Warboys Parish Council
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10th September 2025

To:
The Case Officer
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Application Reference: 25/00742/FUL
Site: Land South of 26 New Road, Warboys

Dear Sir/Madam,

Subject: Objection by Warboys Parish Council to Planning Application 25/00742/FUL – Construction of 6no. dwellings with associated garages, amenity space and shared surface access road.

Warboys Parish Council maintains it's objection to the above-mentioned planning application on the grounds outlined below:

1. Misrepresentation of Hedge Ownership and Footway Feasibility

The applicant's response to the Parish Council (points 2 and 3) asserts that the hedge in question is within the ownership and control of the Local Highway Authority (LHA), implying that there is no obstruction to constructing the proposed footway. However, this assertion directly contradicts the LHA's formal response, which confirms:

- The hedge was conveyed to adjacent landowners, not retained by the LHA; hence, the LHA has no control over the hedge except the ability to require maintenance to prevent encroachment onto the highway.
- The applicant's Drawing PA_17, showing a 1.5 m footway with a 0.5 m verge outside of the 30 mph section, is misleading. The LHA states that a 0.5 m verge is not maintainable, and additional width with clear segregation (e.g. broken white line) would be required.
- A site visit concluded that footway construction is not achievable within existing constraints without significant engineering works due to level discrepancies between the hedge base and carriageway, kerb heights, gradients, and other technical considerations.

The applicant's inaccuracies regarding land ownership and feasibility undermine confidence in the technical assessment and suggest that critical site constraints are being overlooked or misrepresented.

2. Highway Safety and Unsuitable Design

Under Paragraph 116 of the National Planning Policy Framework (NPPF), development should only be refused on highways grounds if it would result in unacceptable impacts on highway safety or severe residual cumulative impacts. In this case:

- The proposed 0.5 m verge is too narrow to be maintainable or safe, increasing risk to pedestrians.
- Given the LHA's assessment that constructing a footway safely would require significant engineering works not proposed by the applicant, the scheme fails to meet basic safety standards.
- The proposed footway runs immediately adjacent to the A141, a 60 mph road, where safe and adequate pedestrian infrastructure is integral for the protection of residents. Failure to deliver a feasible and safe footway would expose future residents to unacceptable risks.
- The project does not give priority to pedestrian movements, a requirement under Paragraph 117(a) of the NPPF, owing to design constraints and inadequate provision.

This is not a sustainable transport solution and therefore conflicts with national guidance to prioritise pedestrian access.

3. Material Considerations and Procedural Deficiencies

The NPPF emphasises that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the LHA's response represents a material consideration that fundamentally alters the assessment of design feasibility and safety.

Furthermore, per guidance on objections to planning applications on highways grounds, robust technical evidence and clarity are essential to allow the decision-maker to reach an informed judgment.
The applicant's failure to accurately represent land ownership and feasibility fails this standard of clarity and undermines trust in the evidence base.

4. Conclusion

For the reasons above, Warboys Parish Council maintains that this is not a suitable site for development, due to:

- The applicant's incorrect assertions regarding hedge ownership and feasibility.
- The design fails to provide a safe and maintainable footway.
- The resulting highway impacts are potentially severe and fall short of NPPF requirements for safe, sustainable development.
- The technical misrepresentations prevent a fully informed planning decision.

Recommendation:
Warboys Parish Council requests that the Local Planning Authority refuse the application for the aforementioned reasons.

Yours faithfully,

Emmeline Coverdale
Clerk to Warboys Parish Council

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COUNCIL