OFFICER REPORT

Case No: **26/01928/PIP** **Permission in Principle**

Proposal: **Permission in principle for the erection of four dwellings.**

Location: **Fenton Fields Farm Bencroft Lane Warboys**

Applicant: **Mr Augstein**

Grid Ref: **531118 279773**

DESCRIPTION OF SITE AND APPLICATION

This application concerns a 0.18-hectare irregular shaped parcel of land comprising of agricultural land to the east of the settlement of Warboys and accessed off a private road known as Bencroft Lane. The site hosts an agricultural building on the east of the site. The site is located south of the permitted development of 10 units permitted under applications refs 22/01926/OUT and 26/00483/REM. The site is also north of Fenton Fields Farm complex.

The site is not located within the Warboys Conservation Area and no listed buildings are located within or in proximity to the site. There are no trees subject to statutory protection within or adjacent to the site.

According to the Council's 2024 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 1, indicating a low risk of fluvial flooding. The site is partially affected by surface water flood risk, with areas identified as being susceptible to flooding during a 1 in 100 year rainfall event. The site is not located within an area susceptible to groundwater flooding.

The current proposal is the first part of permission in principle application; which only assesses the principal issues namely (1) location, (2) use; and (3) amount of development proposed and establishes whether a site is suitable in principle. Should this application be successful, the applicant must submit a Technical Details Consent application addressing all remaining material planning considerations.

NATIONAL GUIDANCE

The National Planning Policy Framework (17 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 sets out the Government's planning policies for (amongst other things):
* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide are also relevant and material.

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

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 S4: Principle of development within settlements
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 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

PLANNING POLICIES
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
LP9: Small Settlements
LP10: The Countryside
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

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)
- Strategic Flood Risk Assessment 2024
- Annual Monitoring Review regarding housing land supply 2024

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

There is no made neighbourhood plan in Warboys.

PLANNING HISTORY
19/00397/PIP-Residential development up to 6 dwellings- Withdrawn 09.04.2019

20/00829/PMBPA-Change of use from agricultural barn to dwelling (C3).-Prior Approval Refused 01.07.2020

20/00830/PMBPA-Change of use from agricultural barn to dwelling (C3).- Prior Approval Refused 01.07.2020

22/01926/OUT-Application for outline planning permission with some matters reserved (Appearance, Landscaping, Layout, Scale) for residential development of 10 dwellings and access-Permitted 16.05.2023

26/00483/REM-Approval of reserved matters. Appearance, Landscaping, Layout and Scale of Outline Planning Permission 22/01926/OUT for 10 dwellings.-Details Approved 22.09.2026.

Site to the east
25/00742/FUL- Construction of 6no. dwellings with associated garages, amenity space and shared surface access road.-Withdrawn 22.01.2026

20/00671/OUT-The construction of up to 8 dwellings with all matters other than access reserved for future consideration.-Permitted 14.05.2021

CONSULTATIONS
Highways- No objection. The proposal would be served via the access arrangements associated with the approved residential development at Fenton Field Farm, which have previously been accepted by the Highway Authority through applications 22/01926/OUT and 26/00483/REM. Given the modest scale of the proposal, the additional traffic generated by four dwellings is not considered likely to result in a severe impact on the operation or safety of the local highway network.

The Highway Authority therefore raises no objection to the principle of the proposed development.

Notwithstanding the above, it is noted that the submitted red line boundary does not appear to extend to include the access route serving the development. The applicant should ensure that suitable rights and control over all land required to provide vehicular and pedestrian access can be demonstrated as part of any subsequent Technical Details Consent application.

Furthermore, any Technical Details Consent submission should demonstrate a continuous pedestrian connection, including a footway on the southern side of the access road linking the development to the existing footway network at Suffolk Close, together with appropriate details of parking, manoeuvring, cycle parking and servicing arrangements in accordance with Local Highway Authority standards.

Parish Council - No comment at the time of determination.

Environmental Health Officer- No objection. Environmental Health have no objection to this planning in principle proposal, however, as it is within 75 metres of the A141 and close to Fenton Field Farm, the impact of noise on residential amenity should be considered with any further planning application.

Landscape Officer- No comment at the time of determination.

REPRESENTATIONS
One third party representation received during the course of the application raising the following material planning considerations:
O The proposal would result in a cumulative increase in traffic associated with up to 12 dwellings, together with existing agricultural and business traffic, placing additional pressure on Suffolk Close

and Forge Way where congestion, on-street parking, restricted visibility and road safety concerns already exist.
O The proposed development would adversely affect the living conditions of neighbouring residents through loss of privacy and overlooking, increased noise from vehicle movements, headlight glare and other forms of light pollution associated with the adjacent turning area and access roads.
O Additional housing would increase demand on local services and facilities, including healthcare, education, the post office and pharmacy, potentially placing further strain on already limited village infrastructure.
O Residents are concerned that further development of the site could exacerbate existing surface water and flooding issues through the loss of permeable land, while the removal of trees and hedgerows could harm local biodiversity and wildlife habitats.
O The development would change the outlook from neighbouring properties, replacing open countryside views with built development, increasing the sense of enclosure and reducing the quality of the residential environment for existing occupants.

It should be noted that third parties have raised concerns that the proposal would significantly reduce the value of their properties. However, the effect of a development on private property values is not a material planning consideration and can therefore be afforded no weight in the determination of this application. The planning system is concerned with the public interest and the use and development of land, rather than the financial interests of individual landowners. Accordingly, any potential impact on neighbouring property values is not a matter that can be taken into account in the assessment of the proposal.

Similarly, concerns have been raised regarding the loss of existing views from neighbouring properties. Whilst officers acknowledge that the proposal may alter the outlook currently enjoyed by some residents, there is no statutory right to retain a private view. The planning system does not seek to protect private views in themselves, and the loss or alteration of a view is not a material planning consideration. Instead, the assessment focuses on whether the development would give rise to unacceptable impacts on residential amenity, such as overlooking, loss of privacy, overbearing effects or loss of light. These matters are considered elsewhere within this report.

ASSESSMENT

This application is made pursuant to the Town and Country Planning (Permission in Principle) Order 2017 (as amended) (PIP regulations) that provides opportunity for an applicant to apply as to whether permission in principle is acceptable for a site, having regard to specific legislative requirements and, in accordance with ref. 58-012-20180615 of the NPPG, as to whether the location, land use and amount of development proposed is acceptable. The permission in principle (PIP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.

The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. PIP establishes that a particular scale of housing-led development on a defined site is acceptable. The aim is for a PIP to minimise the upfront and at-risk work of applicants.

The report addresses the principal, important and controversial issues which are in this case:
1. Location,
2. Land Use
3. Amount of Development
4. Other Matters

1. LOCATION

Policy LP2 of the Huntingdonshire Local Plan to 2036 defines 'all other settlements with a single built up area of 30 dwellings or more are defined as Small Settlements as set out in 'Definition of Small Settlements'.' Warboys has more than 30 dwellings and so would fall within this definition.

The Huntingdonshire Local Plan to 2036 defines the settlement of Warboys as a Key Service Centre for the district. Policy LP8 of the Local Plan sets out that a proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre and a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

It is therefore necessary to consider whether the site is located within the built-up area of Warboys. Paragraph 4.85 of the Local Plan provides interpretative guidance for determining whether a site falls within the built-up area of a settlement.

The site is located immediately south of the approved development of 10 dwellings granted under applications 22/01926/OUT and 26/00483/REM. Although that development has not yet been built out, the permission remains extant and therefore constitutes an existing residential commitment for the purposes of Paragraph 4.85 of the Local Plan.

The site also lies to the east of the Bellway Homes development approved under applications 14/01887/OUT and 18/00531/REM. That development, comprising 74 dwellings, has now been completed and forms part of the established residential area of the settlement.

Whilst the application site itself comprises agricultural land and adjoins the Fenton Farm complex to the south, which would not ordinarily be regarded as forming part of the built-up area under the criteria of paragraph 4.85, the site is bounded on two sides by completed or committed residential development.

Having regard to the guidance contained within paragraph 4.85 of the Local Plan, officers consider that the site is located within the built-up area of Warboys. Accordingly, the proposal shall be assessed against National Decision-Making Policy S4 and Local Plan Policy LP8.

National Decision-Making Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the relevant national decision-making policies. As set out in the following sections of this report, the proposal would not result in any significant adverse impacts that would justify the refusal of Permission in Principle for the erection of four dwellings on this site. Given the site's location within the built-up area of Warboys, officers consider that the proposal is consistent with the objectives of NDMP S4 and Policy LP8 of the Huntingdonshire Local Plan and represents an acceptable form of development in principle.

2. LAND USE

Flood Risk and Drainage

According to the Council's 2024 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 1, indicating a low risk of fluvial flooding. The site is partially affected by surface water flood risk, with areas identified as being susceptible to flooding during a 1 in 100 year rainfall event. The site is not located within an area susceptible to groundwater flooding.

It is acknowledged that third parties have raised concerns that the proposal could exacerbate surface water flooding within the vicinity of the site.

National Decision-Making Policy F5 seeks to steer development away from areas at highest risk of flooding and requires the application of the Sequential Test in areas known to be at risk now, or in the future, from any source of flooding.

The Sequential Test is generally required for development proposed within Flood Zones 2 and 3, and for sites where there is a known risk of flooding. In this instance, the application site is located within Flood Zone 1 and is affected only by surface water flood risk. NDMP F5 confirms that where a site-specific Flood Risk Assessment clearly demonstrates that the proposed layout, design and mitigation measures would ensure that occupiers remain safe from current and future surface water flood risk for the lifetime of the development, without increasing flood risk elsewhere, the proposal would not be subject to the Sequential Test.

Given that the site is located within Flood Zone 1, where residential development is considered an appropriate and acceptable form of development in flood risk terms, officers raise no in-principle objection to the proposed residential use on the grounds of fluvial flood risk.

Nevertheless, having regard to the site's identified surface water flood risk and the concerns raised by neighbouring residents, officers consider that any subsequent Technical Details Consent application should be accompanied by a site-specific Flood Risk Assessment and a detailed drainage strategy. These documents should demonstrate that the development can be delivered safely for its lifetime, that surface water runoff is appropriately managed, and that the proposal would not increase flood risk either on-site or elsewhere. Accordingly, officers are satisfied that flood risk and drainage matters can be appropriately addressed at the Technical Details Consent stage.

Subject to the submission and approval of appropriate SW flood risk mitigation measures at the Technical Details Consent stage, the proposal is considered to accord with Policy LP5 of the Huntingdonshire Local Plan to 2036 and the objectives of NDMP F4, F5 and F7 of the National Planning Policy Framework (2026).

Residential Amenity
Policy LP14 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of a proposed development and maintained for users and occupiers of neighbouring land and buildings. Local decision-making policies accord with NDMP P3: Living conditions and pollution of the NPPF 2026.

The Huntingdonshire Design Guide (2017) identifies three key considerations when assessing residential development proposals: the potential for overlooking and loss of privacy, the reduction in daylight to neighbouring properties, and the risk of the development appearing overbearing due to its scale and layout.

It is acknowledged that third parties have raised objections to the proposal on residential amenity grounds. However, this application has been submitted in outline through the Permission in Principle process, under which the assessment is limited to the principle of development, specifically the location, land use and amount of development proposed. Detailed matters relating to design, layout, landscaping, access and the resulting impacts on residential amenity would be fully considered at the subsequent Technical Details Consent stage, should the application progress.

Notwithstanding the above, officers must be satisfied at the PIP stage that the site is capable of accommodating the proposed quantum of development without giving rise to unacceptable impacts on the amenities of neighbouring occupiers or future residents. Having assessed the site and its context, officers are satisfied that the amount of development proposed could be accommodated on the site and that any detailed residential amenity considerations can be appropriately addressed through the Technical Details Consent process.

Whilst full consideration of design details and boundary treatments and their potential impact on neighbouring properties can only be undertaken at the Technical Details Consent stage, it is considered that the proposed scale and careful design of the dwellings could significantly reduce

its impact on adjacent neighbours. Measures such as the positioning of windows, internal layout, and appropriate boundary treatments may offer effective solutions to safeguard residential amenity.

Furthermore, the Environmental Health Officer was consulted as part of the application and raised no objections in relation to residential amenity impacts however, Officers note that as the site is within 75 metres of the A141 and close to Fenton Field Farm, the impact of noise on residential amenity should be considered with any further planning application.

At this stage, Officers are satisfied that the proposed dwellings could be delivered, subject to appropriate scale and siting, without resulting in significant harm to residential amenity. The detailed design, including any potential impacts relating to overshadowing, overbearing presence, or overlooking, will be fully assessed at the Technical Details Consent stage. Accordingly, the proposal is considered to comply with Policy LP14 of the Local Plan to 2036 at this stage.

3. AMOUNT OF DEVELOPMENT

Local Policy LP12 states new development will be expected to be well designed based upon a thorough understanding of the constraints and appraisal of the site's context, delivering attractive, usable and long-lasting buildings and spaces. This local policy accords with NDMP DP3 Key principles for well-designed places.

A proposal will be supported where it can demonstrate that it contributes positively to the areas character and identity, successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape.

These matters will be addressed at the Technical Details Consent stage, where the design will need to respect the local character and the amenity of neighbouring properties. Consideration should also be given to changes in land levels and the need for softened boundaries where the site adjoins the open countryside to the south. The design should be guided by the principles set out in the Huntingdonshire Design Guide (2017).

The application seeks Permission in Principle for the erection of four dwellings. Whilst an indicative layout (dwg non 2018.25.101A) has been submitted demonstrating how four dwellings could potentially be accommodated within the site, the submitted layout is illustrative only and does not form part of the development for which permission in principle is sought.

In assessing the proposed quantum of development, Officers have considered whether the site is capable of accommodating residential development while retaining appropriate boundary landscaping and screening, providing a suitable means of access, accommodating dwellings with adequate private amenity space, and maintaining an appropriate relationship with neighbouring land uses and the surrounding countryside. These matters will be subject to detailed consideration at the Technical Details Consent stage.

However, in considering the indicative layout Officers are satisfied that the site is capable of accommodating a sensitively designed residential development that responds appropriately to the character of the area, respects the surrounding rural landscape to the south, and would integrates successfully with the existing settlement pattern. The amount of development is therefore considered acceptable.

4. OTHER MATTERS

The Planning Practice Guidance (PPG) states that the scope of permission in principle is limited to location, land use and amount of development as assessed above. Following grant of permission in principle, the site must receive a grant of technical details consent before development can proceed. The granting of technical details consent has the effect of granting planning permission for the development. Other statutory requirements may apply at this stage such as those relating

to protected species or listed buildings. The following other matters will be considered at Technical details stage.

Ecology and protected species

NDMP N2 of the NPPF (2026) states planning decisions should positively to the natural environment, and support nature's recovery. 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.

With regard to ecology, no ecological surveys or supporting biodiversity information have been submitted as part of the current application. In addition, third parties have raised concerns about the removal of vegetation and loss of countryside and the associated impacts of the development on ecology. However, the current application is seeking Permission in Principle only, whereby consideration is limited to the location, land use and amount of development proposed. At this stage, there is no substantive evidence before the Council to demonstrate that the site is subject to ecological constraints of such significance that they would preclude residential development in principle.

Nevertheless, should Permission in Principle be granted, any subsequent Technical Details Consent application should be supported by appropriate ecological information, including a Preliminary Ecological Appraisal and any further protected species surveys identified as necessary as the site is within 250m of a pond and development on the site would result in the demolition of an agricultural building. Such information would inform the detailed design of the development and ensure that any impacts on biodiversity are appropriately avoided, mitigated or compensated, and that opportunities for biodiversity enhancement are incorporated where possible.

On the basis of the information currently available, Officers are satisfied that there is no evidence to indicate that ecological considerations would prevent the development of the site in principle. Ecology and biodiversity matters can be appropriately assessed and addressed in detail at the Technical Details Consent stage.

In addition to the above and separate from the requirements of Policy LP30, the development would be subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021.

On 6 August 2026, changes to the mandatory Biodiversity Net Gain (BNG) regime came into effect, including exemptions for certain developments affecting less than 0.2 hectares of land. In this case, the application site, including the land within the red line boundary extending to the public highway, would exceed 0.2 hectares in area. Accordingly, the proposal would not benefit from this exemption and would therefore be subject to the mandatory BNG requirements in accordance with the updated guidance published on 6 August 2026.

Details of how a 10% BNG would be achieved in accordance with the legislation would also be required under a subsequent TDC application.

In light of the above, it is considered unlikely that there are any ecological constraints that would prevent determination of this proposal under a Permission in Principle application. Any potential ecological impacts, along with opportunities for enhancement and mitigation, should be addressed at the Technical Details Consent stage.

Trees

Policy LP31 of the Local Plan requires proposals to demonstrate that potential adverse impacts on trees, woodland, hedges, and hedgerows have been fully considered. There are trees and hedgerows adjacent to the site boundaries that could be affected by the proposed development, and the root protection areas of these features should inform the site layout.

As detailed above, there are no trees subject to statutory protection by virtue of a tree preservation order on the application site or adjacent to the site and the site is not located in a Conservation Area. However, there are trees located central to the site which will require removal should the layout as submitted be supported at Technical Details Consent Stage.

Any future application for Technical Details Consent would need to be supported by an Arboricultural Impact Assessment, Tree Protection Plan and Tree Protection Method Statement to ensure compliance with Policy LP31 of the Local Plan.

Highways
It is acknowledged that third parties have raised concerns about the cumulative increase in traffic associated with permitted development in the surrounding area, together with existing agricultural and business traffic, placing additional pressure on Suffolk Close and Forge Way.

However, as this application is submitted as a Permission in Principle, for which consideration is limited to the location of the development, the proposed land use, and the quantum of development. Matters relating to the detailed design of the access, including visibility splays, construction specifications, drainage arrangements, and the internal layout of the site, would be fully assessed at the subsequent Technical Details Consent stage.

Notwithstanding the above, the indicative proposed block plan indicates the site would be accessed off Suffolk Close.

The Local Highways Authority consulted on the application sets out the proposal would be served via the access arrangements associated with the approved residential development at Fenton Field Farm, which have previously been accepted by the Highway Authority through applications 22/01926/OUT and 26/00483/REM.

Whilst concerns of highways safety and capacity are considered, given the modest scale of the proposal, the additional traffic generated by four dwellings is not considered likely to result in a severe impact on the operation or safety of the local highway network. The Highway Authority therefore raises no objection to the principle of the proposed development.

Notwithstanding the above, it is noted by the LHA that the submitted red line boundary does not appear to extend to include the access route serving the development. The applicant should ensure that suitable rights and control over all land required to provide vehicular and pedestrian access can be demonstrated as part of any subsequent Technical Details Consent application.

As the proposed development would require an amended red line boundary to provide a connection between the site and the public highway, the proposal would extend beyond the parameters established at the Permission in Principle stage. Consequently, an application for Technical Details Consent would not be sufficient, and a full planning application would instead be required to appropriately assess the revised site extent and all associated planning considerations.

In addition to this, the LHA raised that any Technical Details Consent or full planning application submission should demonstrate a continuous pedestrian connection, including a footway on the southern side of the access road linking the development to the existing footway network at Suffolk Close, together with appropriate details of parking, manoeuvring, cycle parking and servicing arrangements in accordance with Local Highway Authority standards.

In addition, details relating to on-site parking, vehicle turning and bin storage and secure cycle storage must be submitted and considered as part of a subsequent TDC application.

Overall, no objection is raised regarding access to the site in this location and proposed amount of development. The proposal therefore the proposal accords with policy LP17 of the Huntingdonshire Local Plan to 2036.

CIL
It is acknowledged that third parties have raised concerns regarding the proposed development and impacts to overstretched local infrastructure including schools and healthcare. However, should the development be permitted, 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.

Water Efficiency
Any future application for Technical Details Consent for a dwelling at the site would need to confirm compliance with the optional Building Regulation requirement for water efficiency in Approved Document G, as set out in criteria j. of Policy LP12 of Huntingdonshire's Local Plan to 2036.

Infrastructure Requirements and Planning Obligations
Bins - Unilateral Undertaking (UU)
Once Permission in Principle has been granted, the development cannot proceed until Technical Details Consent is also secured. The approval of Technical Details Consent constitutes full planning permission for the proposed development. At this stage, other statutory requirements may also apply, such as the submission of a Unilateral Undertaking (UU) for the provision of wheeled bins.

CONCLUSION
The application seeks Permission in Principle for the erection of up to four dwellings at Fenton Fields Farm, Bencroft Lane, Warboys. The site is considered to lie within the built-up area of Warboys, having regard to its relationship with both existing residential commitments and completed residential development adjoining the site. As such, residential development in this location is considered acceptable in principle, in accordance with National Decision-Making Policy S4 and Local Plan Policy LP8.

National Decision-Making Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the relevant national decision-making policies. As set out in the report, the proposal would not result in any significant adverse impacts that would justify the refusal of Permission in Principle for the erection of four dwellings on this site.

It is also considered that there are no strong reasons for refusal under the relevant National Decision-Making Policies. In particular, the proposal would not give rise to unacceptable impacts in relation to design quality, highway safety, flood risk, biodiversity, protected landscapes, internationally important habitat sites, irreplaceable habitats, heritage assets, or any other identified policy constraint that would indicate planning permission should be refused.

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding. The development is therefore considered acceptable in respect of flood risk and drainage matters.

Whilst the full impact of the proposal is unable to be fully gauged at Stage 1 of the Permission in Principle process, the proposal would provide the benefits of delivering up to 4 dwellings towards the councils unmet housing supply and would provide the economic benefits including job creation and long-term spending by future occupants on local services/facilities. These benefits are afforded moderate weight.

In terms of the environmental dimension of sustainable development, the proposal offers potential for the incorporation of energy efficiency measures (to be considered in detail at technical details stage). This is afforded moderate weight.

The site is considered to represent a sustainable location for the scale of development proposed, having regard to its relationship with the village and access to local services, facilities, and

employment opportunities within the wider area, including by sustainable modes of transport. This attracts moderate weight in favour of the proposal.

Having particular regard to the proposals contribution towards housing delivery at a time when the Council cannot demonstrate a five-year housing land supply, the proposal is considered to accord with Policy LP 8 of the Huntingdonshire Local Plan to 2036 and National Decision-Making Policy S4 of the National Planning Policy Framework. Accordingly, the proposal is considered acceptable in principle and permission should be granted.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Charlotte Dew**