Warton Residents Association
New Building Development Crib Sheet

Overview

Richborough Estates is consulting on a proposed new housing development in Warton. This document is aimed to provide a quick reference guide on how to respond, key arguments to raise, and evidence to gather.

Immediate Action: Respond to the Developer's Consultation

Purpose of the consultation: This is often a "box ticking" exercise required before a formal planning application is submitted.

Suggested response:

> **Object briefly to their consultation:** State that the proposal is outside Warton's development boundary and conflicts with the proposed Neighbourhood Plan (vote to adopt plan will take place on 20th March)
>
> **Avoid detail:** Keep the objection concise, save in-depth arguments for the formal planning application stage.

If/Once the Planning Application is Submitted

Firstly we aim for refusal

These are arguments that should be lodged when official planning is applied for – details will be provided. These are arguments that can be used.

Neighbourhood Plan incompatibility

> The site lies outside the settlement boundary specified in both the Local Plan and the Neighbourhood Plan.

Housing requirements

> **Borough-wide:** The council's (NWBC) 5 Year Housing Land Supply (5YHLS) +20% shortfall does not automatically justify development in Warton.
>
> **Local circumstances:** Warton already has had significant new housing in recent years (e.g. Woodwinds, Brookmill), with properties not selling.
>
> **Overdevelopment:** The Local Plan inspector flagged that Warton has been built up beyond its recommended capacity, leading to previous refusals (Church Road, Fox & Dogs/Warton Mill, Curlew Close).

Unsustainable location

> **Transport:** Limited / no sustainable transport links (buses, trains, cycle routes).

Infrastructure: Concerns around school places, local services including doctor's surgery, and road safety.

High-grade agricultural land: If the land is Class 1 or 2 arable, it represents a valuable resource.

Local wildlife: Emphasis on Hedgerows

Call for other Sites: NWBC has already invited submissions for the next Local Plan, so developers could wait for that process rather than pushing this now.

Key Evidence we need to collect

Housing market data: Screenshots or emails showing reduced prices or paused building at Woodwinds/Brookmills etc

Evidence that there was the inability to find a social housing provider.

Local schools: Letters or statements from all local schools indicating lack of capacity.

Traffic: Speedwatch data (volume of traffic, average speeds, number of speeding vehicles etc).

Accident statistics for main village roads and crossroads.

Comparisons: Number of new homes built in Warton relative to other local villages (Austrey, Newton Regis).

Potential alternative sites in the wider borough.

Housing need: Proof (or lack) of local demand for council/social housing in Warton.

If Development Proceeds: Mitigation Measures

Reduced housing numbers

Request a capped or lowered total (110 homes is the suggested maximum we could push for less).

Expanded recreation ground and green spaces.

Insist that land adjacent to the existing park be included and transferred to the Parish Council (as S106 contribution).

Consider ideas such as a community orchard, nature area, or micro-forest.

Hedgerows and trees, request full retention of existing boundary features.

Biodiversity Net Gain: Ensure any required offset is delivered either on-site or within Warton, rather than off-site (we can take advice from a consultant – Lawrie and Heather)

Local road safety improvements:

Seek developer funding (S106) for traffic-calming measures (addition flashing signs, road narrowing) around Church Road, Orton Road, and Barn End Road.

Footpaths and cycle routes, call for a cycle-friendly pathway around or through the development to encourage sustainable transport to Polesworth.

Additional Information

Share information and updates through residents association (Warton.Residents@gmail.com) we can post it on the website and keep a running live data stream of all the information, responses from councillors, planners etc. (https://wartonresidents.co.uk/)

Evidence is key! We need to gather as much data as possible—photographs, official letters, traffic counts, letters from local services etc. to strengthen objections.

Use official processes, Submit formal objections through the council's planning portal once the application is live. Include concise, fact-based points. Do not assume that because you spoke to a councillor that they will automatically object on your behalf.

Stay updated, keep track of any changes to the Local Plan, Neighbourhood Plan, or the National Planning Policy Framework (NPPF) alert Warton Resident Assoc. If you think you have spotted something that should be made known.

Engaging with the planning system can be lengthy and unfriendly; ensure all objections and suggested improvements are documented at every stage, every time you write to a councillor **insist on a response** follow up in seven days if they have not responded, and if still no response contact the Residents Assoc.

Remember that the key is to show that this development is not needed in Warton, lacks policy support, and poses sustainability challenges. If it does proceed, insist on meaningful community benefits and enforce high-quality design and infrastructure improvements.