

WARBOYS PARISH COUNCIL

14th October 2024

227/24

EC

HUNTINGDONSHIRE LOCAL PLAN TO 2036

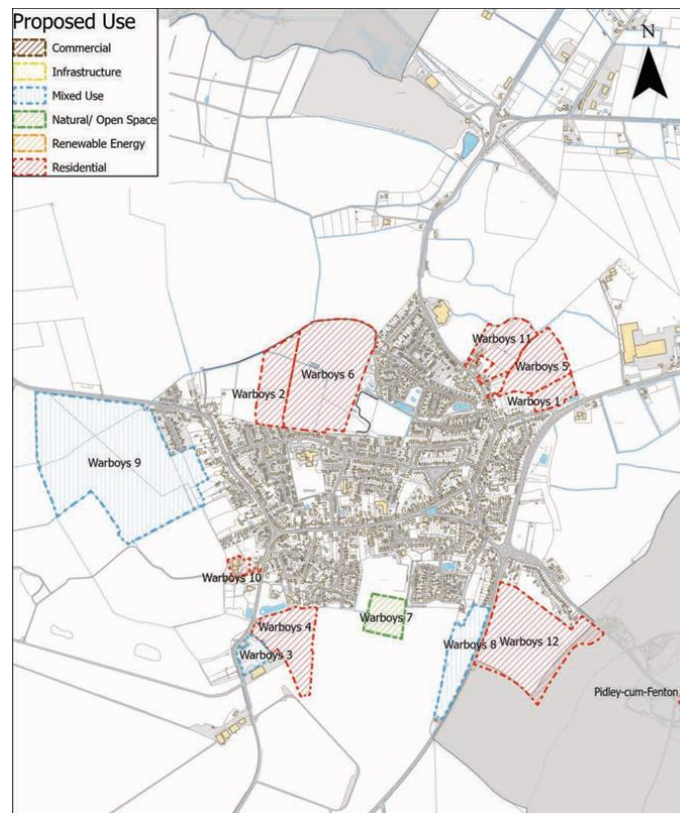
HOUSING & ECONOMIC LAND AVAILABILITY ASSESSEMENT: OCTOBER 2024

Local Plan Update Briefing Session 30th September 2024

HDC advised that they had assessed all the proposed call for sites for sustainability, context restraints, availability, deliverability/developability. The below report details their findings and determinations for all sites within the Warboys Parish advising whether they will progress to the next stage. It is an important stage of the project as now Councils and Communities have the opportunity to comment on the proposals relevant to them.

Potential Central Government Policy Change

The HDC Planning Team indicated that, as of now, the new Labour government has not introduced any changes that would affect the current local plan. However, the recent closure of the National Policy Framework consultation may result in future implications. HDC remains confident that there will be no increased pressure to raise housing targets within the district, as they have already exceeded their proposed building goals by 37% since their 2014 report. As a result, any potential changes from central government are not expected to cause significant concerns.



Analysis of Warboys Sites

Following the recent Call for Sites, 12 potential locations were submitted within Warboys Parish from developers and land owners, proposing approximately 1,800 new houses across these sites. Additionally, land was put forward for employment use and open spaces.

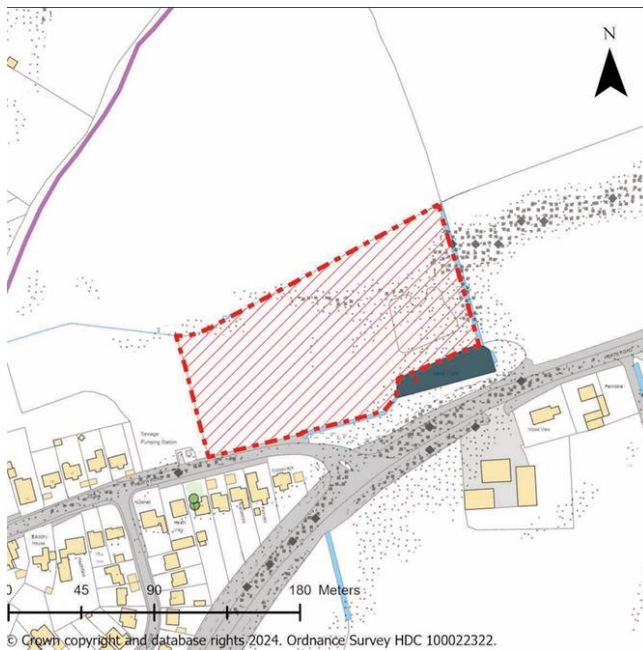
Upon reviewing the Appraisal Impact Assessment reports, it appears that HDC intends to further pursue four of these sites, which could result in approximately 500 houses moving forward to the next stage of consideration.

It is worth keeping in mind that if we were to approve 500 houses this would see a potential of £500k in CIL money over the next 5+ years. As well as the potential impact on already stretched infrastructure within the Parish.

I recommend that we provide feedback on all of the site submissions, whether positive or negative, as some projects may still progress or face appeals. It is easier to influence outcomes now, during the early stages, rather than after formal applications are submitted.

WARBOYS SITES

Warboys 1: (cfs 79) 1.5 hectares of land adjoining Heath Road with a capacity for 18-20 homes



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Wholly classified as grade agricultural land.
- In flood zone with some, but low, risk of surface water flooding.
- Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site.
- It is sufficiently remote from all of the designated nature and heritage assets.
- The location of the site could arise difficulties with place and community integration.
- It has some relationship with the built form but it has a close relationship with the countryside
- Capacity would translate to a low density development but is in line with surrounding built form.
- Substantial landscape buffering along the northern boundary would contribute to preserving the character of the wider landscape.

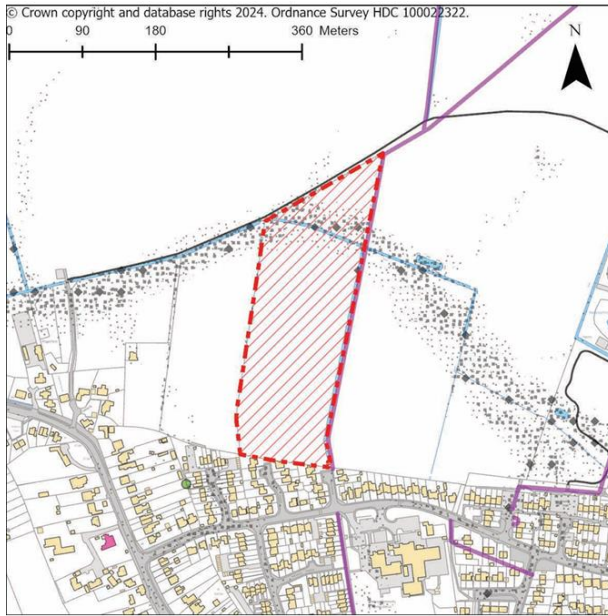
In combination, the LAA and SA indicate that the site:

- Is not appropriate for development as it would be out of context with the settlement/ built form.
- There may be difficulties in terms of highway safety in a village location being adjacent to a significant junction onto the A141 and with achievability given the sloping topography of the land within the site.

Although the project passed the initial stage, following the Sustainability Impact Assessment, both the LAA and SA have decided not to pursue it further. However, it would be beneficial for us to provide comments in case the site is reassessed at a later stage.

Previous suggested response: The Parish concurs with this assessment.

Warboys 2: (cfs 104) 4.036 hectares of land north of First, Second & Third avenues with capacity for 160 homes



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Within flood zone 1 with minimal recorded risk of surface water flooding
- Classified as grade 2 agricultural land
- Limited access to natural green space
- Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets
- Within 800m of a primary school, local convenience store and a regular bus service

and is in close proximity to employment opportunities.

- The location of development would be completely out of context with the existing built form and has a very close relationship with the countryside with completely open boundaries and therefore there could be significant adverse landscape impact.
- It would be difficult to integrate the site with the existing place and community
- A capacity of 160 homes could provide a range of types, tenures and sizes.

In combination, the LAA and SA indicate that the site:

- Is deemed inappropriate for development due to the location of the site being out of context with the existing built form, potential for significant adverse landscape impact and highway access to the site being potentially unachievable as a result of the presence of ransom strips and ability of Second and Third avenue to accommodate the scale of development.
- However, it must be noted, in conjunction with the site submission to the east which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.

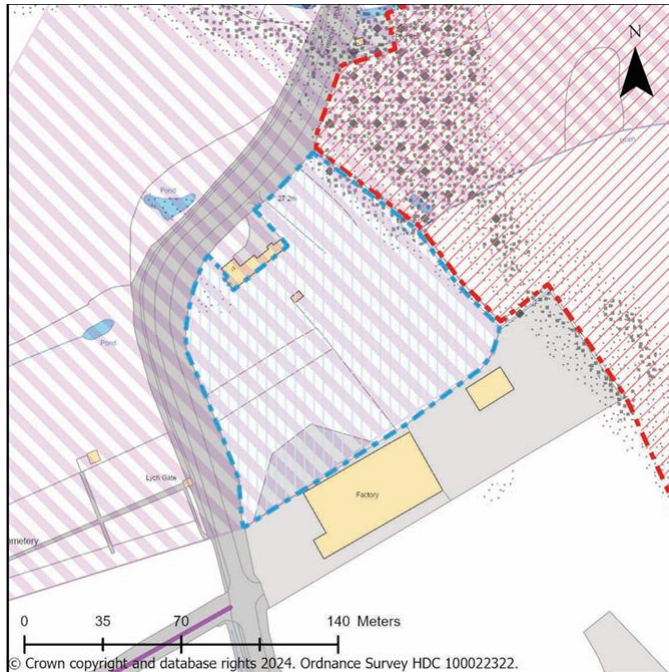
HDC Delivery Calculations – deemed not appropriate for building.

Although the project passed the initial stage, following the Sustainability Impact Assessment, both the LAA and SA have decided not to pursue it further. However, it would be beneficial for us

to provide comments in case the site is reassessed at a later stage. Developers are keen to move ahead with the project as it is available for development now.

Suggested Response: The Parish Council concurs with this assessment.

Warboys 3: (cfs 133) 1.3 hectares of land to the rear of 51 Church Road with capacity for 30-50 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is within flood zone 1 with minimal recorded risk of surface flooding
- Classified as grade 3 agricultural land
- In close proximity to shops, culture and leisure facilities, a regular bus service and a primary school.
- Within 1.5km of an Established Employment Area (EEA)
- Potential to significant harm to Warboys Conservation Area due to the likely removal of established trees to accommodate the development.
- Difficult to integrate all of the proposed uses with the existing place and community

In combination, the LAA and SA indicate that the site:

- Is not appropriate for development for all of the proposed uses due to the site being wholly within Warboys Conservation Area and the potential for significant adverse

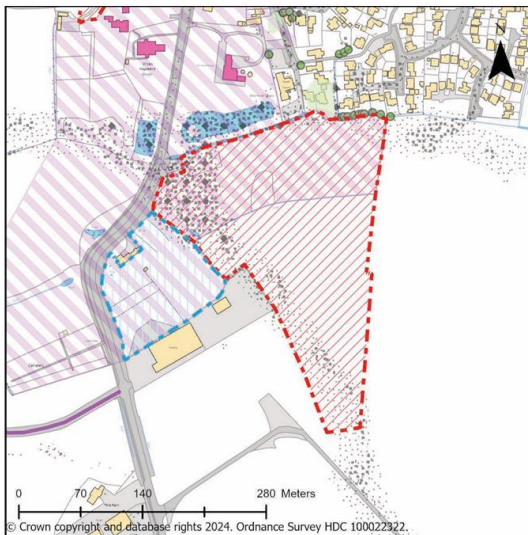
impact to this designated heritage asset due the removal of established trees situated within the site to accommodate the development.

HDC Delivery Calculations – deemed not appropriate for building.

Although the project passed the initial stage, following the Sustainability Impact Assessment, both the LAA and SA have decided not to pursue it further. However, it would be beneficial for us to provide comments in case the site is reassessed at a later stage.

Suggested Response: The Parish Council concurs with this assessment.

Warboys 4: (cfs 172) 4.8 hectares of land east of Church Road with capacity for 36 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- The site is in flood zone 1 with some risk of surface water flooding
- Is wholly classified as grade 3 agricultural land
- In within 800m of multiple culture and leisure facilities, a local convenience store and a regular bus service In close proximity to employment opportunities and education facilities
- Pavement available immediately opposite the frontage
- Sufficiently remote from all of the designated nature assets.
- Part of the site is within Warboys Conservation Area Close relationship with the built form and countryside; development to the north would improve integration with landscape and townscape.

- Preservation of TPOs along the northern boundary, Warboys CA and the listed building to the north is essential in determining the success of the scheme.

In combination, the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development subject to effective masterplanning to ensure effective integration with the built form and preservation of Warboys Conservation Area, the landscape, TPOs and listed building to the north of the site.

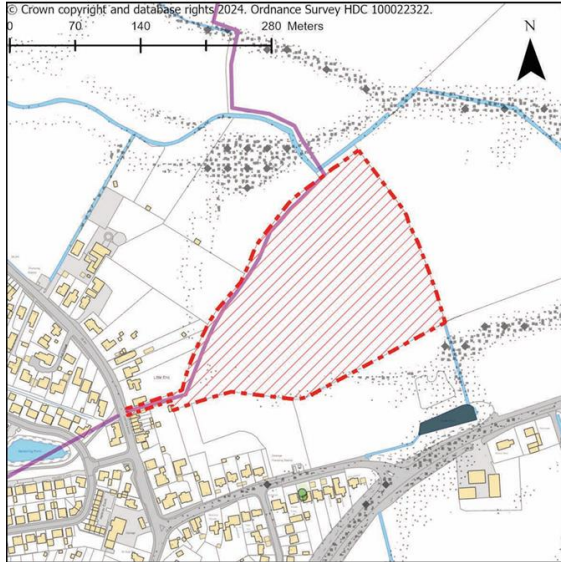
Moving to next stage

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.8 ha 40% net developable area to allow for sustainable drainage, landscaping and retention of protected trees. 4.8 ha x 30% = 1.44 ha	Residential - Market/affordable housing 25 dph to reflect the edge of village location in a large village. 25dph x 1.44 ha = 36 homes	Allocation status required Build out over 2 years

Suggested Response: Members views requested.

Warboys 5: (cfs 145) 4.8 hectares of land to the east of Station Road and north of Heath Road, capacity for 150-200 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Wholly classified as grade agricultural land.
- In flood zone with some, but low, risk of surface water flooding.
- Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site.
- It is remote from all of the designated nature except a SSSI to the north and heritage assets.
- The location and scale of the site could cause difficulties with place and community integration.
- The proposed capacity is too high given it's context.
- The development would be highly prominent in the countryside despite some association with built form.

In combination, the LAA and SA indicate that the site:

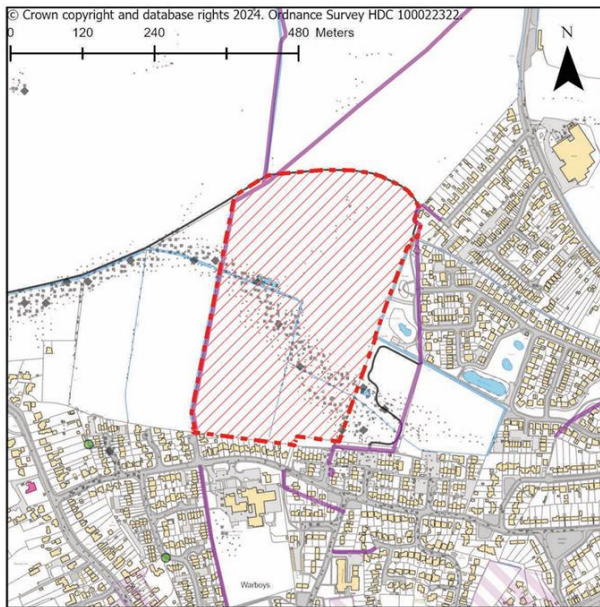
- Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form, the steep topography of the land and intrusion into the countryside.
- Would have highway access difficulties given the existing track and limited scope to upgrade.

HDC Delivery Calculations – deemed not appropriate for building.

Although the project passed the initial stage, following the Sustainability Impact Assessment, both the LAA and SA have decided not to pursue it further. However, it would be beneficial for us to provide comments in case the site is reassessed at a later stage. Developers are keen to move ahead with the project as it is available for development now.

Suggested Response: The Parish Council concurs with this assessment.

Warboys 6: (cfs 148) 12.3 hectares of land north of Humberdale Way, capacity for 296- 500 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Within flood zone 1 with minimal recorded risk of surface water flooding
- Classified as grade 2 agricultural land Limited access to natural green space
- Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets
- Within 800m of a primary school, local convenience store and a regular bus service and is in close proximity to employment opportunities.
- A capacity of 500 homes could provide a range of types, tenures and sizes.
- The site has a close relationship with the built form situated relatively central in Warboys and is adjacent to two large residential areas to the east and south

- Sufficient landscaping is essential to ensure any adverse landscape impact is mitigated It could be effectively masterplanned to integrate with the place and community but issues over highway access could limit integration

In combination, the LAA and SA indicate that the site:

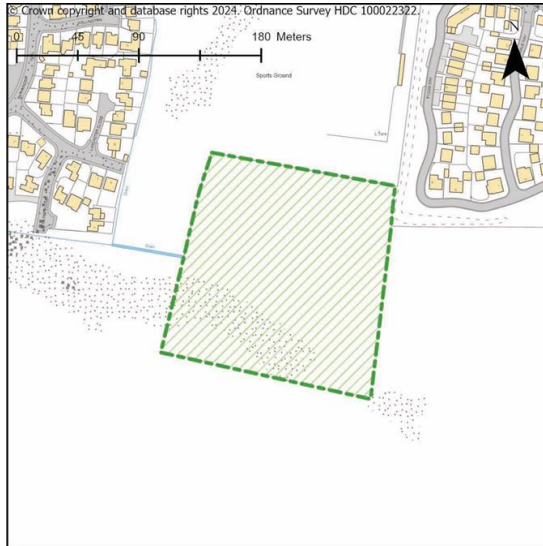
- Is potentially appropriate for development subject to effective masterplanning to ensure integration with the townscape, place and community and mitigate adverse landscape impact.
- However, achievability of highway access is uncertain due to the presence of ransom strips between the site boundary and Third Avenue. This is a key development constraint and would need to be resolved prior to development.
- The presence of electricity lines may also limit the viability of the site.
- It must be noted, in conjunction with the site submission to the east (CfS 104) which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.
- 500 could provide a significant housing growth opportunity

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 12.3 ha</p> <p>70% net developable area to incorporate significant landscape buffers, sustainable drainage and infrastructure.</p> <p>70% x 12.3 ha = 8.47 ha (net developable area)</p>	<p>Net developable area of 8.47 ha.</p> <p>35 dph to reflect connection with the countryside and built form within a large village location of Warboys.</p> <p>8.47 ha x 35dph = 296 homes</p>	<p>From 2024</p> <p>Delivery expectation of 4-5 years</p>

Suggested Response: Members views requested.

Warboys 7: (cfs 135) 2.3 hectares of land south of Warboys Sports field, capacity for recreation



The site did not progress to Sustainability Appraisal as the site is unavailable for development.

There are significant constraints including access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications.

Suggested Response: None required as not being pursued.

Warboys 8: (cfs 166) 3.28 hectares of land at New Road, capacity for 40 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- It is flood zone 1 with no recorded risk of surface water flooding.
- Wholly classified as grade 2 agricultural land. Remote from natural green space and designated nature assets.
- High provision of culture and leisure facilities within 800m from the site.
- A shop, primary school, bus service and employment opportunities are in close proximity to the site.
- Scale and location means development on the whole site would be highly prominent in the countryside significantly impacting the landscape character and rural feel of the local area.
- The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys.
- Development in this location would alter the rural feel on approach to this area of Warboys.
- The site is remote from active travel infrastructure.

In combination, the LAA and SA indicate that the site:

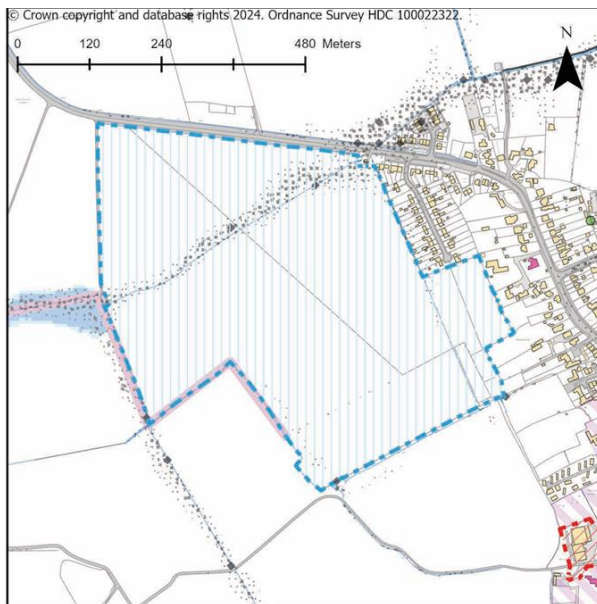
- Is in a location that could not be effectively masterplanned to become part of the existing community.
- Would create an extension to the village with limited relationship to the main concentration of residential development within the village.

- Has a very close relationship with the countryside the impact of which would be significant.

Although the project passed the initial stage, following the Sustainability Impact Assessment, both the LAA and SA have decided not to pursue it further. However, it would be beneficial for us to provide comments in case the site is reassessed at a later stage.

Suggested Response: The Parish Council concurs with this assessment.

Warboys 9: (cfs 293) 26.7 hectares of land at Ramsey Road, capacity for 210-500 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Majority of the site within flood zone 1 with no recorded risk of surface water flooding
- Predominantly classified as grade 2 agricultural land
- Beyond 800m from key services in Warboys including a local convenience store and culture and leisure facilities

- Close proximity to employment opportunities and could provide a modest amount of employment on site.
- Close relationship with the countryside with potential for significant landscape impact that would be difficult to mitigate
- Scale and location of the site means it may be difficult to integrate with the existing place and community.
- Could provide a wide range of tenures, types and sizes of housing

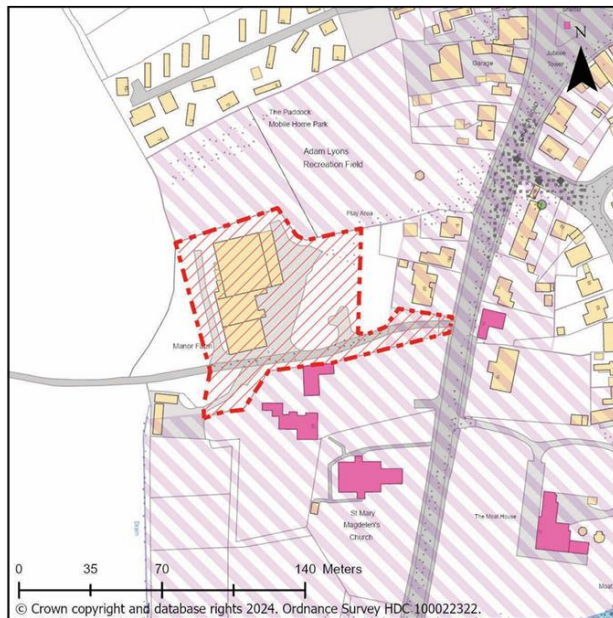
In combination, the LAA and SA indicate that the site:

- Is deemed not appropriate for development due to the potential for significant adverse impact upon the local landscape and potential difficulties integrating the site with the existing place and community.

Although the project passed the initial stage, following the Sustainability Impact Assessment, both the LAA and SA have decided not to pursue it further. However, it would be beneficial for us to provide comments in case the site is reassessed at a later stage.

Suggested Response: The Parish Council concurs with this assessment.

Warboys 10: (cfs 314) 0.68 hectares of land at Manor Farm Buildings, Church Road, capacity for 10 - 14 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- It is in flood zone 1 with no recorded risk of surface water flooding

- Open space immediately accessible with a public park to the north
- Greenfield, classified as grade 2 agricultural land but the site predominantly comprises of large agricultural buildings that would need to be removed prior to development.
- Scope to reuse or recycle materials from the agricultural buildings
- Sustainably located; employment opportunities, culture and leisure facilities, a local convenience store, a primary school and a regular bus service which can be accessed via public footpaths.
- Close relationship with built form and amount of development proposed is appropriate considering the nature of surrounding built form.
- Designated heritage assets within or in the immediate setting of the site including Warboys Conservation Area and several listed building; sensitive design essential to mitigate adverse impact to townscape and wider community.

In combination, the LAA and SA indicate that the site:

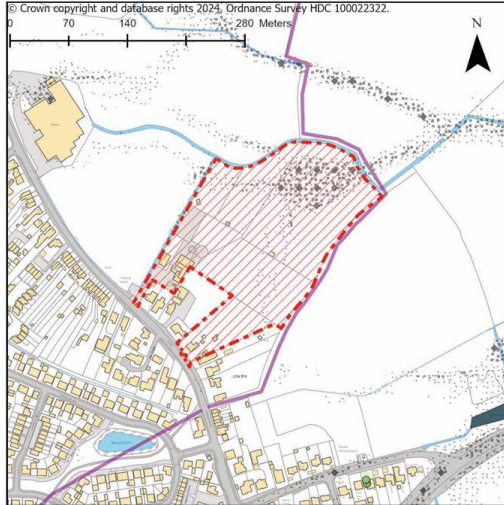
- Is potentially appropriate for development subject to effective masterplanning and building design to ensure the character and form of designated heritage assets in the vicinity of the site is maintained and mitigate potential landscape impact.
- It is an existing allocation in the Local Plan 2036, the site size of this submission is marginally bigger
- There are deliverability issues relating to the acquisition of new agricultural buildings for the existing farm on site which would need to be resolved prior to development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.68 ha 80% net developable area to allow for landscaping and highway access to developable area. $0.68 \text{ ha} \times 80\% = \mathbf{0.54 \text{ ha}}$	Residential - market/affordable housing 35 dph to reflect the sites association with designated heritage assets. $0.54 \text{ ha} \times 25 = \mathbf{14 \text{ homes}}$	Allocation status required Build out over 2 years

Suggested Response: Members views requested.

Warboys 11: (cfs 387) 3.85 hectares of land to the rear of 70-84 Station Road capacity for 60-65 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Part of the site is greenfield which is predominantly classified as grade 3 agricultural land
- Could offer an opportunity to develop on previously developed land
- Flood zone 1 with minimal recorded risk of surface water flooding Limited access to natural green space but could provide 1.5ha of natural, green or open space use in the northern part of the site
- It is within 1km of Warboys Wood SSSI but is sufficiently remote from the other designated nature assets
- No designated heritage assets within or in close proximity to the site that would be adversely impacted by the development
- Culture and leisure facilities, a local convenience store, a primary school, a regular bus service and employment opportunities are highly accessible from the site
- There is a pavement along the frontage promoting active travel.
- The scale and location of the site would be out of character with the existing townscape character of the north east of Warboys
- The downward sloping topography of the land could mean the development may cause significant adverse landscape impact altering the rural and open feel of the local area.

In combination, the LAA and SA indicate that the site:

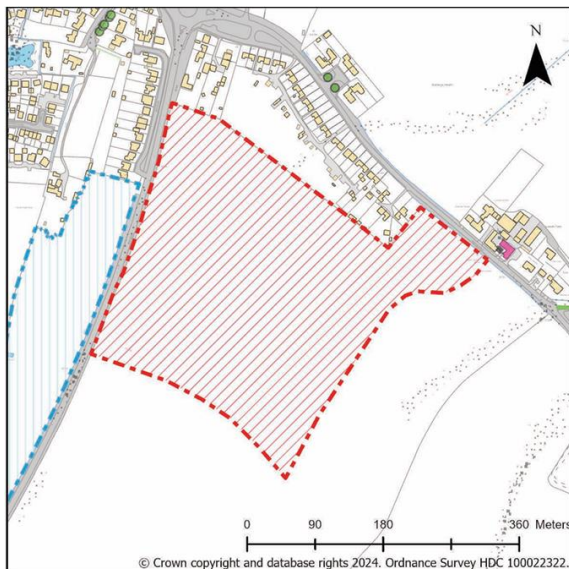
- Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form and the potential for significant landscape impact which would be hard to avoid given the downward sloping gradient of the land within the site.

- There are multiple landowners with no legal agreement.

Although the project passed the initial stage, following the Sustainability Impact Assessment, both the LAA and SA have decided not to pursue it further. However, it would be beneficial for us to provide comments in case the site is reassessed at a later stage. Developers are keen to move ahead with the project as it is available for development now.

Suggested Response: The Parish Council concurs with this assessment.

Warboys 12: (cfs 85) 10.57 hectares of land off Fenton Road capacity for 132-195 dwellings



The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Flood zone 1 with no recorded risk of surface water flooding
- Wholly greenfield, classified as grade 2 agricultural land.
- Limited access to natural green space

- Sufficiently remote from the designated nature assets
- It is close proximity to an abundance of culture and leisure facilities within Warboys.
- Access to employment opportunities, Warboys Airfield Industrial Estate is situated approximately 2km from the site
- A local convenience store, primary school and regular bus service are also nearby
- The development, given it's scale and location has the potential to impose significant landscape impact and may be out of context with the built form. However, through effective masterplanning, by limiting development to the north of the site and significant landscape buffers this could be mitigated.
- A pavement would need to be created along the frontage to link the site with a footpath to the north and allow access to services within Warboys by foot
- It would need to be sensitive to the setting of designated heritage assets to the north east, a listed building, and Warboys Conservation Area, the north west/ west

In combination, the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development subject to effective masterplanning to ensure preservation of the local landscape, designated heritage assets and integration with the built form and wider community.
- The downward sloping topography of the land in the north east of the site is a key development consideration.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 10.57 ha</p> <p>50% net developable area to allow for significant landscape buffers and improve integration with the built form by limiting development to the north of the site.</p> <p>10.57 ha x 50% = 5.26 ha</p>	<p>Residential - Market/affordable housing.</p> <p>Net developable area of 5.26 ha</p> <p>Low density of 25dph to reflect it's edge of village/ rural location in a large village location.</p> <p>Capacity = 25ha x 5.26 ha = 132 homes</p>	<p>Subject to allocation</p> <p>4 - 5 years to build</p>

Suggested Response: Members views requested.

Conclusion

Members are invited to consider the District Council's analysis of sites submitted in response to the Appraisal Impact Assessment and comment accordingly.