the Development Plan.
- 6.2 Three letters of objection have been received from residents, the material planning objections are summarised below:
- \* The site is outside the village boundary
  - \* The land is not allocated for development in the emerging Huntingdonshire Local Plan to 2036
  - \* Highway safety concerns as vehicular accesses onto the A141 and Bencroft Lane have previously not been acceptable for other developments. Access via Farriers way is not practical for the level of vehicles.
  - \* The site is arable land not brownfield land which should take priority
  - \* There are already sufficient developments already approved and in construction to meet housing requirements
  - \* Additional strain on local services
  - \* Concern regarding location of drainage and sewage given flooding problems in the area of New Road.
- 6.3 The issues raised above are addressed in the report below. Given the form of the application submission, some of the objections raised (for example highway safety) will be addressed if and when a technical details submission is made.

## **7. ASSESSMENT**

### **Permission in Principle**

- 7.1 This application is made pursuant to the Town and Country Planning (Permission in Principle) Order 2017 (as amended) (PIP regulations) that provides opportunity for an applicant to apply as to whether permission in principle is acceptable for a site, having regard to specific legislative requirements and, in accordance with ref. 58-012-20180615 of the Planning Practice Guidance (PPG), as to whether the location, land use and amount of development proposed is acceptable. The permission in principle (PIP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. PiP establishes that a particular scale of housing-led development on a defined site is acceptable. The aim is for a PiP to minimize the upfront and at-risk work of applicants.
- 7.2 The report addresses the principal, important and controversial issues which are in this case:
- Principle of development and sustainability
  - Other Matters

## Principle of the Development

- 7.3 The site is considered to be located adjacent to but outside of the Key Service Centre of Warboys, and within the open countryside as classified in Policy CS3 of the Core Strategy 2009. Policy CS3 of the Core Strategy sets out that for Key Service Centres "development schemes of moderate and minor scale and infilling may be appropriate within the built-up area"; with 'moderate scale development' indicated as being up to 59 dwellings within the built-up area. 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. However Policy LP11 of the Local Plan to 2036 Proposed Submission 2017 states that development within the countryside will be restricted to the limited and sporadic opportunities as provided for in other policies of the plan. Amongst other requirements, development must protect the intrinsic character and beauty of the countryside and not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.4 The extents of the settlements' built-up areas are not defined on maps, but are to be judged on a site-by-site basis. Paragraph 5.15 of the Core Strategy's explanatory text states that the built-up area should be considered to be the 'existing built form', but excluding: (i) buildings that are detached from the settlement; (ii) gardens and undeveloped curtilage land at the settlement edge, where these are more related to the countryside than the village; and (iii) agricultural buildings. It is considered that the development would not be 'isolated' (referred to in para 79 of the NPPF) as the site is adjacent to a number of existing residential dwellings. The proposed dwellings do not meet any of the exception criteria set out in the local policies regarding development in the countryside such as an agricultural need or exceptional design quality.
- 7.5 As the site is located within the countryside, new market dwellings would normally be resisted. The proposal is therefore a departure from the Development Plan and has been advertised as such. For clarity, the proposal is also a departure from the emerging Local Plan.
- 7.6 In order to satisfy the requirements of the NPPF to boost housing supply the Council must demonstrate an up-to-date five year supply of deliverable housing sites to meet its objectively assessed need, with an additional buffer to ensure choice and competition in the market for land; this requirement is set out in paragraph 11 of the NPPF. Due to under delivery in recent years the buffer to be applied for the District is 20%. The December 2017 Annual Monitoring Review applies the 20% buffer and demonstrates that the Council has a five year supply of housing land.
- 7.7 However the Development Plan policies relevant to the supply of housing (En17 and H23 of the Huntingdonshire Local Plan (HLP) and CS2 and CS3 of the Huntingdonshire Core Strategy (HCS)) were set against a lower Objectively Assessed Need figure such that strict application of these policies would result in failure to achieve the objectively assessed housing need figure that the Council currently has identified as part of the emerging Local Plan to 2036.

- 7.8 These policies are therefore no longer fully up-to-date or consistent with the NPPF and, at this time and until the Council adopts the Local Plan to 2036 with up-to-date policies, the 'tilted balance' as set out within d ii of para. 11 is engaged. For decision-taking this means granting permission in instances where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, unless any adverse impacts would significantly and demonstrably outweigh the benefits (having regard to the Framework policies taken as a whole), or specific policies of the Framework indicate development should be restricted. Footnote 6 to the Framework provides some examples of these restrictive policies.
- 7.9 The site is immediately to the south of the built up area of Warboys and is located at the end of an existing ribbon of residential development on the western side of A141 New Road and to the west of Fenton Fields Farm. Although the site is classified as 'the countryside', it is not considered to be isolated by virtue of the close proximity to the built up area of Warboys.
- 7.10 Given that the application site is immediately adjacent to the built up area to the north, and would not extend further to the south than the existing residential curtilage of Fenton Fields Farm it is considered to relate reasonably well to nearby development. Taking this into account, and due to the presence of 74 dwellings currently under construction to the east of the site (application reference 18/00531/REM), it is not considered that up to 6 dwellings in this context and at this location would be significantly at odds with the existing prevailing pattern of development in the vicinity, and therefore would not amount to significant and demonstrable harm to the rural character of the area.
- 7.11 Warboys is defined as a 'Key Service Centre' in the Huntingdonshire Local Plan to 2036. This is in relation to the level of service and infrastructure provision within the settlement, opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport; and effect on the character of the immediate locality and the settlement as a whole.
- 7.12 Key Service Centres provide a range of services and facilities that meet many of the needs of residents and to some extent those of other nearby settlements. As such they have a role in meeting the development needs of the district through a series of allocations at these settlements. In light of the adopted housing supply policies being out of date, it is not appropriate in the case of all settlements to attach the same weight to Policies LP11 and CS3 in a blanket way. It is necessary to assess the circumstances of each settlement to establish whether that village can accommodate sustainably (as defined in the NPPF) the development proposed, having regard in particular to the level of services and facilities available to meet the needs of that development.
- 7.13 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages.

#### Environmental Sustainability:

- 7.14 The environmental issues are assessed in the following sections of this report. In relation to the loss of higher grade of agricultural land, Policy LP11 of the Huntingdonshire District Council Local Plan to 2036: Proposed Submission 2017 states that the Council will only grant planning permission where development seeks to use land of lower agricultural value in preference to land of higher agricultural value, avoid the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land. Development should protect the intrinsic character and beauty of the countryside; and not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others. In this case, the site is classified as grade 2 agricultural land. Due to the Council's out of date housing supply policies, weight can be given to the need for housing as overriding the need to retain this small parcel of unused agricultural land when conducting the planning balance. The proposal is not considered to result in a significant loss of high value agricultural land.

#### Economic sustainability:

- 7.15 The provision of 6 new dwellings would give rise to employment during the construction phase of the development, and has the potential to result in a modest increase in the use of local services and facilities, both of which will be of benefit to the local economy.

#### Social sustainability:

- 7.16 It is acknowledged that due to the rural nature of this part of the district, there would be a modest increase in the use of the private motor car related to this development. The site is adjacent to the built up area of Warboys. Warboys is a Key Service Centre and as such has a good range of services and facilities available that meet many of the day to day needs of residents. Facilities in Warboys include a primary school, places of worship, doctors surgery, library, and a number of shops and public houses. Given the site's close proximity to Warboys, and due to the number of units proposed the site is considered to be located in a reasonably sustainable location with sufficient services to meet the needs of the development.
- 7.17 The site would also increase the supply of market housing. There is a district wide identified need for market housing – the district's identified housing need number (over the Local Plan period) is not a ceiling number, and whilst the weight this need can be given is lessened given the district's current 5 year housing supply position, there would nevertheless be a net benefit in social terms. Whilst the Council can demonstrate a 5 year supply of deliverable housing land, the provision of market housing on the application site would amount to a benefit in terms of providing a greater flexibility to the supply of housing.

## **Other Matters**

### Design

- 7.18 The scale, layout, appearance of the proposed dwellings including issues of landscaping and the full impact of the character of the area are not under consideration at this stage. This will be determined at the technical details stage.

### Residential Amenity.

- 7.19 Officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed without having a detrimental impact on neighbour's amenity. Officers are confident of this subject to design, scale and siting of dwellings at the technical details stage.

### Highway Safety, Parking, and Flooding, Drainage

- 7.20 A number of objections have been raised in relation to highway safety and a number of conditions and further information have been requested by CCC Local Highway Authority. CCC Local Highway Authority have no objection to the scheme in principle. The PIP regulations prohibit any form of conditions being imposed to this development and as such any information requested would either need to be submitted as part of any subsequent Technical Details Consent, or a new full planning application.
- 7.21 The site is in Flood Zone 1 and as such, is not considered to be a significant flood risk. Concerns regarding drainage are noted however given that the application is for Permission in Principle, these issues are to be addressed within any subsequent Technical Details application.

## **Infrastructure Requirements and Planning Obligations**

- 7.22 The Infrastructure Business Plan 2013/2014 (2013) was developed by the Growth and Infrastructure Group of the Huntingdonshire Local Strategic Partnership. It helps to identify the infrastructure needs arising from the development proposed to 2036 through the Core Strategy
- 7.23 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S106 planning obligations must be:
- Necessary to make the development acceptable in planning terms;
  - Directly related to the development; and
  - Fairly and reasonably related in scale and kind to the development

## **Community Infrastructure Levy (CIL):**

- 7.24 As this planning application is for a minor development, the development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and

access, health, community facilities, libraries and lifelong learning and education.

### **Planning Balance & Conclusion:**

- 7.25 This proposal would result in development outside of the built-up area of the settlement and would conflict with policies H23, En17 of the HLP and CS3 of the CS. Para. 47 of the NPPF is clear that the Framework can override Development Plan policies which are not consistent with provisions of the NPPF and this is a material consideration in the determination of the application. Given the inconsistencies of the adopted housing supply policies with the NPPF, the 'tilted balance' set out in para. 11 of the NPPF is engaged and shifts the planning balance in favour of the grant of PIP consent, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.26 The presumption in favour of sustainable development requires proposals to achieve economic, social and environmental gains; as such a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages. The three components of sustainability have been assessed above however will be subject to the material planning considerations at the technical details stage.
- 7.27 On balance it is accepted that the proposed development would result in some environmental harm as the proposal would not accord with development plan policies that seek to restrict development in the countryside. Further there would be moderate harm to the character and appearance of the area. Nonetheless, given its relationship with the built up area of Warboys to the north and development to the east, up to 6 residential units at this location are not considered to result in a significant harm to the character and appearance of the area. There will also be an opportunity to mitigate against the impact of the development on the character of the area at technical details stage, where matters such as landscaping and screening will be considered.
- 7.28 Ultimately, when considered in the round, and having regard to the fact that this is a PIP application, the proposal would contribute to the economic and social dimensions of sustainability with the addition of an addition 6 residential units (moderate weight), which will also bring further economic benefits through job creation in the construction industry (short term) and additional spent of future households in the local economy – limited weight are attached to these latter two benefits.
- 7.29 Overall, the harm identified is not considered to significantly and demonstrably outweigh the scheme's benefits when assessed against the policies in the NPPF taken as a whole. This is a significant material consideration which outweighs the conflict with the Development Plan and therefore it is recommended that permission in principle should be granted.

## **8. RECOMMENDATION - APPROVAL**

### Informatives

- Highway Safety requirements
- Ecology requirements
- Pumping station and consultation with Anglian Water.

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 **Luke Waddington Development Management Officer 01480 388143**

**Application No. 19/00356/PIP**

**Land South East of 26 New Road, Warboys – Erection of up to 9 Dwellings**

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

- (a) that the site is not allocated for development in the Huntingdonshire Local Plan to 2036. The Parish Council does not accept the argument that the ‘tilted balance’ should apply. The Local Plan has been subject to an Examination in Public in the summer of 2018 and the Inspector has accepted that housing numbers do not need to be increased above those contained in the Plan. The Parish Council therefore does not accept the contention by the applicant’s agents that existing policies are out of date. If an exception to the sites allocated in the Plan were to be made by granting planning permission in this case, it would create a precedent for similar applications to be made for other sites that are not allocated that it would be more difficult to refuse.
  
- (b) Warboys is designated as a Key Service Centre in the Huntingdonshire Local Plan. In defining Key Service Centres, paragraph 4.97 of the Local Plan states that development may be ‘appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the settlement concerned. It is therefore considered appropriate to limit development primarily to sites within built-up areas, acknowledging the fact that opportunities for development within them will largely be limited to redevelopment opportunities, intensification of use and development of land which relates wholly to existing buildings rather than the surrounding countryside.’

There are already allocations in the approved Local Plan for 270 dwellings in Warboys. Of those, reserved matters applications have been submitted for 154 dwellings. Approvals also have been granted by the District Council in the course of the Local Plan’s preparation for a further 157 dwellings that have either been completed or are in the course of construction. That totals 427 dwellings. The 2011 census showed the number of households in the Parish as 1,631 and the population as 3,994 people. Therefore the Local Plan provides for a 26% increase in the number of dwellings in Warboys. Using the census average household size of 2.45 people per dwelling, this will amount to an additional 1,046 people.

The infrastructure of Warboys is unable to accommodate growth on this scale, even without a further 9 dwellings which is the subject of the current application;

- (c) that access to the proposed development would need to be obtained from the busy A141 at a location where speed is not restricted and would thus constitute a danger to highway safety.

.....  
R. Reeves.  
Clerk to Warboys Parish Council  
13th March 2019

# Development Management Committee



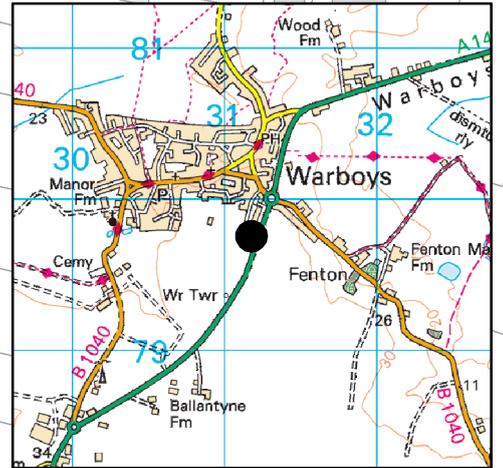
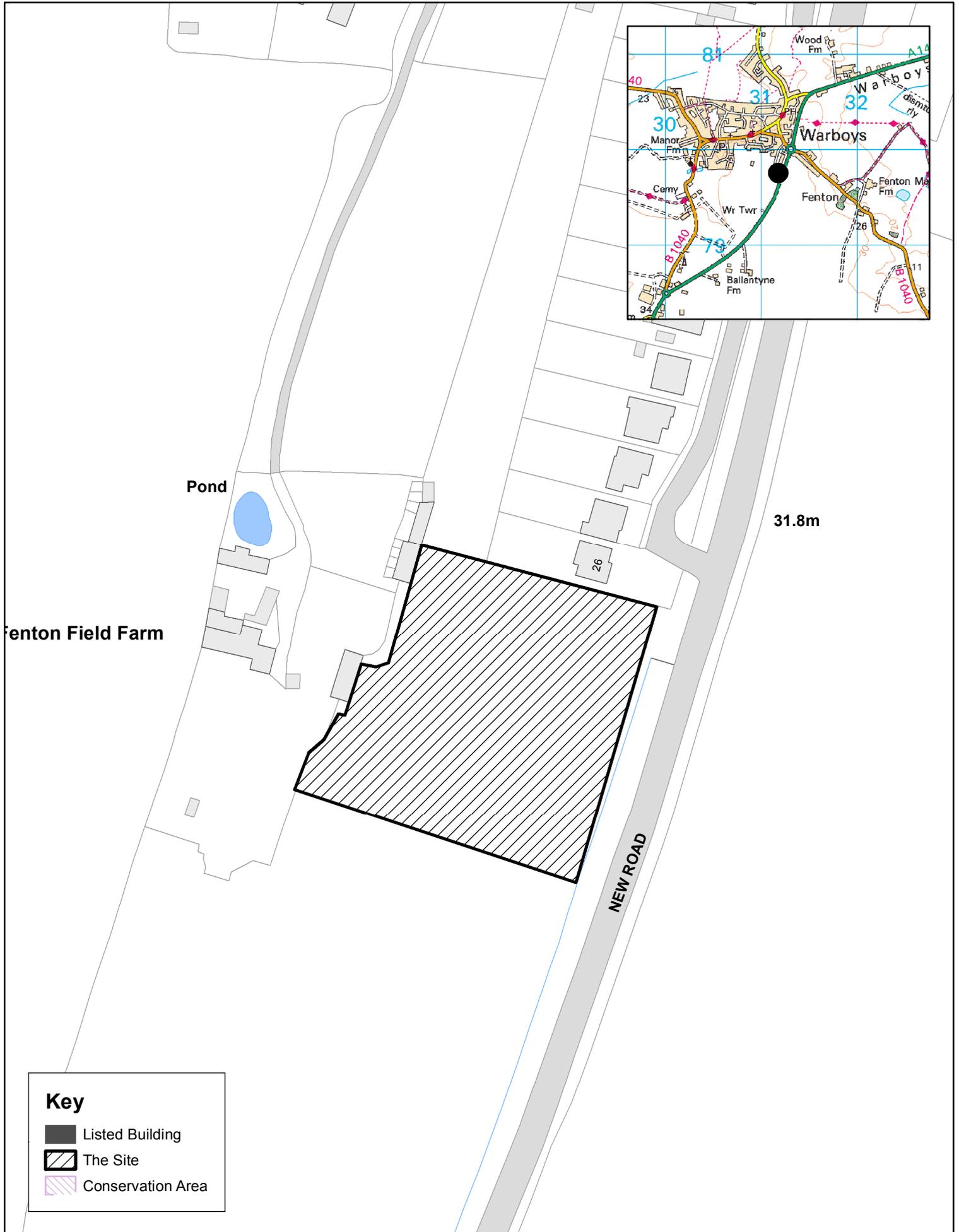
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Application Ref: 19/00356/PIP

Date Created: 01/04/2019

Location: Warboys

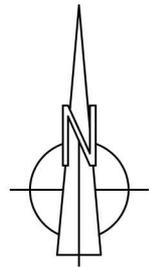
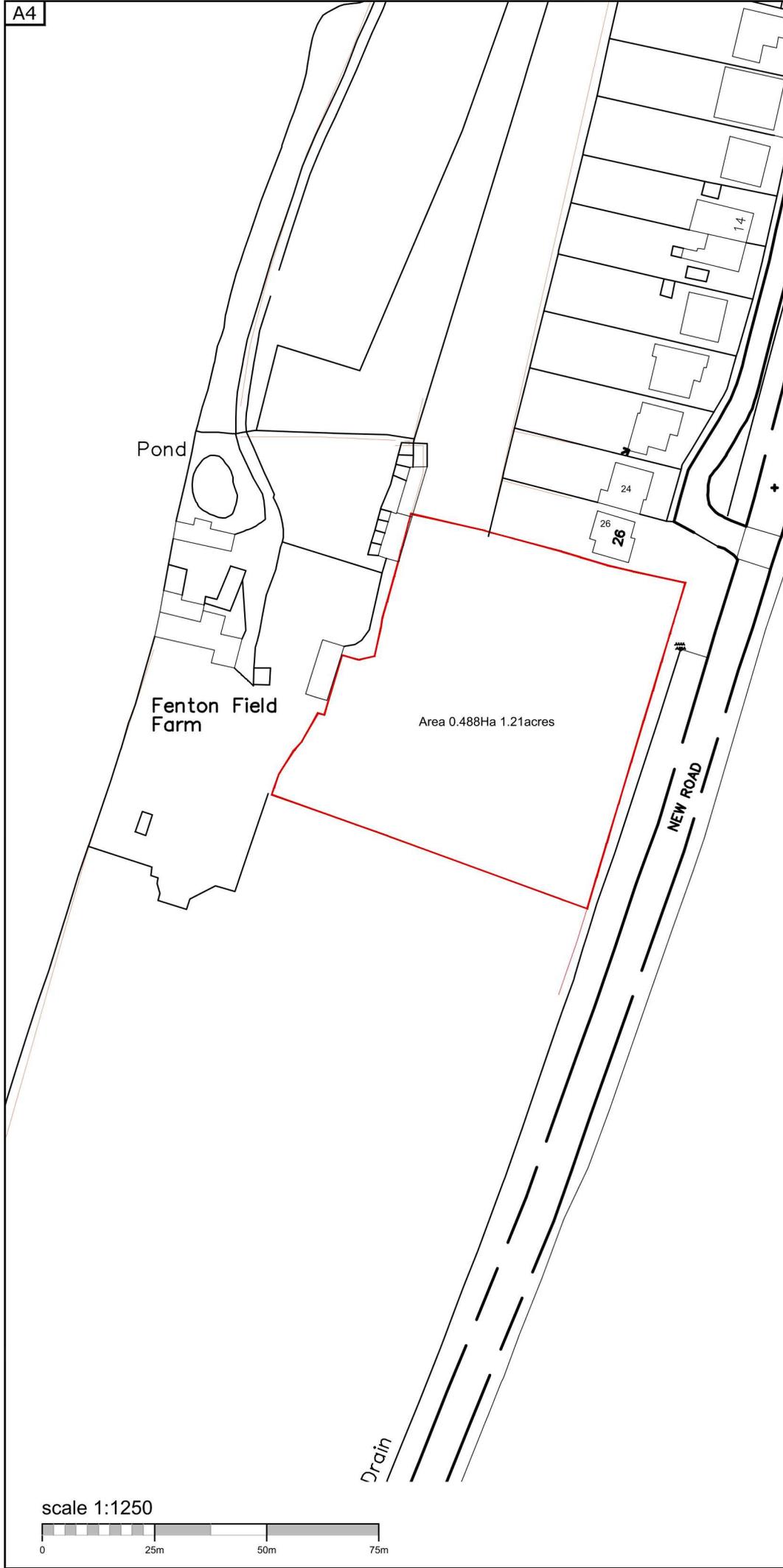
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DESCRIPTION	DATE	AUTH	CHK'D



**PRELIMINARY**



architects

Romsey Office

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PROJECT

Land adjacent No 26 New Road  
 Warboys  
 for Armstrong Rigg

DRAWING

Location Plan

SCALE	DATE	AUTHOR	CHK'D
1:1250 @ A4	Feb 2019	brd	

JOB NO.	DRAWING NO.	REV
ARMS181103	LP-01	

CLIENT REF.

scale 1:1250

