Ravi Karir

From: Clerk <Clerk@warboysparishcouncil.gov.uk>
Sent: 12 August 2025 17:39
To: DMAdmin
Subject: Re: Planning Permission Consultation - Broadpool Farm Fenside Road Warboys (ref 25/00688/P3MPA)
Attachments: We sent you safe versions of your files; Broadpool Farm Fenside Road 25-00688-P3MPA.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good afternoon,

Following the Warboys Planning Meeting on 11th August the Council have proposed that the application should be refused for the following reasons:

Lack of clarity and supporting information
The application fails to specify the number of storage units proposed and provides no assessment of the anticipated traffic. As a result, there is insufficient information for proper decision-making in line with policy aspirations for well-informed development proposals.

Highway safety concerns
The Local Highways Authority has already rejected the proposal due to inadequate access, and the application includes no proposals to rectify this. Poor visibility at the access point raises significant safety concerns, which is at odds with the council's expectations for safe and sustainable transport links.

Unsuitable location in the countryside
The proposal constitutes an industrial-style development in a rural setting. Policy LP 10 (The Countryside) explicitly restricts new development in the countryside unless it meets specific, tightly-defined criteria, including recognising the intrinsic character and beauty of the rural environment, and avoiding adverse impacts such as noise or disturbance.

Misleading description
The application refers to a "change of use of building," yet no building exists, only a concrete footprint. This is misleading and undermines the integrity and credibility of the submission.

Conflict with landscape and design standards
The absence of any design statement means the proposal fails to demonstrate how the development would respect or enhance local rural character and setting. This runs contrary to the guidance in the Landscape and Townscape SPD (2022), which supports Local Plan policies aiming to safeguard landscape quality in rural areas.

Inadequate supporting information overall
Taken as a whole, the application lacks the necessary evidence and justification to meet policy standards. It does not align with expectations for sustainable, well-considered development in the district.

Clerks
On behalf of Warboys Parish Council
Warboys Community Centre | High Street | Warboys | PE28 2TA