PERMISSION IN PRINCIPLE

Supporting Statement

Residential development of between 6 and 9 dwellings

Land to the rear of the permitted development at Heath Road
(planning permission 26/00344/FUL)
Warboys, Huntingdon PE28 2TQ

Applicant
Mr S Robinson

Agent
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The Planning Partnership
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October 2026

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1. Introduction

1.1 This statement supports an application for Permission in Principle (PiP) for residential development of between 6 and 9 dwellings on land to the rear (north) of the site at Heath Road, Warboys that was granted full planning permission for 8 dwellings on 20 October 2026 (ref. 26/00344/FUL).

1.2 The application site extends to 0.85 hectares, below the 1 hectare limit for PiP by application. It is shown edged red on the accompanying Location Plan and on the illustrative Site Layout Plan 2 (dated 20 October 2026), which shows one way 9 dwellings could be arranged.

1.3 A PiP application tests only three matters: location, land use and amount of development. All other matters, including layout, design, landscaping, drainage and the detail of access, fall to be considered at the Technical Details Consent (TDC) stage.

1.4 The range of 6 to 9 dwellings is deliberate. The site extends further east than the permitted scheme, and the lower figure allows a scheme confined to the western and central parts of the site should detailed work show that the eastern part is better kept open.

1.5 In summary, the case is that:

- the Council cannot demonstrate a five year supply of deliverable housing sites (3.68 years), so there is an evidenced unmet need for housing under National Decision-Making Policy S5(1)(j);
- the site directly adjoins land with planning permission for housing, which the NPPF glossary defines as part of the settlement, so it is physically well-related to Warboys;
- the site is contained by field drains to the north and east, the Anglian Water pumping station to the west and the permitted scheme to the south, so it would form a compact, defined extension rather than open-ended encroachment;
- 6 to 9 dwellings is a scale Warboys, a Key Service Centre, can readily accommodate; and
- the adverse effects are limited and would not substantially outweigh the benefits.

2. The site and its surroundings

2.1 The site is arable land on the north-eastern edge of Warboys, immediately north of the permitted 8-dwelling scheme on the northern side of Heath Road. It is a broadly rectangular parcel whose boundaries are formed by existing physical features:

Boundary	**Feature**
North	Field drain
East	Field drain
South	Northern boundary of the permitted scheme, with its approved native hedgerow and tree planting
South-east	Heath Pond and its surrounding land (excluded from the site)
West	Anglian Water sewage pumping station and its landscaped surround,

Boundary	Feature
	with the access strip to Heath Road

2.2 Access would be taken from Heath Road using the access point approved under 26/00344/FUL, and then northwards along the strip on the western side of the permitted scheme. That strip is shown as a field access track on the approved Site Layout Plan (25/1017/202 Rev D, included in the Committee Report at the Appendix), so access to the land to the rear was anticipated in the approved layout.

2.3 On the south side of Heath Road, opposite the permitted scheme, is established residential development at Nos. 14 to 26 Heath Road. Once the permitted scheme is built, the site will be bounded on its southern side by housing.

2.4 The site has no statutory ecological, landscape or heritage designation. It lies within Flood Zone 1 on the Environment Agency's Flood Map for Planning. It is not in the Green Belt and is not Local Green Space.

2.5 The Warboys Sheep Wash, a non-designated heritage asset, lies to the east of Heath Pond. The Council found that the permitted scheme, about 65 metres from it, caused no significant harm to its setting (Committee Report, paragraphs 7.82 to 7.85).

3. Planning history

3.1 The land immediately to the south has the following history:

Reference	Proposal	Decision
26/00344/FUL	Erection of 8 dwellings, Land North of 20 to 26 Heath Road and North of Heath Farm	Approved by the Development Management Committee on 19 October 2026; permission issued 20 October 2026, subject to 23 conditions
25/00900/PIP	Permission in Principle for 4 to 9 dwellings on the same land	Permitted 31 July 2025

3.2 The Committee Report on 26/00344/FUL ("the Committee Report"), reproduced in the Appendix with the decision notice, was written after the August 2026 NPPF took effect and applied the new National Decision-Making Policies directly. Its findings bear on almost every issue in this application. The most relevant are:

1. The Council cannot demonstrate a five year housing land supply. The five-year requirement, including a 5% buffer, is 5,907 homes against a supply of 4,345, equivalent to 3.68 years (paragraphs 7.9 and 8.3).
2. NDMP S5(1)(j) is engaged because of that unmet need (paragraph 8.5).
3. Although the site was separated from the main built form by about 44 metres, it was reasonably well-related to the village because of the new footway link and the housing opposite (paragraph 7.13). Any conflict with S5(1)(j) attracted only moderate weight (paragraphs 7.14 and 7.18).
4. Officers remained satisfied that nine dwellings could be accommodated without undue pressure on services, facilities and infrastructure in Warboys (paragraph 7.13).

5. The development would continue the linear pattern of Heath Road and would cause only limited visual and countryside harm (paragraphs 7.22, 7.26 and 8.12).
6. Oldhurst Water Recycling Centre has capacity for the additional foul flows (paragraph 7.57).
7. The access, with 2.4 m by 43 m visibility splays and a new footway along Heath Road, is acceptable to the Local Highway Authority (paragraphs 7.46 to 7.50).
8. The site is in Flood Zone 1 and no sequential test was needed (paragraphs 7.55 and 7.56).
9. Loss of Grade 3 agricultural land and limited countryside harm were outweighed by the benefits of new housing (paragraph 7.25).
10. The benefit of new housing attracts significant weight; economic, social and environmental benefits attract moderate weight (paragraphs 8.9 to 8.11).

3.3 The Council approved the 3 metre northern extension of the permitted site because it allowed a native hedgerow and trees to screen the development from the countryside to the north (paragraphs 7.15 to 7.17). That planting will separate the permitted gardens from this site. It does not prevent development beyond it, and it would be retained and reinforced through this proposal.

4. The Permission in Principle regime

4.1 PiP by application is available for housing-led development of fewer than 10 dwellings on a site of less than 1 hectare, with less than 1,000 square metres of non-residential floorspace. The proposal meets each limit: a maximum of 9 dwellings, a site of 0.85 hectares and no non-residential floorspace.

4.2 PiP is the first of two stages. The first establishes whether a site is suitable in principle by reference to location, land use and amount of development. The second, Technical Details Consent, deals with the detailed design. Other matters, such as access, flood risk and heritage, are relevant at this stage only so far as they affect whether the location is suitable in principle. The detailed solutions are for TDC, where the Council retains full control.

4.3 The supporting information required is limited to a location plan, the site area, a description of the development and the minimum and maximum number of dwellings. The illustrative layout is provided only to show that the maximum of 9 dwellings can be accommodated in a way that responds to the site's edges.

4.4 The Council's own handling of the land to the south confirms the approach. It granted PiP for 4 to 9 dwellings in July 2025 and, in October 2026, accepted the extant PiP as a realistic fallback carrying significant weight.

5. Planning policy framework

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise.

Development plan

5.2 The development plan is the Huntingdonshire Local Plan to 2036, adopted 15 May 2019. The policies most relevant to location, land use and amount are:

Policy	Subject	Relevance
LP2	Strategy for Development	Directs growth to the spatial planning areas and Key Service Centres
LP8	Key Service Centres	Identifies Warboys as a Key Service Centre with a good range of services
LP10	The Countryside	Restricts development outside built-up areas and requires recognition of the countryside's intrinsic character
LP11 / LP12	Design	Development should respond positively to context (detail for TDC)
LP22	Local Services and Community Facilities	Supports the services the development would use

5.3 The Local Plan is more than five years old. Its housing requirement has been superseded by the standard method, against which the Council has a 3.68 year supply. The weight that can be given to LP10's restriction on housing outside built-up areas is reduced accordingly, as the Council recognised in granting both 25/00900/PIP and 26/00344/FUL.

5.4 There is no made neighbourhood plan. A Warboys neighbourhood area was designated on 13 February 2026, but no plan has reached a stage where it carries weight.

National policy

5.5 The National Planning Policy Framework published on 17 August 2026 sets out National Decision-Making Policies (NDMPs). Paragraph 11(d) of earlier versions has been replaced. The presumption in favour of sustainable development now operates through NDMP S3, applying S4 within settlements and S5 outside.

5.6 NDMP S5(1) lists the forms of development that should be approved outside settlements unless the benefits would be substantially outweighed by adverse effects. Criterion (j) covers development addressing an evidenced unmet need, including housing where the Council cannot demonstrate a five year supply, provided the development is physically well-related to an existing settlement and of a scale that can be accommodated given the availability of infrastructure.

5.7 The NPPF glossary defines settlements as including cities, towns, villages and other predominantly built-up areas, together with land which is allocated or has permission for development that will form part of the built-up area once complete. This definition is central to the present application (section 6).

5.8 Other relevant NDMPs are S5(2) to (4) on refusal triggers and exceptional circumstances, L3 on effective use of land, DP3 on well-designed places, TR3 on sustainable locations and HO7 on meeting the need for homes.

6. Assessment

Location

Evidenced unmet need

6.1 The Council's own figures show a supply of 3.68 years against a requirement of 5,907 homes, a shortfall of 1,562 homes (Committee Report, paragraph 8.3). This was the Council's position on 19 October 2026, a fortnight before this application. The first limb of S5(1)(j) is met.

Physically well-related to an existing settlement

6.2 Under the NPPF glossary, a settlement includes land with permission for development that will form part of the built-up area once complete. The permitted 8-dwelling scheme is such land. It continues the linear housing of Heath Road opposite Nos. 14 to 26, and the Council found that it reinforces the existing settlement form (Committee Report, paragraph 7.22). For the purposes of S5, it is part of the settlement of Warboys.

6.3 The application site shares its entire southern boundary with that land. The site therefore has a materially stronger physical relationship with the settlement than the frontage site had when it was considered. The 44 metre gap that led officers to find a moderate conflict with S5(1)(j) on the permitted scheme is replaced here by a shared boundary with land forming part of the settlement.

6.4 Even if the permitted land were left out of account, the relationship would remain a close one. The site would be reached through the same access and footway that the Council accepted as providing a clear physical connection to the village (Committee Report, paragraph 7.13), and it lies behind development the Council has approved. There is no intervening open countryside between the site and built development.

6.5 The site is a compact parcel sitting behind the full length of the permitted scheme, not a narrow finger of land projecting into open countryside. It is contained by field drains to the north and east, the pumping station to the west and Heath Pond to the south-east. Those drains would become the settlement edge: a firmer, more recognisable boundary than the open field edge of the permitted scheme, which has no natural boundary on its northern side today (Committee Report, paragraph 1.1).

Scale and infrastructure

6.6 Warboys is a Key Service Centre under LP8, the second tier of the settlement hierarchy, identified because it has a good range of services. Officers concluded that nine dwellings could be accommodated without undue pressure on services, facilities and infrastructure in Warboys (Committee Report, paragraph 7.13). Taken with the permitted scheme, the proposal would result in up to 17 dwellings on this edge of the village, a small increment for a settlement of this size and role.

6.7 Anglian Water confirmed that Oldhurst Water Recycling Centre has capacity for foul flows from the adjoining scheme (paragraph 7.57), and capacity for a further 9 dwellings can be confirmed at TDC. The development will be liable to the Community Infrastructure Levy, which funds health, education, community facilities and footpaths (paragraph 7.79). The second limb of S5(1)(j) is met.

Accessibility

6.8 Future residents would use the new footway along Heath Road secured by condition 17 of 26/00344/FUL, linking to the village footway network and the services of the Key Service Centre. The site is therefore in a location where walking and cycling are realistic options, consistent with NDMP TR3.

Land use

6.9 The proposed use is residential. The land to the south is permitted for housing and the land across Heath Road is in residential use. No other land use is proposed and there is no conflicting use nearby that would make housing unsuitable. The pumping station already sits next to permitted housing, and Anglian Water's 15 metre stand-off can be met at TDC as it was on the permitted scheme.

Amount of development

6.10 The proposal is for a minimum of 6 and a maximum of 9 dwellings. The illustrative layout shows 9 detached dwellings arranged along a private drive, with generous gardens and space for a landscaped edge along the drains. This is the same order of development the Council found appropriate on the adjoining site.

6.11 At 6 to 9 dwellings on 0.85 hectares, the gross density is about 7 to 11 dwellings per hectare. The net density is higher because the site includes the access strip, the drain margins and a landscaped edge. NDMP L3(2)(b) asks that land outside settlements makes the best use of the site's development potential, applying the rest of the Framework. That balance points to a lower density here, for three reasons:

1. 9 dwellings is the maximum permitted under the PiP regime, so the amount cannot lawfully be higher within this application.
2. This is the outer edge of the village, adjoining open countryside to the north and east, where the Council itself sought 1.5-storey dwellings and structural planting to soften the transition (Committee Report, paragraph 7.26).
3. The eastern part of the site is closest to Heath Pond and the Sheep Wash, and may be better kept open; the minimum of 6 dwellings allows for this.

Character and the countryside

6.12 Development of the site would replace part of an arable field with housing, and there would be some change to views from the north and east. That harm would be limited, for the following reasons.

6.13 The site would be seen against the permitted dwellings, which will be up to two storeys and will occupy the land in front of it. Development behind them would read as a modest deepening of the built edge, not a new incursion into open landscape.

6.14 The drains provide a natural line for new native hedgerow and tree planting, which would give the village a stronger rural edge than the permitted scheme will have on its own. This would establish a new, permanent landscaped boundary to the settlement on a line defined by physical features, rather than simply moving the edge of development northwards. The permitted 1 metre native hedgerow on the northern boundary of 26/00344/FUL would be retained.

6.15 The proposal would introduce a second row of housing behind the permitted frontage and extend built form northwards, so its effects are not identical to those of the permitted scheme. They would nonetheless be limited: the site would be seen against the permitted dwellings, it is contained on all sides, and it would be enclosed by new planting along the drains. The Council found that the permitted scheme caused only limited visual and countryside harm, and that the loss of Grade 3 agricultural land was outweighed by the benefits. The additional effects here are of a similarly modest order.

6.16 The Heath Road frontage is linear in character. However, the Committee Report identifies the cul-de-sac at Pasture Close as an existing departure from that linear pattern (paragraph 7.21). Housing in depth is therefore not without precedent along Heath Road.

Matters for Technical Details Consent

6.17 The following matters do not fall to be decided at PiP stage, but there is no reason to think any would prevent 6 to 9 dwellings coming forward:

Matter	Position
Access	The approved junction has 2.4 m by 43 m visibility splays and is acceptable to the Local Highway Authority for 8 dwellings. The approved layout already provides for a field access track to the rear land. Any upgrading of the junction or drive for up to 17 dwellings can be designed and secured at TDC.
Flood risk and drainage	The site lies within Flood Zone 1. The field drains along the northern and eastern boundaries provide potential opportunities for surface water discharge, subject to detailed investigation, confirmation of capacity and the Lead Local Flood Authority's requirements.
Heritage	The Sheep Wash is non-designated. The layout can keep built form back from the eastern boundary, and the range of 6 to 9 dwellings allows for this. Archaeology can be dealt with by condition, as on the permitted scheme.
Ecology and BNG	The adjoining site was found to be of low ecological value with negligible risk to great crested newts. A Preliminary Ecological Appraisal and statutory 10% BNG will accompany the TDC.
Noise	Noise from the A141 was addressed on the permitted scheme through glazing and ventilation, secured by condition. The same approach is available here.
Amenity	The illustrative layout shows deep rear gardens on both sides of the shared boundary; separation distances meeting the Huntingdonshire Design Guide can be secured at TDC.

Development in depth

6.18 The proposal would place a second row of housing behind the linear frontage along Heath Road. That is acceptable here for the following reasons:

1. **The frontage is now permitted.** Until the frontage was permitted, development here would have meant building behind open land. The site now sits behind a permitted row of 8 dwellings and is contained by drains on its other sides. It would

read as part of a single, compact group rather than as a separate projection into the countryside.

2. **National policy has changed.** Under the August 2026 NPPF, the permitted land forms part of the settlement, and the test is whether the site is physically well-related to it. A site sharing its whole southern boundary with the settlement is well placed to meet that test. Character is a matter for the S5 balance and DP3, not a free-standing bar on development in depth.
3. **The housing shortfall persists.** The supply stood at 3.68 years in October 2026, and the Council has acknowledged that the shortfall is now an unmet need under S5(1)(j) (Committee Report, paragraph 7.5).

The Committee Report also records that housing in depth is not without precedent in this part of Warboys: the cul-de-sac at Pasture Close departs from the linear pattern of Heath Road (paragraph 7.21).

7. Planning balance and conclusion

7.1 The proposal conflicts with LP10 because the site lies outside the built-up area. That conflict carries reduced weight because the Council cannot demonstrate a five year supply and national policy now directs that, in those circumstances, housing that is physically well-related to a settlement should be approved unless its benefits are substantially outweighed.

7.2 None of the S5(2) refusal triggers applies. The site is in Flood Zone 1, is not in the Green Belt or Local Green Space, affects no designated heritage asset and has no protected habitat designation.

7.3 The weight to be given to each consideration, using the Council's own approach in the Committee Report, is:

Consideration	Effect	Weight
Up to 9 dwellings towards a shortfall of 1,562 homes	Benefit	Significant
Construction jobs and spending; support for Warboys shops and services	Benefit	Moderate
Biodiversity net gain and a strengthened, planted village edge	Benefit	Moderate
Conflict with LP10 (development outside the built-up area)	Harm	Limited, given the supply position
Second row of housing behind the permitted frontage, extending built form into the countryside to the north	Harm	Limited
Loss of a small area of Grade 3 agricultural land	Harm	Limited

7.4 The proposal meets both limbs of S5(1)(j). There is an evidenced unmet need for housing. The adjoining permitted land forms part of the settlement under the NPPF glossary, and the application site, which shares its whole southern boundary with that land, is physically well-related to it. It is of a scale that Warboys can readily

accommodate. The limited harms do not substantially outweigh the benefits; the benefits clearly outweigh the harms.

7.5 The location, land use and amount of development are acceptable. Permission in Principle for 6 to 9 dwellings should be granted.

Appendix

Planning permission 26/00344/FUL, Land North of 20 to 26 Heath Road and North of Heath Farm, Warboys:

1. Decision notice dated 20 October 2026
2. Development Management Committee Report, 19 October 2026

Application Number: 26/00344/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

David Mead
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Erection of 8 dwellings

Site address: Land North Of 20 To 26 Heath Road And North Of Heath Farm Heath Road Warboys

Applicant: Mr and Mrs Robinson

in accordance with your application received on 19th February 2026 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	25/1017/201	rev D	03.07.2026
Access Details	25/1017/204	rev B	03.06.2026
Site Layout	25/1017/202	rev D	03.07.2026
Floor plans and Elevations	Plot 1 25/1017/301	rev B	03.06.2026
Floor plans and Elevations	Plot 2, 3 and 6 25/1017/302	rev B	03.06.2026
Floor plans and Elevations	Plot 4 and 5 25/1017/303	rev B	03.06.2026
Floor plans and Elevations	Plot 7 25/1017/304	rev B	03.07.2026
Floor plans and Elevations	Plot 8 25/1017/305	rev A	03.07.2026

Subject to the following condition/s.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 20th October 2026

Huntingdonshire DISTRICT COUNCIL

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1. Condition.
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, render, cladding, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
Notwithstanding the details shown on dwg non 2215-P20-01 Rev V (Proposed Block Plan), no development above slab level for each dwelling shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

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Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

5. Condition.
No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

6. Condition.
No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwelling(s) in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed finished floor levels and landform do not detract from the character and appearance of the area and residential amenity in accordance Policies LP5, LP 12 and LP14 of the Huntingdonshire Local Plan to 2036.

7. Condition.
Prior to occupation, a 'lighting design strategy for biodiversity' for the dwellings hereby permitted shall be submitted to and approved in writing by the local planning authority. The strategy shall:
a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; andb) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. The lighting scheme will follow guidelines from the Bat Conservation Trust and ILP (Institute of Lighting Professionals) -""Guidance Note 08/23: Bats and Artificial Lighting at Night"": Section 4.29, Appropriate luminaire specifications. The scheme shall include but not be limited to the following:
(i) Lighting position.
(ii) Luminaire source type (e.g., LED, fluorescent etc.).
(iii) Lighting colour (Kelvin).
(iv) Lighting direction and height.

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(v) Baffles, hood and louvres if used.
(vi) Timer length for security lights on motions sensors.
All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure the conservation and enhancement of on-site biodiversity and protected species in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

8. Condition.
The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures detailed in section 5 of the Preliminary Ecological Appraisal (by Skilled Ecology) received by the Local Planning Authority on 19/02/2026.

Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

9. Condition.
Notwithstanding the details shown on the plans hereby approved, prior to first occupation of any dwelling hereby permitted, details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure and, where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017

10. Condition.
The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacementstandards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.
Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

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11. Condition.
The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

12. Condition.
The development, hereby permitted, shall not be occupied or brought into use, until the vehicular access where it crosses the public highway has been laid out and constructed in accordance with the approved drawing number 25-1017-204 rev B and shall be retained as such.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

13. Condition.
No part of the development shall be occupied until the proposed space for onsite parking and turning has been laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing number 25/1017/202 Rev D and thereafter retained for that specific use.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

14. Condition.
Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
Reason: In the interests of highway safety in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

15. Condition.
The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan no. 25/1017/202 Rev D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036

16. Condition.
The access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway and uses a bound material

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for the first 8 metres to prevent debris spreading onto the public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

17. Condition.
Prior to the first occupation of the development hereby permitted the offsite highway improvement works (based on drawing number 25/1017/202/D) shall be completed to the written satisfaction of the Local Planning Authority based on the plans submitted.

Reason: To ensure that the highway network is adequate to cater for the development proposed and In the interests of highway safety in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

18. Condition.
The development shall not commence (including site clearance, demolition, or ground works) until:
a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and
b) The planning authority has approved the plan.
Key requirements:
The biodiversity net gain plan should include but not be limited to the following:
a) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.
b) Pre and post development habitat plans
c) Legal agreement(s) where on site biodiversity net gain is proposed
d) Biodiversity Gain Site Register reference numbers (if using off-site units).
The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.
Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

19. Condition.
Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until a Noise Mitigation Scheme is submitted to and approved by the LPA. The Noise Mitigation Scheme shall be producedby a competent person, to demonstrate that the layout, design and mitigation measures will ensure that internal sound levels from road traffic

C. Kerr

Clara Kerr
Chief Planning Officer

Date 20th October 2026

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noise shall not exceed 35dB LAeq 07:00-23:00 in any habitable room or 30dB LAeq 23:00- 07:00 and 45dB LAmax 23:00-07:00 inside any bedroom and that sound levels from road traffic noise in any outdoor amenity area shall not exceed 50dB LAeq(1 hour) within the first 5 metres from the building façade to which the amenity area relates.

The development shall be carried out in accordance with the Noise Mitigation Scheme and no dwelling shall be occupied until the mitigation measures associated with that dwelling, as identified in the Noise Mitigation Scheme, have been installed. The noise mitigation measures shall thereafter be retained in perpetuity.

Where it has not been possible to achieve the aforementioned indoor sound levels with windows open, prior to the commencement of development a detailed Ventilation Scheme shall be submitted to and approved by the LPA.

The Ventilation Scheme shall demonstrate how adequate ventilation and cooling will be achieved for dwellings without undermining the performance of the Noise Mitigation Scheme. A suitable ventilation system would achieve between 2 to 4 air changes per hour for each noise sensitive habitable room.

The approved scheme shall be fully implemented in the development and the ventilation measures shall thereafter be retained in perpetuity.

Reason: To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

20. Condition.
No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

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Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

21. Condition.
No development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Reason: This is a pre-commencement condition to ensure suitable protection of the trees on and adjacent to the site for the whole duration of the construction works pursuant to this permission and in the interests of visual amenity, and to enhance the character and appearance of the site. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

22. Condition.
No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall commence other than under the provisions of the agreed WSI, which shall include:
(a) The statement of significance and research objectives;
(b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
(c) The timetable for the field investigation as part of the development programme;
(d) The programme and timetable for the analysis, publication and dissemination, and deposition of resulting material.

Reason: This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

23. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) Window and door reveals, cills and headers, including tax windows / doors;

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(b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
(c) Eaves and verge details;(d) Size and design of gable / chimney motif's
(e) The product name and manufacturer where appropriate.
The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

24. 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:

When an application is received, planning 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 the National Planning Policy Framework 2026.

25. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 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.

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

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.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN. 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 they 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 them 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. They do not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.

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, they 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.

Claiming Compensation

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.

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Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 20th October 2026

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Development Management Committee – 19th October 2026

Application Number:	**26/00344/FUL**
Proposal:	**Erection of 8 dwellings**
Location:	**Land North Of 20 To 26 Heath Road And North Of Heath Farm, Heath Road, Warboys**
Applicant:	**Mr and Mrs Robinson**
Agent:	**David Mead**
Case Officer:	**Charlotte Dew**
Parish:	**Warboys**
Reason for Referral:	**Parish Objection**
Committee Date:	**19th October 2026**

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

This application seeks full planning permission for the erection of eight detached dwellings on land north of Heath Road, Warboys. The proposed development comprises three 3-bedroom dwellings and five 4-bedroom dwellings, with the majority being two-storey properties. Plots 7 and 8 are proposed as 1.5-storey dwellings. Integral garages are proposed for Plots 2, 3 and 6, whilst Plots 4 and 5 would be served by adjoining detached garages. A singular vehicular access point to serve the development would be taken from Heath Road.

The application site extends approximately 0.49 hectares and includes a small area of highway verge adjacent to Nos. 16 and 18 Heath Road, where a new pedestrian footway is proposed to facilitate connectivity between the development and the existing village footway network.

The site already benefits from Permission in Principle (PIP) consent for the erection of between four and nine dwellings, granted in July 2025 under application reference 25/00900/PIP.

Consultations
The following consultees have raised an **objection** to the application:

- Warboys Parish Council

The following consultees have raised **no objections** to the application:

- Highways Officers, Environmental Health Officers and Archaeological Officers

There have been no letters of support and five letters of objection received.

Conclusion
The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The principle of development
- Impact on Character of the Area
- Residential amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Trees
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

1.1 This application relates to a 0.49 hectare, broadly rectangular parcel of land situated to the east of Warboys, and is currently used for arable farming. Mature trees and hedgerows form the western and southern boundaries of the site, providing natural screening. The northern and eastern boundaries are open to the countryside and are not bound by natural vegetation. The site is situated to the northeast of the built-up area of Warboys. The application site lies on the northern side of Heath Road and benefits from an existing vehicular access arrangement from the public highway.

1.2 The application site also includes the highway verge south of Heath Road and adjacent to Nos. 16 and 18 Heath Road, where a new pedestrian footway is proposed.

1.3 According to the Council's 2024 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. The site is not susceptible to groundwater flooding. In terms of surface water flooding, a section in the southeastern corner of the site is at risk from surface water flooding based on the Council's SFRA however, the latest Environment Agency mapping indicates that neither the site nor the proposed access is at risk of surface water flooding. There are no statutory ecological or historical designations within or in proximity to the application site.

1.4 This 0.49-hectare site has permission in principle for the erection of between four and nine dwellings approved in July 2025, under application ref 25/00900/PIP, and this consent is still extant.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 This application seeks full planning permission for the erection of eight detached dwellings on land north of Heath Road, Warboys. The proposed development comprises three 3-bedroom dwellings and five 4-bedroom dwellings, with the majority being two-storey properties. Plots 7 and 8 are proposed as 1.5-storey dwellings. Integral garages are proposed for Plots 2, 3 and 6, whilst Plots 4 and 5 would be served by adjoining detached garages. A singular vehicular access point to serve the development would be taken from Heath Road.

2.2 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

- 25/00900/PIP- Permission in principle for 4 to 9 dwellings- Permitted 31.07.2025

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 National Planning Policy Framework

The National Planning Policy Framework (17th August 2026) (NPPF 2026) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2026 National Decision-Making Policy S3: Presumption in favour of sustainable development at paragraph 1 provides as follows: ‘Decisions on development proposals should apply a presumption in favour of sustainable development '

The NPPF 2026 sets out the Government's planning policies for (amongst other things):
* delivering a sufficient supply of homes;
* building a strong, effective economy;
* achieving well-designed places;
* managing flood risk and costal change;
* conserving and enhancing the natural and historic environment.

The amended National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's planning policies for both plan-making and the determination of planning applications in England, together with guidance on how those policies should be applied.

The revised NPPF includes national policies for decision-making and supersedes all previous versions of the Framework, including those published in March 2012 and subsequently revised in July 2018, February 2019, July 2021, September 2023, December 2023, December 2024 and December 2025.

The NPPF 2026 sets out National Decision Making Policies (NDMPs) which are a material consideration of critical importance.

The following NDMPs are considered to be of particular relevance to the current proposals:
o S3:Presumption in favour of sustainable development
o S5:Principle of development outside settlements
o CC2:Mitigation of climate change
o CC3:Adaptation to climate change
o DP3:Key principles for well-designed places
o DP4:The design process
o HO7:Meeting the need for homes
o H011: Isolated homes in the countryside
o TR3:Locating development in sustainable locations
o TR6:Assessing transport impacts
o P3:Living conditions and pollution
o F4:Assessing flood risk for decision-making
o F6:Development in areas at risk of flooding from rivers or the sea
o F7:Ensuring development is safe from flooding
o F8:Sustainable drainage systems and watercourses
o N2:Improving the natural environment
o N3:Trees in new development

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

4.3 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
LP1: Amount of Development
LP2: Strategy for Development
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Wastewater Management
LP8: Key Service Centres
LP11: Design Context

LP12: Design Implementation
LP14: Amenity
LP15: Surface Water
LP16: Sustainable Travel
LP17: Parking Provision and vehicle movement
LP22: Local Services and Community Facilities
LP30: Biodiversity and Geodiversity
LP31: Trees, Woodland, Hedges and Hedgerows

4.4 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- Developer Contributions SPD (2011)
- Developer Contributions: Updates Costs 2019/2020
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD 2017
- Strategic Flood Risk Assessment 2024
- Annual Monitoring Review regarding housing land supply 2024

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

4.5 There is no made neighbourhood plan in Warboys however, Warboys Parish Councils application for the designation of a neighbourhood plan area relating to the whole of the parish was approved on 13 February 2026.

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Parish Council	Objection	The Parish Council objects to the proposal on the grounds that the site is located in close proximity to a former sheep dip, raising concerns regarding potential land contamination and associated risks to human health and the environment. In addition, concerns are raised regarding highway safety, as the proposed access is located close to the junction with the A141, a heavily trafficked route, which is considered likely to result in a substandard and potentially hazardous access arrangement.
Cambridgeshire County Council Highways (The Local Highways Authority LHA)	No objection.	It is noted that the site plan 25/1017/202/C includes a footway connection to the existing footway on Heath Road toward the village centre. Tracking and turning for refuse vehicles has been demonstrated on drawing 3578-03. Based on the information submitted, from the perspective of the Local Highway

		Authority the proposed development is acceptable. If members are minded to approve the application, the LHA recommends the imposition of several conditions.
Environmental Health Officer	No objection.	The Environmental Health Officer raises no objection to the proposal. The submitted Noise Impact Assessment is considered acceptable and identifies mitigation measures, including acoustic glazing and alternative ventilation, to address noise from the A141. The Officer recommends a condition requiring the submission and implementation of a detailed noise mitigation scheme. In addition, the Environmental Health Officer has considered the presence of the former sheep dip and its potential as a source of land contamination. Whilst sheep dips are a recognised contamination risk, the Officer advises that, given the distance from the application site and the likely direction of any contaminant migration, it is unlikely that the sheep dip has significantly affected the site. Any historic contamination associated with sheep treatment activities is also considered likely to have dispersed and diluted over time. The Officer therefore concludes that the former sheep dip does not pose an unacceptable risk to the proposed development.
Archaeological Officer	No objection.	The proposed development is located in an area of archaeological potential, with archaeological investigations undertaken in the vicinity previously. Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of an archaeological condition.
Anglian Water	No objection	Anglian Water advises that the proposed development is located close to an existing pumping station and recommends that all dwellings remain at least 15 metres from its perimeter due to the potential for noise and odour impacts. The submitted layout complies with this requirement and Anglian Water raises no objection in

		this regard, subject to the approved layout being secured. Anglian Water also confirms that Oldhurst Water Recycling Centre has sufficient capacity to accommodate flows arising from the development. Anglian Water notes that the proposed method of surface water management does not relate to AW assets and therefore the they are unable to comment on SW drainage matters however, remove their earlier objection on SW matters as details of the method SW management has been submitted.

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 No letters of support have been received, however five letters of objection have been received raising the following concerns regarding the proposal as summarised:

- Concerns that the proposed access is too close to the Heath Road/A141 junction, creating potential highway safety risks due to high traffic speeds, poor visibility and existing collision history.
- Concerns regarding the lack of a continuous pedestrian route into the village, requiring future residents to cross Heath Road near the A141 junction.
- Concerns that the development's increased hardstanding could increase surface water runoff, particularly given the site's proximity to Heath Pond and nearby drainage features.
- Concerns that the development would result in the loss of agricultural land and open countryside, harming the rural character and setting of Warboys.
- Concerns regarding the impact on the setting of the historic Warboys Sheep Wash.
- Concerns that the site is physically separated from the main built form of the village and would not integrate well with the existing settlement pattern.
- Concerns that further housing growth would place additional pressure on local infrastructure, including the GP surgery, primary school and local road network.
- Concerns regarding potential headlight glare from vehicles using the proposed access and the impact this may have on neighbouring properties.

7 APPRAISAL

Planning history/Permission in Principle consent

7.1 As set out above, the application site, measuring approximately 0.49 hectares, benefits from an extant Permission in Principle (PIP) granted in July 2025 under application reference 25/00900/PIP for the erection of between four and nine dwellings.

7.2 The site lies within the open countryside where new residential development is generally resisted by Local Plan policies. Similarly, residential development in this location would not ordinarily be supported by National Decision-Making Policies (NDMPs) S3, S4 and S5 of the 2026 National Planning Policy Framework.

7.3 Notwithstanding this policy position, a material consideration in the determination of the current application is the extant Permission in Principle, which has established the acceptability of residential development comprising between four and nine dwellings on the site, therefore this is the fallback planning position.

7.4 In determining the PIP application, the Local Planning Authority concluded that the principle of residential development was acceptable, having regard to the proposed amount, location and land use. This conclusion was reached in the context of the Council's inability to demonstrate a five-year supply of deliverable housing sites. At that time, national policy limited the weight that could be attributed to countryside restraint policies (paragraph 11d), and the site was considered to be in a relatively sustainable location due to its proximity to the Key Service Centre of Warboys. The decision also recognised the benefits associated with delivering additional housing at a time of housing supply shortfall, whilst concluding that the resulting landscape and countryside impacts would be limited and would not significantly and demonstrably outweigh the benefits of the proposal.

7.5 It is acknowledged that third-party representations raise concerns relating to development in the countryside, encroachment beyond the settlement boundary and the loss of agricultural land. However, the principle of residential development on the site has already been established through the extant PIP consent. Furthermore, the Council remains unable to demonstrate a five-year housing land supply, which is now termed under the new NPPF as an unmet need. The approved PIP therefore represents a realistic fallback position and carries significant weight in the determination of the current application. Matters relating to the suitability of the site, the principle of residential development, the location of development and the approved quantum of up to eight dwellings are already considered to have been established.

7.6 The application has been submitted as a full planning application rather than a Technical Details Consent (application because the proposed red line boundary extends approximately 3 metres beyond the area approved under Planning in Principle reference 25/00900/PIP, encroaching into the countryside to the north. Had a TDC application been submitted pursuant to the PIP consent, the principle of development would already have been established and would not have been subject to further consideration.

7.7 Notwithstanding the above, a Technical Details Consent application pursuant to planning permission reference 25/00900/PIP could still be submitted until 31 July 2027. In determining such an application, consideration would be limited to matters of layout, design, landscaping and other technical details, with the principle of residential development comprising 4-9 dwellings remaining

established. As such, the extant PIP permission represents a realistic fallback position and is a material consideration in the determination of the current application.

Principle of Development

Housing Land Supply

7.8 This report should be read in the context of the revised National Planning Policy Framework (NPPF), which requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their identified housing requirement. A substantially revised methodology for calculating local housing need, together with the reinstatement of the standard method as the mandatory approach for establishing housing requirements, was introduced on 12 December 2024 and has been carried forward through the August 2026 update to the NPPF.

7.9 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.

7.10 Paragraph 11(d) of previous versions of the National Planning Policy Framework (NPPF), which set out the presumption in favour of sustainable development, has been removed following the August 2026 revision. However, the presumption remains through National Decision-Making Policy (NDMP) S3 and is now applied principally according to location. Where development accords with an up-to-date development plan and the relevant national decision-making policies, planning permission should be granted without delay. Where proposals do not accord with the development plan, the assessment is undertaken through NDMP S4 for development within settlements and NDMP S5 for development outside settlements. The balancing exercise under S4 and S5 is expressly framed by the national decision-making policies and should be considered alongside the development plan.

NPPF Update 2026

7.11 Since the grant of Permission in Principle (PIP) under reference 25/00900/PIP, a new material consideration has arisen through the introduction of the National Decision-Making Policies (NDMPs) within the NPPF (2026). It should also be noted that a Permission in Principle is a 2 stage application process and so does not carry the same status as a full planning permission until the second Technical Details Consent has been secured.

7.12 Notwithstanding the above, the proposal must be assessed against the recently introduced NDMPs. Officers acknowledge that the development gives rise to a degree of conflict with NDMP S5(j), which supports housing development in the countryside where there is an identified unmet housing need, provided the site

is physically well-related to an existing settlement and is of a scale that can be accommodated having regard to existing or planned infrastructure and services.

7.13 As concluded in the assessment of application 25/00900/PIP, officers remain satisfied that a development of nine dwellings could be accommodated without placing undue pressure on the services, facilities and infrastructure available within Warboys. It is acknowledged, however, that the site is separated from the main built form of the settlement by approximately 44 metres, with an intervening field and an Anglian Water pumping station located between the site and existing residential development. While the interpretation of the term "physically well-related" has not yet been clarified through appeal decisions or case law, the proposal incorporates a new pedestrian footpath linking the site to Warboys. In addition, residential development is located immediately opposite the site on the southern side of Heath Road. Accordingly, although the site does not directly adjoin the existing built-up area, the proposed footpath would provide a clear physical connection to the settlement, and its relationship with development on the opposite side of Heath Road weighs in favour of the site being reasonably well-related to the village.

7.14 Taking account of the extant Permission in Principle, the realistic prospect of Technical Details Consent still being secured, and the proposed pedestrian connection to the settlement, Officers conclude that the conflict with NDMP S5(j) attracts only moderate weight. Whilst the site is separated from the existing built form of Warboys, the degree of separation is limited and would be mitigated by the proposed footpath connection. On balance, officers are satisfied that the principle of residential development remains acceptable.

7.15 In addition to the above assessment, the application site extends marginally beyond the red-line boundary approved under Permission in Principle reference 25/00900/PIP, with an additional strip of land approximately 3 metres in depth along the northern boundary. This area is proposed solely to accommodate structural landscaping outside the residential curtilages, creating a landscaped buffer and assisting in screening the development from views across the open countryside to the north.

7.16 The proposed landscaping comprises native hedgerow and tree planting that reflects the character of the surrounding agricultural landscape. The planting would assist in integrating the development into its rural setting, soften views of the built form from the wider countryside and provide biodiversity enhancements in accordance with policy objectives.

7.17 Officers consider that the limited extension beyond the approved PIP boundary is justified by the clear landscaping and visual benefits it would deliver. The proposed planting would not result in an unacceptable encroachment into the countryside, nor would it adversely affect the character or openness of the surrounding area. On this basis, the proposal is considered to accord with the objectives of Policies LP10 (The Countryside) and LP30 (Biodiversity and Geodiversity) of the Huntingdonshire Local Plan to 2036.

7.18 Whilst the site is not directly continuous with the built form of Warboys and therefore gives rise to a degree of conflict with NDMP S5(j), officers consider this conflict to attract only moderate weight. The extent of separation from the settlement is limited and would be mitigated by the proposed pedestrian footpath connection. Furthermore, the extant Permission in Principle establishes a realistic fallback prospect that Technical Details Consent could still be secured for residential development on the site. On balance, having regard to the fall-back position, the proposed pedestrian connection to the settlement and the sites relationship with development on the opposite side of Heath Road, Officers are satisfied that the principle of residential development remains acceptable. The proposal would also contribute towards meeting an identified housing need at a time when the Council has an unmet need in relation to its five-year supply of deliverable housing sites.

Impact on Character of the Area

7.19 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

7.20 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part c sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.

7.21 Heath Road is characterised by predominantly linear residential development form, comprising detached dwellings set back from the road frontage. Separation distances between neighbouring properties generally range from approximately 3 to 5 metres. With the exception of the cul-de-sac development at Pasture Close, development along this part of Heath Road follows a largely linear pattern. The prevailing character is defined by two-storey detached dwellings, with a varied architectural vernacular including traditional rectangular building forms, front-projecting gables and attached single-storey garages. Pitched gable roofs are the predominant roof form within the street scene, although a limited number of properties incorporate jerkinhead roof designs.

7.22 The application site is located on the northern side of Heath Road, between the Anglian Water Pumping Station and Heath Pond. The proposed development would continue the established pattern of linear development along Heath Road, creating a more balanced and continuous built frontage. In doing so, it would reinforce the existing settlement form and visually relate to the established residential development on the opposite side of the road.

7.23 This application seeks full planning permission for the erection of eight detached dwellings on land north of Heath Road, Warboys. The proposed development comprises three 3-bedroom dwellings and five 4-bedroom dwellings, with the majority being two-storey properties. Plots 7 and 8 are proposed as 1.5-storey dwellings. Integral garages are proposed for Plots 2, 3 and 6, whilst Plots 4 and 5 would be served by a shared detached garage. Vehicular access to the development would be taken from Heath Road.

7.24 A native hedgerow is also proposed along the northern boundary of the site. This would provide biodiversity enhancements, strengthen the site's landscaped edge, and assist in integrating the development into the surrounding rural landscape. The proposed planting would help to soften views of the development from the open countryside to the north and reduce its visual impact, thereby reinforcing the transition between the built form and the wider countryside.

7.25 Third-party concerns have been raised regarding the loss of agricultural land and open countryside, and the potential impact on the rural character and setting of Warboys. These matters were considered as part of the Permission in Principle application (ref. 25/00900/PIP), where it was acknowledged that development of the site would result in some limited harm to the character of the countryside and the loss of a small area of Grade 3 agricultural land. However, it was concluded that these harms were outweighed by the benefits of delivering between four and nine new dwellings.

7.26 In assessing the current proposal, Officers consider that the design and layout have been carefully developed to minimise visual impacts. A native hedgerow is proposed along the northern boundary to provide structural landscaping, strengthen the site's rural edge and help screen the development from views across the open countryside. In addition, Plots 7 and 8, located on the eastern edge of the site, have been designed as 1.5-storey dwellings, creating a more gradual transition between the built form and the surrounding countryside. Existing boundary vegetation, including landscaping along the southern boundary, is proposed to be retained, further assisting in integrating the development into its setting. Overall, Officers are satisfied that the proposal would not result in unacceptable landscape or visual harm.

7.27 The proposed dwellings are predominantly two-storeys in height, reflecting the scale and form of surrounding development along Heath Road. The scheme provides a mix of three- and four-bedroom detached dwellings, contributing to a varied housing offer. The dwellings incorporate traditional design features, including pitched gable roofs, wide frontages and chimneys, which are characteristic of the local vernacular. Plots 2 to 5 also include single-storey rear projections that remain subservient to the main dwellinghouses.

7.28 The scale, form and appearance of the proposed dwellings are considered to respond positively to the established character of Heath Road whilst also being appropriate for this transitional edge-of-settlement location. The development would provide a sympathetic interface between the existing built form of Warboys and the open countryside beyond.

7.29 The application is not accompanied with material details and therefore, it is recommended that conditions be attached to secure details of materials and architectural design including the location of chimneys, landscaping, cycle storage and finished floor levels.

7.30 Taking the above into consideration, and subject to the above recommended conditions, it is considered that the proposal would not have an adverse impact on the area's character, or the character and beauty of the countryside, and would successfully integrate with adjoining buildings and surrounding landscape. The proposed development therefore accords with Policies LP10 part b, LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and the Huntingdonshire Design Guide SPD and National Decision-Making Policy DP3 (Key principles for well-designed places) of the National Planning Policy Framework 2026 in this regard.

Residential Amenity

7.31 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Residential amenity impacts for the adjacent neighbours

7.32 The closest existing residential properties are located to the south, on the opposite side of Heath Road, and numbered 14-26 (even numbered dwellings only). Approximately 50m to the west of the site is the dwelling known as 21 Heath Road.

7.33 In respect of potential impacts on neighbouring residential amenity, including overlooking, overshadowing and overbearing effects on the occupants of No.14-26 (even numbered dwellings only), the proposed dwellings would be set back from Heath Road frontage by approximately 19.8 metres. These neighbouring properties are, at a minimum, a further 14 metres away, with intervening landscaping. Given these separation distances and screening, any impacts arising from the proposed development would be limited to negligible.

7.34 It is noted that concerns have been raised by neighbouring occupiers regarding potential headlight glare from vehicles using the proposed access off Heath Road and the associated impact on residential amenity. Whilst it is acknowledged that Nos. 20 and 22 Heath Road are positioned directly opposite the proposed site entrance and may experience some illumination from vehicle headlights during hours of darkness, this is not considered to result in an unacceptable impact.

7.35 In reaching this conclusion, regard has been had to the established residential character of the area, where occupants are already exposed to vehicle headlights associated with movements along Heath Road, together with existing street lighting. Furthermore, the nearest dwellings would be located approximately 19.8 metres from the proposed junction and benefit from intervening garages within their front curtilages, which would provide a degree of screening and help disperse any light spill.

7.36 Taking these factors into account, it is not considered that the level of illumination arising from vehicles entering and exiting the site would be so intrusive or harmful as to warrant refusal of the application on residential amenity grounds.

7.37 Having regard to the relationship between the proposed development and No. 21 Heath Road, including the degree of separation provided, it is concluded that the proposal would not result in unacceptable overlooking, loss of light, overshadowing, or an overbearing impact on the amenity of these neighbouring occupiers.

Residential amenity for future occupants

7.38 The proposed development has been designed to provide a high standard of residential amenity for future occupiers. Each dwelling benefits from an appropriate level of private external amenity space, relative to its size and type. The layout has been carefully arranged to ensure adequate separation distances between dwellings, preventing undue direct overlooking and safeguarding privacy.

7.39 The dwellings have been designed to meet the nationally described space standards, and all proposed habitable rooms of the properties would be served with windows which offer acceptable levels of daylight and sunlight.

7.40 The proposed dwellings are located in relatively close proximity to the Heath Road/A141 junction. The A141 is a principal route connecting Huntingdon and March and experiences relatively high traffic volumes, which has the potential to affect the living conditions of future occupants through traffic-related noise. In recognition of this, the application is accompanied by a Noise Impact Assessment which considers the likely effects of road traffic noise on the proposed development.

7.41 The submitted Noise Impact Assessment has been reviewed by the Council's Environmental Health Officer, who considers the assessment and its findings to be acceptable. The report identifies a number of mitigation measures, including the installation of acoustic glazing and alternative ventilation systems where necessary, to ensure that appropriate internal and external noise levels can be achieved for future occupiers. Subject to a condition requiring the submission and implementation of a detailed noise mitigation scheme, the Environmental Health Officer raises no objection to the proposal.

7.42 It is also noted that the Parish has raised concerns about the proposal in respect of contamination associated with the presence of the former sheep dip near to the site and its potential as a source of land contamination. The Environmental Health Officer has considered the proposal and its proximity to the sheep dips. Whilst sheep dips are a recognised contamination risk, the Officer advises that, given the distance from the application site and the likely direction of any contaminant migration, it is unlikely that the sheep dip has significantly affected the site. Any historic contamination associated with sheep treatment activities is also considered likely to have dispersed and diluted over time. The Officer therefore concludes that the former sheep dip does not pose an unacceptable risk to the proposed development.

7.43 Taking the above factors into consideration and subject to conditions, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and National Decision-Making Policy P3 (Living conditions and pollution) of the National Planning Policy Framework (2026) in this regard.

Highways and Vehicle Parking

7.44 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.

7.45 It is acknowledged that third parties and the parish council have raised concerns about pedestrian and highways safety due to the site's proximity to the Heath Road/A141 junction and the absence of a continuous pedestrian route into the village.

7.46 The proposal seeks to enhance the existing agricultural access off Heath Road with a shared private drive 5m in width. The submitted plans (dwg non 25/1017/202/C) indicate that 2.4m by 43m visibility splays can be achieved. In addition, tracking and turning for refuse vehicles has been demonstrated on dwg non 3578-03.

7.47 Concerns raised by third parties regarding pedestrian safety are acknowledged. In response to these concerns, the applicant has amended the scheme to include a pedestrian footway within the highway verge on the southern side of Heath Road, together with crossing points linking the development to the existing footway network. It is noted that the occupiers of No. 16 Heath Road have objected on the basis that they were not consulted on this amendment. However, amended plans were received on 3 July 2026 and neighbour re-consultation was subsequently undertaken on 8 July 2026.

7.48 The proposed footway would be located within the existing highway verge and is supported by the Local Highway Authority, which recommended its provision in the interests of pedestrian safety and improving connectivity between the site and the settlement of Warboys. Whilst concerns have been raised regarding the potential impact of the footway on visibility splays, the Local Highway Authority has raised no objection in this respect. Furthermore, any works within the public highway would be subject to a Section 278 Agreement, through which the detailed design and implementation of the off-site highway works would be secured. To ensure the delivery of the pedestrian infrastructure necessary to make the development acceptable in highway safety terms, a planning condition requiring the provision of the off-site highway works is recommended.

7.49 It is acknowledged that the application site is located in close proximity to the Heath Road/A141 junction. The A141 is a principal route connecting the settlements of Huntingdon and March and experiences relatively high traffic volumes. It is also noted that concerns have been raised by both third-party consultees and Warboys Parish Council regarding the potential impact of the

proposed development on highway safety. However, the Local Highways Authority (LHA) consulted on the application have raised no objection to the proposal in terms of highways safety and recommended the imposition of several conditions.

7.50 The key consideration in this instance is whether the proposed access arrangements would give rise to any highway safety concerns. In this regard, the LHA has confirmed that the proposed accesses would not be detrimental to highway safety.

7.51 In respect of vehicle parking provision, Plots 1, 4, 5, 7 and 8 would each be served by two on-plot parking spaces. Plots 2, 3 and 6 would each be served by a single parking space and an integral garage. The proposed garages accord with the Council's design guidance in terms of their dimensions and are therefore capable of accommodating a motor vehicle as well as secure cycle storage. Accordingly, these plots are also considered to provide two parking spaces each.

7.52 In respect of cycle parking provision, Units 2, 3 and 6 benefit from garages of sufficient size to provide secure and covered cycle storage. However, those dwellings not served by a garage do not currently demonstrate compliance with the cycle parking requirements of Local Plan Policy LP17. As such, it is recommended that a planning condition be imposed requiring details of secure and covered cycle storage facilities for these dwellings. The condition will ensure that adequate cycle parking is provided at a rate of one cycle space per bedroom, in accordance with the requirements of Local Plan Policy LP17.

7.53 Taking the above into consideration and subject to conditions, the proposal is considered to accord with Policy LP17 of the Huntingdonshire Local Plan to 2036 which seeks amongst other things to ensure that proposals provide appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. The proposal is also considered to comply with National Decision-Making Policy TR6 (Assessing transport impacts) of the National Planning Policy Framework 2026 in this regard.

Flood risk and drainage

7.54 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.

7.55 Whilst third party concerns in respect of drainage and flooding are acknowledged, information available to the LPA indicate the application site is entirely located within Flood Zone 1, as defined by the Environment Agency’s Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA 2024), and is therefore at a low risk of fluvial flooding. In addition, the site is not susceptible to groundwater flooding. It is noted that a small section in the southeastern corner of the site is at risk from surface water flooding based on the Council's SFRA however, more recent data from the EA indicates the site is not at risk from surface water flooding.

7.56 The submission of a Flood Risk Assessment and application of the Sequential Test are not considered necessary, as the site is at low risk of fluvial and groundwater flooding. Furthermore, the latest Environment Agency mapping indicates that neither the site nor the proposed access is at risk of surface water flooding. The proposal is therefore considered acceptable in flood risk terms.

7.57 The submitted application form confirms that foul water arising from the proposed development would be discharged to the mains sewer network. Anglian Water has been consulted on the application and has confirmed that Oldhurst Water Recycling Centre has sufficient capacity to accommodate the additional foul water flows generated by the development. Officers are therefore satisfied that an appropriate means of foul water disposal can be provided.

7.58 In respect of surface water drainage, concerns have been raised by third parties regarding the potential for increased hard surfacing to exacerbate surface water flood risk. As set out above, the site is not identified as being at risk of surface water flooding however, the application is accompanied by a Drainage Statement, which confirms that surface water will not be discharged to the foul sewer network. Anglian Water's latest consultation response, dated 29 July 2026, raises no objection to the proposed surface water drainage arrangements.

7.59 The submitted Drainage Statement proposes that surface water be managed through an on-site surface water drainage system incorporating flow control measures. Whilst detailed design information has not been provided at this stage, the submitted information demonstrates that an appropriate drainage solution is achievable. Accordingly, it is recommended that a condition be imposed requiring the submission and approval of a detailed surface water drainage strategy prior to the commencement of development. This will ensure that surface water arising from the development is appropriately managed and that the proposal does not increase flood risk on-site or elsewhere.

7.60 Subject to the recommended drainage conditions, the proposal is considered acceptable in terms of foul and surface water drainage and is therefore considered to comply with Policies LP6, LP12 and LP15 of the Huntingdonshire Local Plan to 2036 and National decision -making policy F4 (Assessing flood risk for decision-making), CC3 (Adaptation to climate change) paragraph 1c of the National Planning Policy Framework (2026) in this regard, subject to conditions.

Biodiversity

7.61 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan dovetails this and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.

7.62 The application is supported by a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment, both dated January 2025.

7.63 The PEA identifies the site as comprising predominantly a recently fallow arable field, together with a non-native ornamental hedgerow along the western boundary, a native hedgerow with trees of good quality along the southern boundary, small areas of bramble scrub, hardstanding and modified grassland of poor condition. An overgrown pond, with no visible standing water at the time of survey, is located immediately to the east of the site beyond the application boundary.

7.64 The PEA concludes that the site is of generally low ecological value and comprises common, widespread habitat types. The native hedgerow and associated trees on the southern boundary are identified as the most ecologically valuable feature on the site and are proposed to be retained as part of the development.

7.65 In relation to protected species, the PEA considers the potential for impacts on great crested newts and other amphibians. Although the site lies within 250 metres of Heath Pond, the survey found the pond to be heavily overgrown, dry at the time of inspection and likely to hold water only seasonally. No great crested newts or other amphibians were recorded during the survey. Records indicate that a nearby pond surveyed in 2019 recorded no great crested newts, whilst a further balancing pond is separated from the site by significant dispersal barriers, including roads and existing residential development. The report therefore concludes that the risk of significant impacts on great crested newts is negligible.

7.66 The PEA found no evidence of protected, priority or notable species within the application site and concludes that the site's potential to support such species is negligible. Accordingly, no further ecological surveys are considered necessary.

7.67 The PEA sets out a number of mitigation and enhancement measures, including the implementation of a bat-sensitive lighting strategy, vegetation clearance outside the bird nesting season, and precautionary measures during construction to minimise risks to amphibians, reptiles and hedgehogs. In addition, biodiversity enhancements are proposed, including the installation of bat and bird boxes, native species planting and the establishment of a wildflower meadow. These measures would provide ecological enhancements and contribute towards the biodiversity value of the site.

7.68 Subject to the imposition of a condition securing compliance with the recommendations set out within the submitted PEA, together with a condition requiring the submission and approval of a bat-sensitive lighting strategy and landscaping strategy, Officers are satisfied that the application has appropriately assessed potential impacts on biodiversity and geodiversity.

7.69 In addition to the above requirements to assess the developments impact on protected species, in accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by

the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG).

7.70 The application is accompanied by a BNG Metric and supporting Biodiversity Net Gain Report. The report identifies the site's baseline habitats as cropland, with smaller elements comprising modified grassland, bramble scrub and developed/sealed surfaces and with a bassline habitat value of 1.00. Native hedgerows and an ornamental hedgerow, totalling approximately 130 metres in length, are assessed as having a baseline value of 1.32 hedgerow units. Officers consider the submitted baseline to be reasonable and robust.

7.71 The submitted metric indicates that a BNG 10% net gain can be achieved on site post-development. A condition is recommended to secure the details of a Biodiversity Net Gain Plan which would detail how lost habitats units and 10% net gain would be achieved prior to commencement.

7.72 Overall, subject to the imposition of the recommended conditions, the proposal is considered to accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and National Decision-Making Policy N2 (Improving the natural environment) of the National Planning Policy Framework (2026) in this regard.

Trees

7.73 The application site is not located within a Conservation Area, nor are there any trees within or adjacent to the site that are protected by Tree Preservation Orders. Whilst the trees on and around the site do not benefit from statutory protection, Policy LP31 of the Huntingdonshire Local Plan to 2036 requires development proposals to demonstrate that the potential impacts on trees, woodlands, hedgerows and hedges have been appropriately assessed. The policy seeks to ensure that features of arboricultural value are conserved and enhanced wherever possible.

7.74 Accordingly, consideration must be given to the impact of the proposed development on existing trees and hedgerows and whether adequate measures have been incorporated to protect and retain those features that contribute positively to the character, appearance and biodiversity value of the site.

7.75 The application is supported by an Arboricultural Impact Assessment, which identifies the removal of a single Ash tree (T1) to facilitate the construction of the proposed pedestrian footway. Whilst T1 is individually categorised as a Category C1 tree, it forms part of a wider group of trees which, when considered collectively, could be regarded as having Category B2 value. Notwithstanding this, the assessment concludes that the loss of T1 would not undermine the collective amenity value of the group. Officers are satisfied that the removal of T1 is justified and arboriculturally acceptable in the context of the development proposal.

7.76 The assessment further concludes that the retained trees do not give rise to any significant conflict with the proposed development. There would be no notable

shading impacts, and tree canopies would not overhang proposed dwellings, parking areas or private garden spaces. The retained trees would continue to provide landscape, biodiversity and amenity benefits, including a degree of privacy screening. Furthermore, the development has been designed to avoid incursion into the Root Protection Areas (RPAs) of retained trees.

7.77 To ensure the long-term protection of retained trees during the construction phase, protective fencing should be installed around the RPAs prior to the commencement of development and retained throughout the construction period. It is therefore recommended that, should planning permission be granted by Members, conditions are imposed requiring the submission and approval of an Arboricultural Method Statement and Tree Protection Plan to safeguard retained trees throughout the construction process.

Other Matters

Developer Contributions

7.78 Part H of the Developer Contributions Supplementary Planning Document (SPD) (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has been submitted as part of the application. The proposal therefore accords with Policy LP4 of the Local Plan and the Developer Contributions SPD (2011).

7.79 It is acknowledged that third parties have raised concerns regarding the cumulative impact of residential development within Warboys, particularly in relation to pressures on GP services, education provision and local amenities, and the perceived lack of mitigation. However, it should be noted that if the development were to be permitted by Members it 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.

7.80 Policy LP25 of the Huntingdonshire's Local Plan to 2036 seeks to ensure that all housing developments in the district offers a genuine choice of Accessible and adaptable dwellings that meet the requirements of residents: f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' (or replacement standards). To ensure that the development can meet these standards a condition is recommended to be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

7.81 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition is recommended to be imposed to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

Warboys Sheep Wash

7.82 Third-party and Parish Council concerns have been raised regarding the impact of the proposal on the setting of the historic Warboys Sheep Wash.

7.83 Whilst the Warboys Sheep Wash is recognised as being of local historic interest, it is not a designated heritage asset. It is neither a Listed Building nor a Scheduled Monument and does not benefit from any statutory heritage designation. Consequently, whilst its significance and setting are material considerations in the assessment of the application, the level of weight afforded to any potential impact is less than that required under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for designated heritage assets.

7.84 The Warboys Sheep Wash, a non-designated heritage asset of local historic interest, is located approximately 65 metres to the east of the application site. The separation distance, together with the presence of Heath Pond and intervening open land between the site and the Sheep Wash, provides a clear degree of physical and visual separation.

7.85 Having regard to the scale, form and location of the proposed development, Officers do not consider that the proposal would result in any significant harm to the setting, appreciation or historic interest of the Warboys Sheep Wash. The development would not encroach upon the asset or undermine its ability to be understood and experienced within its surroundings. Accordingly, the proposal is considered acceptable in heritage terms.

8 PLANNING BALANCE AND CONCLUSION

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 Paragraph 11(d) of previous versions of the National Planning Policy Framework (NPPF), which set out the presumption in favour of sustainable development, has been removed following the August 2026 revision. However, the presumption remains through National Decision-Making Policy (NDMP) S3 and is now applied principally according to location. Where development accords with an up-to-date development plan and the relevant national decision-making policies, planning permission should be granted without delay. Where proposals do not accord with the development plan, the assessment is undertaken through NDMP S4 for development within settlements and NDMP S5 for development outside settlements. The balancing exercise under S4 and S5 is expressly framed by the national decision-making policies and is to be undertaken alongside the development plan.

8.3 As the Huntingdonshire Local Plan to 2036 is now more than five years old, the Council is required to demonstrate a five-year supply of deliverable housing sites against its housing requirement derived from the standard method. In accordance with paragraph 78 of the NPPF, a 5% buffer is also required. The Council's five-year housing requirement, including the buffer, is 5,907 dwellings. The current supply amounts to 4,345 dwellings, equivalent to 3.68 years' supply.

Accordingly, the Council is unable to demonstrate a five-year housing land supply.

8.4 As set out above, the application site lies within the open countryside where new residential development would generally be resisted under the development plan. Similarly, residential development in this location would not ordinarily be supported by NDMPs S3, S4 and S5 of the NPPF.

8.5 However, NDMP S5: Principle of Development Outside Settlements, paragraph (j), supports development in the countryside where it would address an evidenced unmet need, including circumstances where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, provided the development is physically well-related to an existing settlement and can be accommodated having regard to available infrastructure.

8.6 As detailed above, whilst the site is not directly adjacent to the built form of Warboys and therefore gives rise to a degree of conflict with NDMP S5(j), officers consider this conflict to attract only moderate weight. The extent of separation from the settlement is limited and would be mitigated by the proposed pedestrian footpath connection. Furthermore, the extant Permission in Principle establishes a realistic fallback prospect that Technical Details Consent could still be secured for residential development on the site. On balance, having regard to the fall-back position and the proposed physical connection to the settlement, officers are satisfied that the principle of residential development remains acceptable. The proposal would also contribute towards meeting an identified unmet housing need at a time when the Council is unable to demonstrate a five-year supply of deliverable housing sites.

8.7 In addition to the above new policy position, a significant material consideration in the determination of this application is the extant Permission in Principle (PIP) granted under reference 25/00900/PIP, which established the acceptability in principle of residential development comprising between four and nine dwellings on the site.

8.8 NDMP S5 further requires consideration of whether any adverse impacts would substantially outweigh the benefits of granting planning permission. Having regard to the assessment contained within this report, Officers are satisfied that there are no strong reasons to refuse the application and that the benefits of the proposal significantly outweigh any limited adverse impacts and moderate conflict with NDMP S5 paragraph (j).

8.9 The proposal would deliver eight additional dwellings, contributing towards the district's housing supply at a time when the Council cannot demonstrate a five-year housing land supply. This benefit is afforded significant weight.

8.10 In economic terms, the development would generate construction-related employment and associated expenditure during the build phase, whilst future occupiers would support local businesses, services and facilities within Warboys and the wider area. This benefit is afforded moderate weight.

8.11 In social and environmental terms, the proposal would provide additional housing, deliver biodiversity net gain and support the continued vitality and viability of local services and community facilities. These benefits are afforded moderate weight.

8.12 As set out elsewhere in this report, the proposal would result in only limited visual and countryside impacts, which would be further mitigated through the proposed landscaping strategy and planning conditions. Ecological impacts can also be appropriately mitigated and enhanced through the delivery of biodiversity net gain and the implementation of recommended ecological measures.

8.13 Having regard to the development plan, the provisions of the NPPF and the relevant National Decision-Making Policies, Officers conclude that the adverse impacts of the development would not substantially outweigh its benefits. On balance, the proposal represents sustainable development and is therefore recommended for approval, subject to the conditions set out below.

9 RECOMMENDATION/CONDITIONS AND REASONS

9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.
   Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Materials

3. Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, render, cladding, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Landscaping

4. Notwithstanding the details shown on dwg non 2215-P20-01 Rev V (Proposed Block Plan), no development above slab level for each dwelling shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
   (a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
   (b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
   (c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;
   Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Surface Water Drange

5. No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.
   Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Finished Floor Levels

6. No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwelling(s) in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority.
   Reason: To ensure that the proposed finished floor levels and landform do not detract from the character and appearance of the area and residential amenity in accordance Policies LP5, LP 12 and LP14 of the Huntingdonshire Local Plan to 2036.

Bat Friendly Lighting

7. Prior to occupation, a ‘lighting design strategy for biodiversity’ for the dwellings hereby permitted shall be submitted to and approved in writing by the local planning authority. The strategy shall:
   a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. The lighting scheme will follow guidelines from the Bat Conservation Trust and ILP (Institute of Lighting Professionals) – ""Guidance Note 08/23: Bats and Artificial Lighting at Night"": Section 4.29, Appropriate luminaire specifications. The scheme shall include but not be limited to the following:
(i) Lighting position.
(ii) Luminaire source type (e.g., LED, fluorescent etc.).
(iii) Lighting colour (Kelvin).
(iv) Lighting direction and height.
(v) Baffles, hood and louvres if used.
(vi) Timer length for security lights on motions sensors.
All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
To ensure the conservation and enhancement of on-site biodiversity and protected species in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Compliance with the Preliminary Ecological Appraisal

8. The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures detailed in section 5 of the Preliminary Ecological Appraisal (by Skilled Ecology) received by the Local Planning Authority on 19/02/2026.

   Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Cycle Storage

9. Notwithstanding the details shown on the plans hereby approved, prior to first occupation of any dwelling hereby permitted, details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure and, where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained as such.
   Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Water Efficiency

10. The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement

standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.
Reason: In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.
Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

Accessible and Adaptable Buildings

11. The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.
Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

Vehicular access at the public highway

12. The development, hereby permitted, shall not be occupied or brought into use, until the vehicular access where it crosses the public highway has been laid out and constructed in accordance with the approved drawing number 25-1017-204 rev B and shall be retained as such.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Parking and turning laid out prior to occupation

13. No part of the development shall be occupied until the proposed space for on-site parking and turning has been laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing number 25/1017/202 Rev D and thereafter retained for that specific use.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Temporary facilities in the highway

14. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the
period of construction.
Reason: In the interests of highway safety in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

Visibility Splays

15. The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan no. 25/1017/202 Rev D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Access Drainage

16. The access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway and uses a bound material for the first 8 metres to prevent debris spreading onto the public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall be retained as such.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Off-site Highways Improvements

17. Prior to the first occupation of the development hereby permitted the offsite highway improvement works (based on drawing number 25/1017/202/D) shall be
completed to the written satisfaction of the Local Planning Authority based on the plans submitted.
Reason: To ensure that the highway network is adequate to cater for the development proposed and In the interests of highway safety in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Biodiversity Net Gain

18. The development shall not commence (including site clearance, demolition, or ground works) until:
a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to
the planning authority; and
b) The planning authority has approved the plan.
Key requirements:
The biodiversity net gain plan should include but not be limited to the following:
a) The completed metric calculation tool showing the calculations of the predevelopment and
post intervention biodiversity values.
b) Pre and post development habitat plans
c) Legal agreement(s) where on site biodiversity net gain is proposed
d) Biodiversity Gain Site Register reference numbers (if using off-site units).
The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

Noise Mitigation Scheme

19. Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until a Noise Mitigation Scheme is submitted to and approved by the LPA. The Noise Mitigation Scheme shall be produced

by a competent person, to demonstrate that the layout, design and mitigation measures will ensure that internal sound levels from road traffic noise shall not exceed 35dB LAeq 07:00-23:00 in any habitable room or 30dB LAeq 23:00-07:00 and 45dB LAmax 23:00-07:00 inside any bedroom and that sound levels from road traffic noise in any outdoor amenity area shall not exceed 50dB LAeq(1 hour) within the first 5 metres from the building façade to which the amenity area relates. The development shall be carried out in accordance with the Noise Mitigation Scheme and no dwelling shall be occupied until the mitigation measures associated with that dwelling, as identified in the Noise Mitigation Scheme, have been installed. The noise mitigation measures shall thereafter be retained in perpetuity.

Where it has not been possible to achieve the aforementioned indoor sound levels with windows open, prior to the commencement of development a detailed Ventilation Scheme shall be submitted to and approved by the LPA. The Ventilation Scheme shall demonstrate how adequate ventilation and cooling will be achieved for dwellings without undermining the performance of the Noise Mitigation Scheme. A suitable ventilation system would achieve between 2 to 4 air changes per hour for each noise sensitive habitable room. The approved scheme shall be fully implemented in the development and the ventilation measures shall thereafter be retained in perpetuity.
Reason: To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Tree Protection Plan

20. No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as “the works”, shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

    Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.
    Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Arboricultural Method Statement

21. No development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

    Reason: This is a pre-commencement condition to ensure suitable protection of the trees on and adjacent to the site for the whole duration of the construction works pursuant to this permission and in the interests of visual amenity, and to enhance the character and appearance of the site. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

Archaeology - WSI

22. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall commence other than under the provisions of the agreed WSI, which shall include:
    (a) The statement of significance and research objectives;
    (b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
    (c) The timetable for the field investigation as part of the development programme;
    (d) The programme and timetable for the analysis, publication and dissemination, and deposition of resulting material.
    Reason: This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Architectural Details

23. Notwithstanding the details shown on the plans hereby approved,, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
    (a) Window and door reveals, cills and headers, including tax windows / doors;
    (b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
    (c) Eaves and verge details;

(d) Size and design of gable / chimney motif’s
(e) The product name and manufacturer where appropriate.
The development shall be carried out in accordance with the approved details.
Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

[redacted]
Warboys Community Centre
High Street
Warboys
PE28 2TA

Our Ref : 26/00344/FUL

18th March 2026

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 26/00344/FUL
Erection of 8 dwellings
Land North Of 20 To 26 Heath Road And North Of Heath Farm Heath Road Warboys

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

I should be pleased to receive your Council's views as soon as possible or in any case by 10th April 2026.

Cont……..

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at http://publicaccess.huntingdonshire.gov.uk/online-applications/ It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team via email to **developmentcontrol@huntingdonshire.gov.uk.**

Yours faithfully
Clara Kerr
Chief Planning Officer

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

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

Application Number: 26/00344/FUL Case Officer Charlotte Dew
Proposal: Erection of 8 dwellings
Location: Land North Of 20 To 26 Heath Road And North Of Heath FarmHeath 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)

details below

☐ No observations either in favour or against the proposal

[redacted] Clerk to Warboys Town/Parish Council. (For GDPR purposes please do not sign)

Date : 14/04/26

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

The proposed development is considered unacceptable by virtue of its location in close proximity to the former sheep dip, which raises potential concerns regarding land contamination and risks to human health and the environment. Insufficient information has been provided to demonstrate that these risks can be satisfactorily mitigated.

Furthermore, the proposal would result in substandard and potentially hazardous highway conditions. The access is located in very close proximity to the junction with the A141, which is a high-speed and heavily trafficked route. This arrangement is likely to prejudice highway safety by creating conflict between turning and through traffic, reducing visibility, and increasing the risk of accidents.

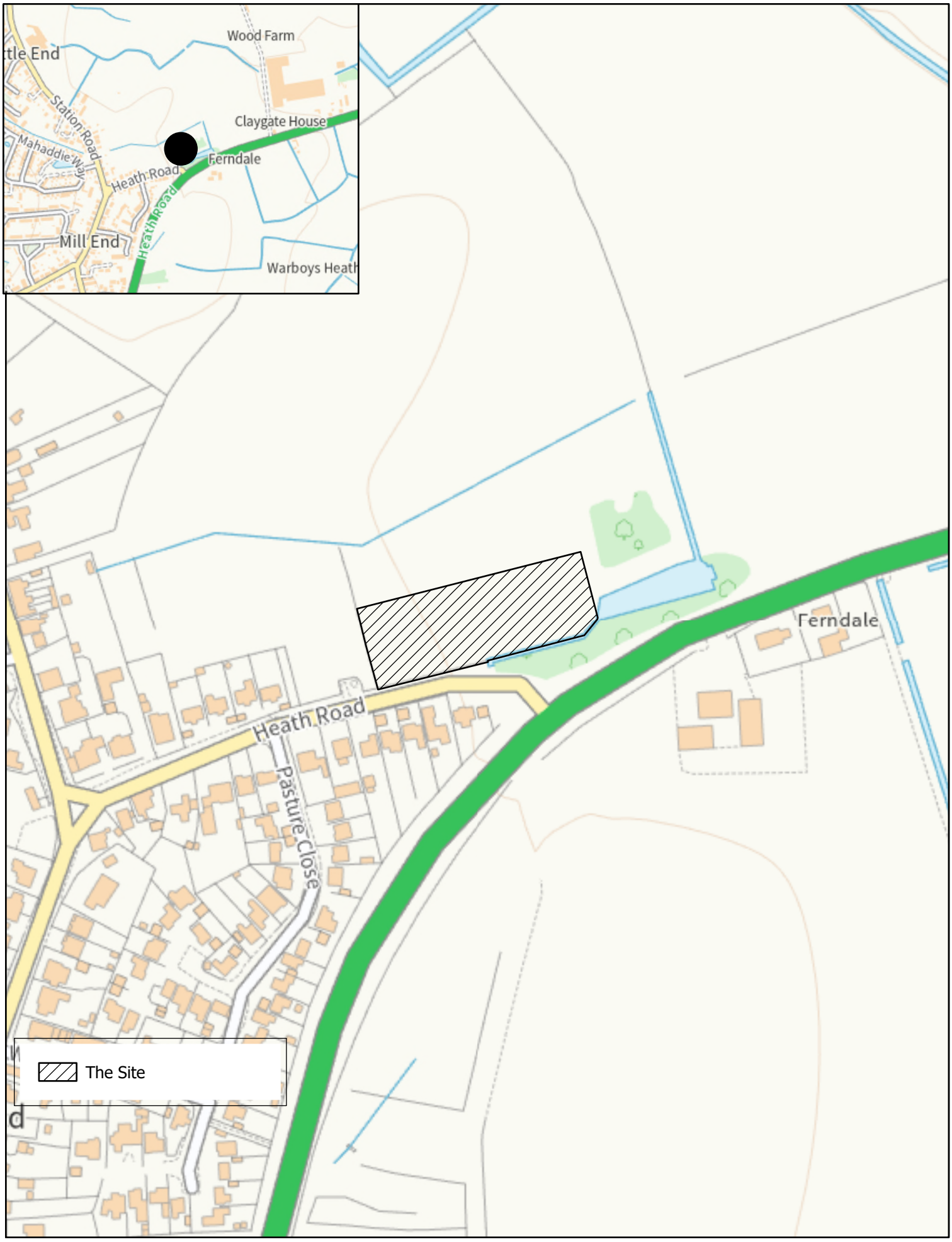
For these reasons, the development is contrary to policies relating to land contamination, highway safety, and safe and suitable access, and is therefore refused.

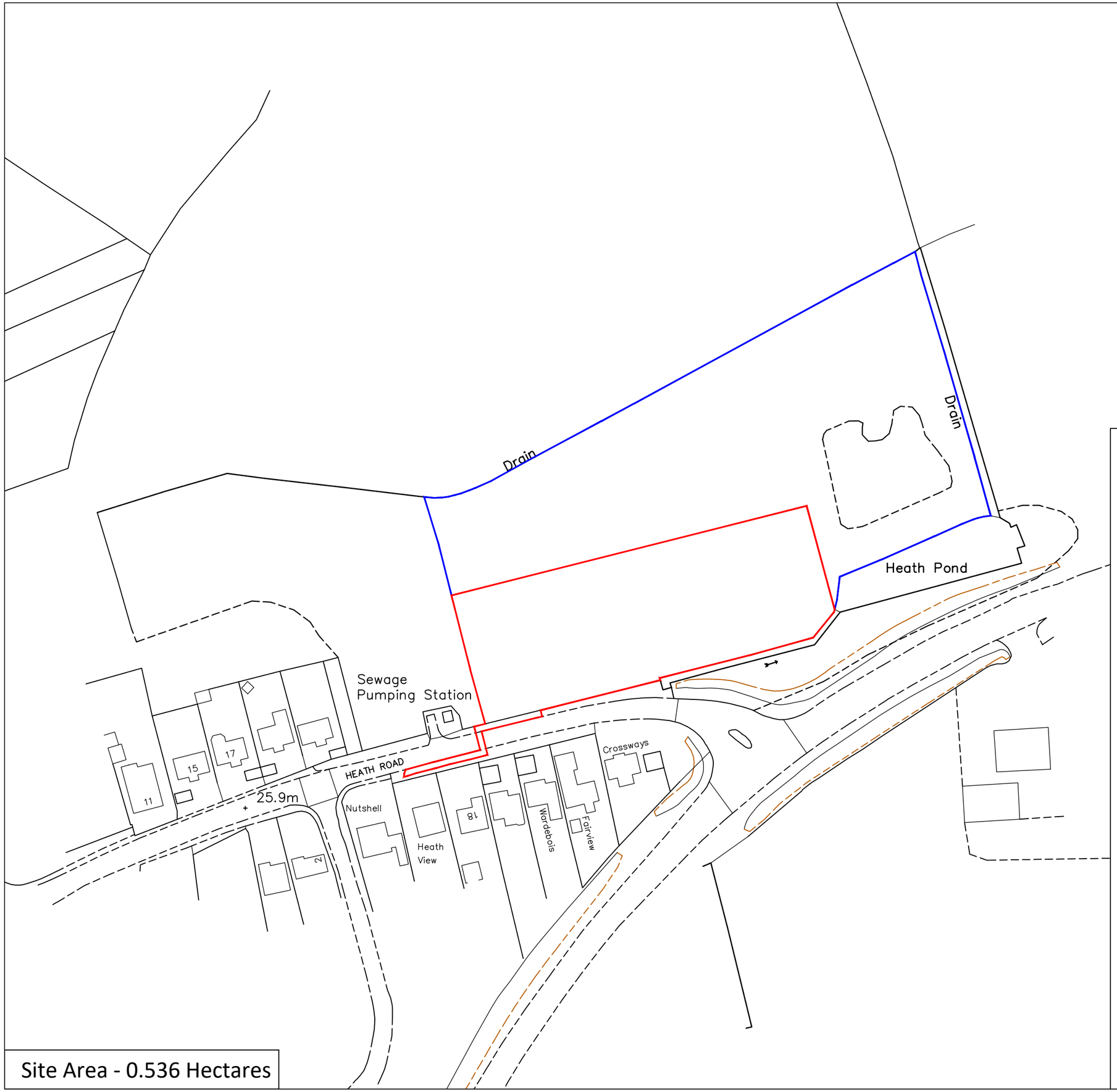
Development Management Committee
Application Ref: 26/00344/FUL

Scale = 1:2,500
Date Created: 08/10/2026

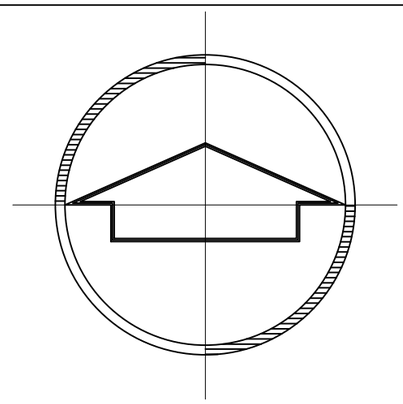
Huntingdonshire DISTRICT COUNCIL

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Ordnance Survey HDC AC0000849958





Site Area - 0.536 Hectares



REV	DATE	BY	REVISION NOTES
A	27.06.25	CWM	Updated redline
B	23.02.26	CWM	Updated redline
C	11.05.26	CWM	Updated redline
D	29.06.26	CWM	Updated redline

PROJECT

Proposed Residential Development at Land at Heath Road,Warboys, Huntingdon, PE28 2TQ

CLIENT

Mr and Mrs S Robinson

DRAWING TITLE

Location Plan

DRAWN BY

CWM

SCALE

1:1250 @ A3

10m 20 30 40 50 60

DATE

16/04/25

DWG. No.

25/1017/201

REV.

D



1:250 Site section view from Heath Road



Existing boundary planting
Existing tree
Proposed planting
Proposed 1m deep mixed native hedgerow
Proposed tree
Proposed private garden
Proposed grass
Proposed field access track

REV	DATE	REVISION NOTES
A	19.12.25	Issued for planning
B	23.02.26	Added dimensions and key
C	11.05.26	Updated layout as per council comments
D	29.06.26	Updated layout as per council comments

PROJECT
Proposed Residential Development at Land at Heath Road,Warboys, Huntingdon, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Site Layout Plan

DRAWN BY
CWM

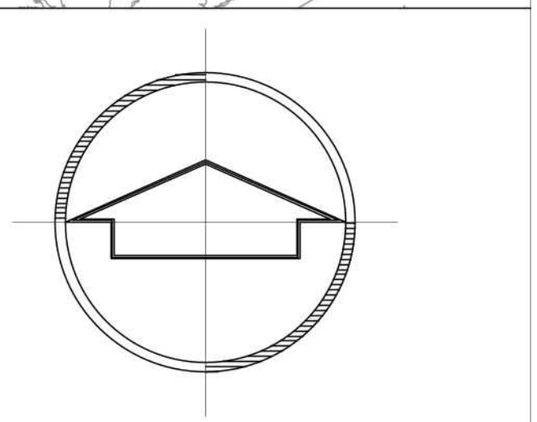
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1:500 @ A1
5m 10 15 20

DATE
11/12/25

DWG. No.
25/1017/202

REV.
D





REV	DATE	REVISION NOTES
A	02.03.26	Updated redline
B	11.05.26	Updated redline

PROJECT

Proposed Residential Development at Land at Heath Road,Warboys, Huntingdon, PE28 2TQ

CLIENT

Mr and Mrs S Robinson

DRAWING TITLE

Site Access Plan

DRAWN BY	SCALE
CWM	1:500 @ A3 (5m 10 15 20)
DATE	DWG. No. / REV.
24/02/26	25/1017/204 B



Proposed Front Elevation



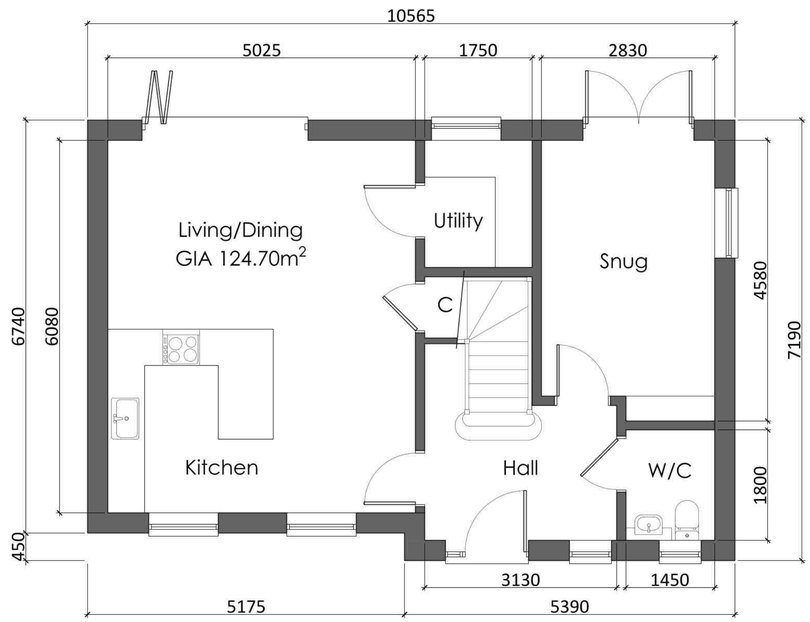
Proposed Side Elevation



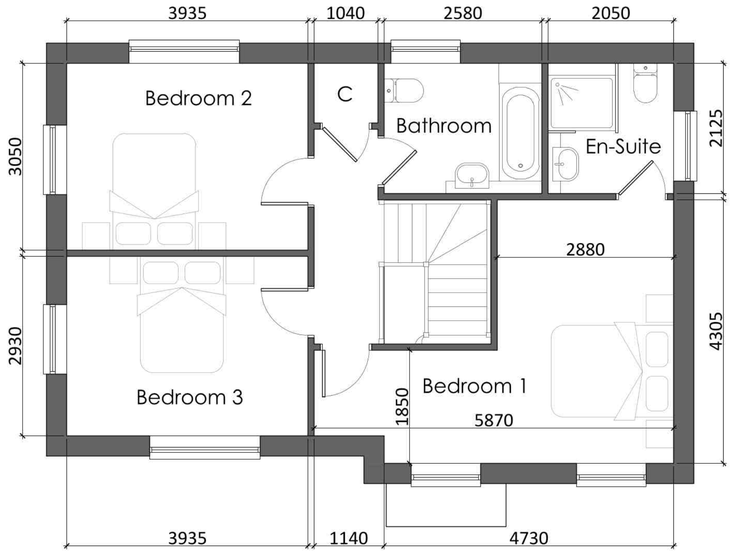
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

A	19.12.25	Issued for planning
B	11.05.26	Updated plot schedule

ADDRESS
Proposed Residential Development at Land at Heath Road, Warboys, Huntingdon, Cambs, PE28 2TQ

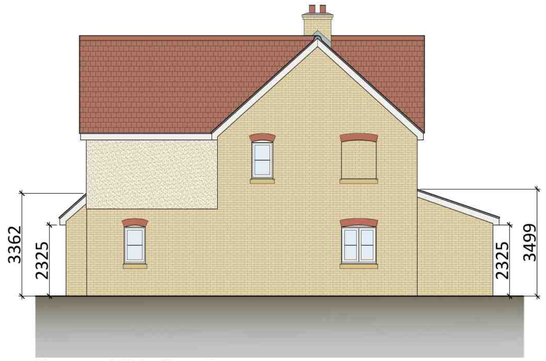
CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Proposed Floor Plans and Elevations Plot 01

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DATE: 08/12/25
DWG. No.: 25/1017/301
REV.: B



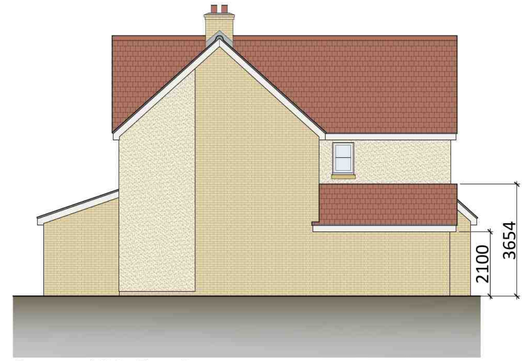
Proposed Front Elevation
(Plot 02 Handed)



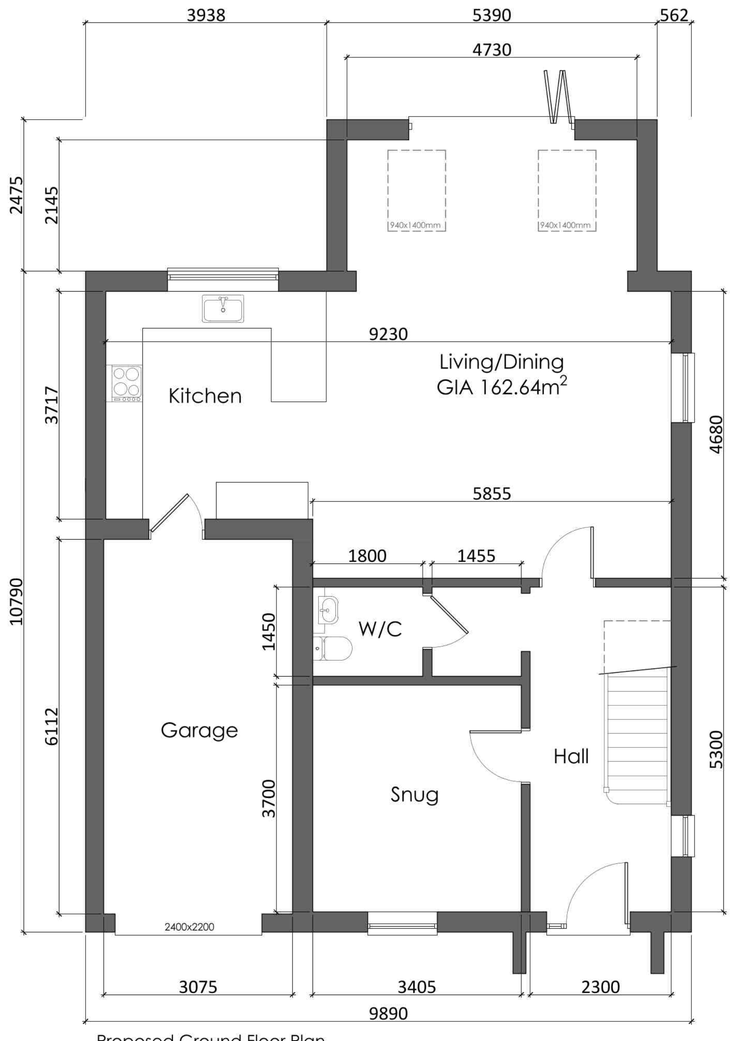
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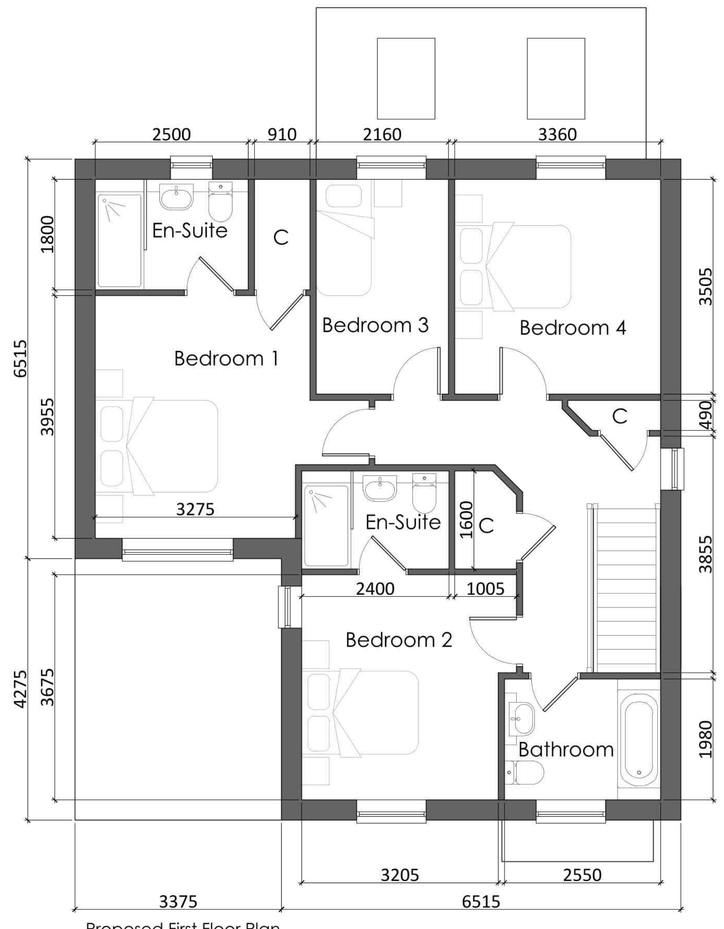
Proposed Rear Elevation
(Plot 02 Handed)



Proposed Side Elevation
(Plot 02 Handed)



Proposed Ground Floor Plan
(Plot 02 Handed)



Proposed First Floor Plan
(Plot 02 Handed)

A	19.12.25	Issued for planning
B	11.05.26	Updated design as per council comments

ADDRESS
Proposed Residential Development at Land at Heath Road, Warboys, Huntingdon, Cambs, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Proposed Floor Plans and Elevations Plots 02, 03 & 06

DRAWN BY: CWM
SCALE: 1:50, 1:100 @ A1 (0.5 1.0 2.0)
DATE: 08/12/25
DWG. No.: 25/1017/302
REV.: B



Proposed Front Elevation
(Plot 04 Handed)



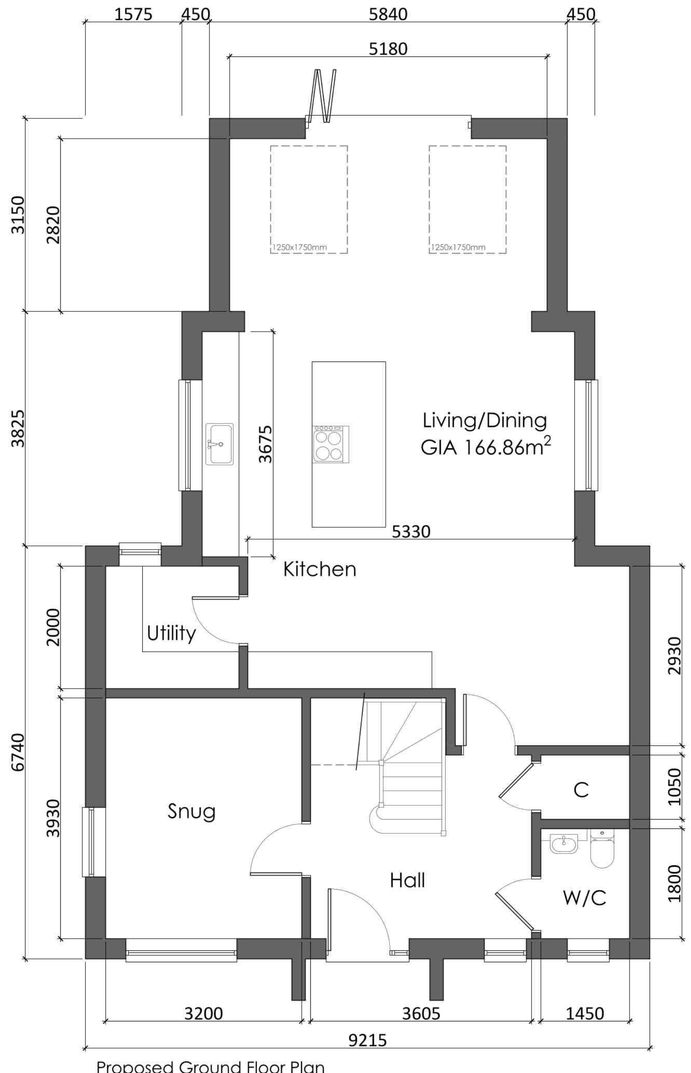
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(Plot 04 Handed)



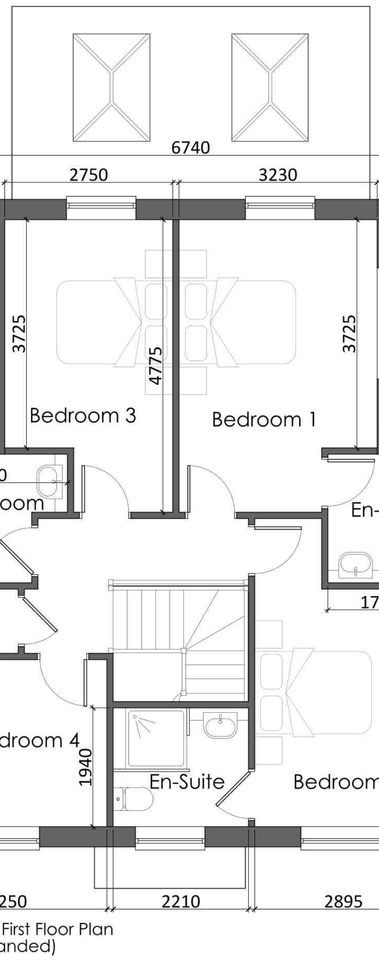
Proposed Rear Elevation
(Plot 04 Handed)



Proposed Side Elevation
(Plot 04 Handed)



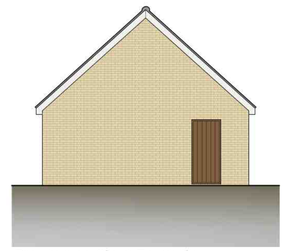
Proposed Ground Floor Plan
(Plot 04 Handed)



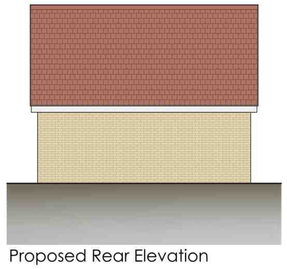
Proposed First Floor Plan
(Plot 04 Handed)



Proposed Front Elevation



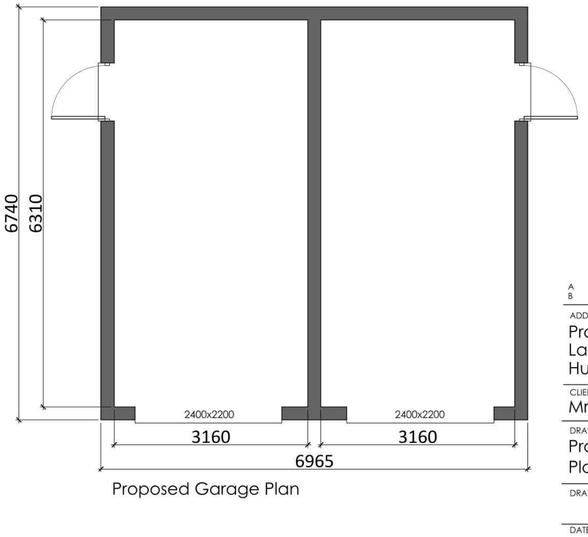
Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Garage Plan

A	19.12.25	Issued for planning
B	11.05.26	Updated design as per council comments

ADDRESS
Proposed Residential Development at Land at Heath Road, Warboys, Huntingdon, Cambs, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Proposed Floor Plans and Elevations Plots 04 & 05

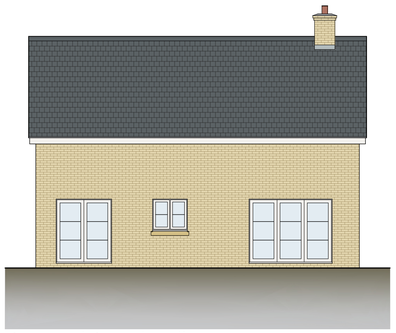
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DATE: 08/12/25
DWG. No.: 25/1017/303
REV.: B



Proposed Front Elevation



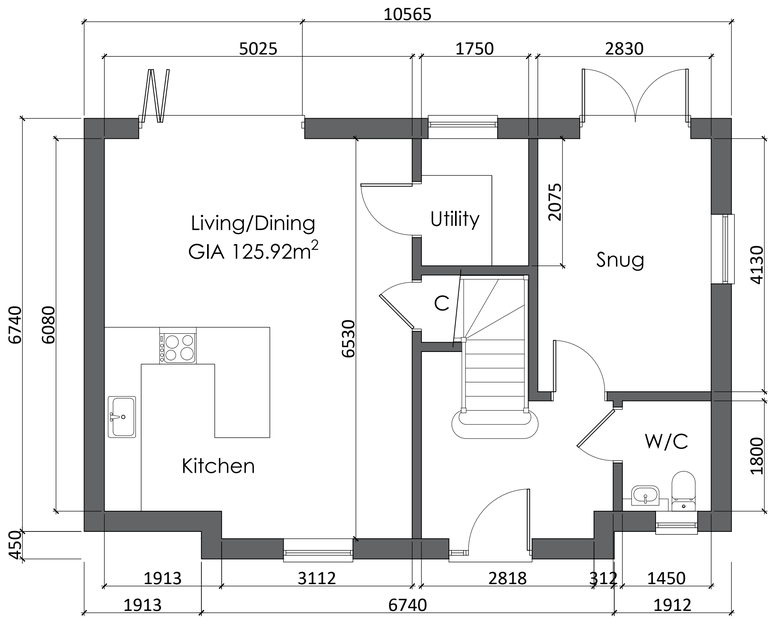
Proposed Side Elevation



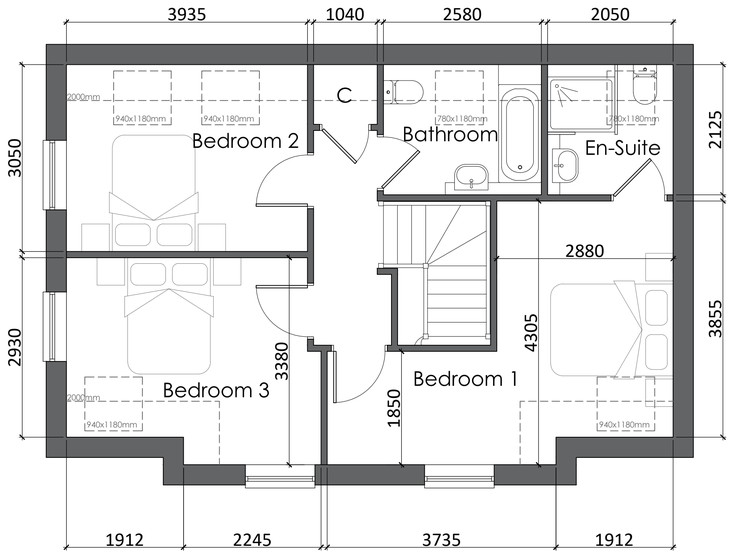
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

A	11.05.26	Issued for planning
B	29.06.26	Updated plot schedule

ADDRESS
Proposed Residential Development at Land at Heath Road, Warboys, Huntingdon, Cambs, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Proposed Floor Plans and Elevations
Plot 07

DRAWN BY
CWM

SCALE
1:50, 1:100 @ A1
0.5 1.0 2.0

DATE
11/05/26

DWG. No.
25/1017/304

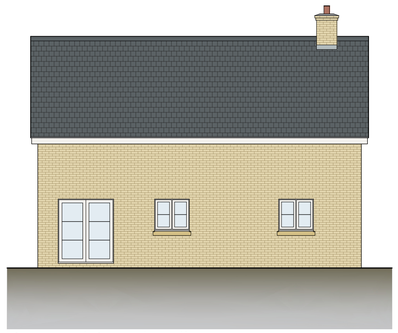
REV.
B



Proposed Front Elevation



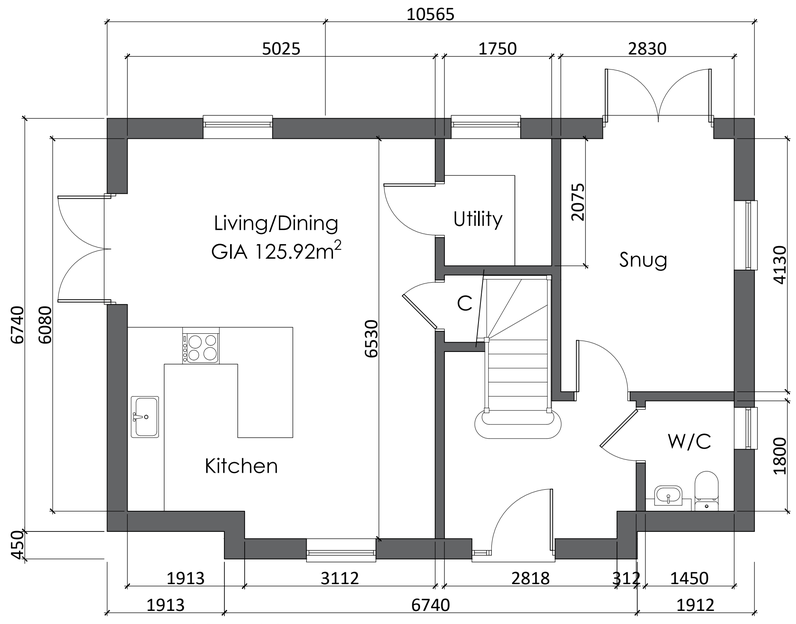
Proposed Side Elevation



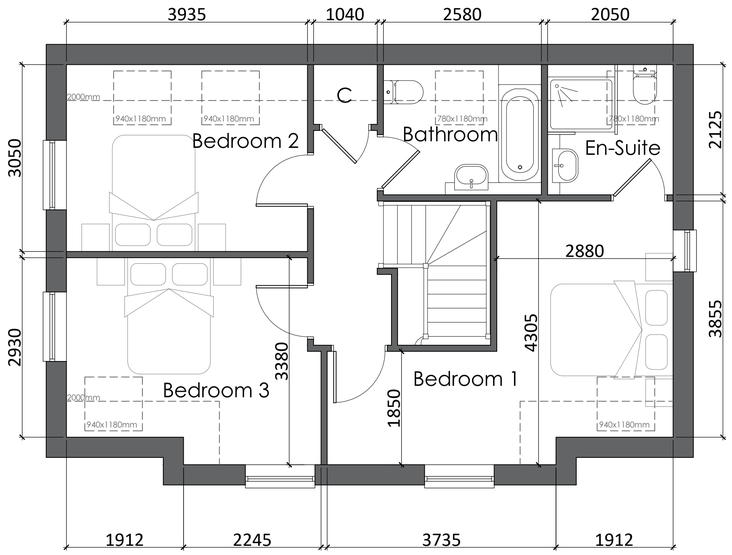
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

A 29.06.26 Issued for planning

ADDRESS
Proposed Residential Development at Land at Heath Road, Warboys, Huntingdon, Cambs, PE28 2TQ

CLIENT
Mr and Mrs S Robinson

DRAWING TITLE
Proposed Floor Plans and Elevations Plot 08

DRAWN BY
CWM

SCALE
1:50, 1:100 @ A1
0.5 1.0 2.0

DATE
29/06/26

DWG. No.
25/1017/305

REV.
A