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Huntingdonshire District Council
Pathfinder House
St Mary's Street
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Cambridgeshire
PE29 3TN

Our ref: 24397
Date: 18 November 2026

For the attention of: Charlotte Dew

Application ref: 26/02036/PIP
Location: Land North Of 20 To 26 Heath Road And North Of Heath Farm Heath Road Warboys
Proposal/Description: Permission in principle for 6-9 dwellings

Thank you for consulting with Place Services on the above Permission in Principle application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

This letter sets out our landscape comments and observations based on the submitted amended documents and plans, whilst also looking to provide recommendations for how to proceed.

Summary

Not supportive on landscape grounds	☐
No landscape objection, subject to attached recommendations and/or conditions	☒
Further information required prior to determination	☐
No landscape comments / does not wish to comment	☐

This review is based on a desktop study of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

1.1. The site is located to the north-east of Warboys and comprises the northern portion of a wider irregular shaped arable field. The southern portion of the site was granted permission for 8 residential dwellings in October 2026 under reference 26/00344/FUL.

1.2. The site is bound to the north by the wider landscape, to the east by a wider arable field parcel, to the south-east by a group of tree planting, to the south by the wider field which has extant permission for 8 dwellings, and to the west by an area of existing planting.

1.3. Public Right of Way Footpath 7 Warboys is located approximately 140m north of the site boundary.

2.0. Planning Policy Context

2.1. Huntingdonshire Local Plan to 2036

The proposals should comply with the following policies from the Huntingdonshire Local Plan [among others]: Policy LP3 Green Infrastructure, Policy LP10 The Countryside, Policy LP11 Design Context, Policy LP13 Placemaking, LP30 Biodiversity and Geodiversity and LP31 Trees, Woodland, Hedges and Hedgerows.

3.0. Review of the proposal/submitted information:

3.1. Location, land-use and amount of development

The principle of development within this field parcel has already been established under reference 26/00344/FUL which is for 8 residential dwellings to the south of the site.

3.2. The 8 dwellings already approved follow along the existing linear settlement pattern along Heath Road. The proposals are currently shown as 9 dwellings to the north of the approved scheme. The permission in principle application is for 6-9 dwellings, and we would recommend that 6 dwellings would be more suitable. This will allow for larger private amenity spaces for residents.

3.3. Furthermore, we would welcome some further landscaping to the north of the site to aid in screening the proposals from the wider landscape.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

This advice has been provided by Place Services on behalf of Huntingdonshire District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.