[redacted]

To: DMAdmin
Subject: Re: PLANNING APPLICATION - 26/01956/PIP
Date: 13 November 2026 15:52:41
Attachments: image005.png
image005.png

Good afternoon,

Eversden cottage
Church road
Easton
Pe28 0TU

Kind regards,
[redacted]

On Fri, 13 Nov 2026, 15:46 DMAdmin,
<Development.ManagementAdmin@huntingdonshire.gov.uk> wrote:

> OFFICIAL
>
> Good afternoon,
>
> Please submit a correspondence address to enable us to add your comments to our system and the public file.
>
> Kind regards,
>
> **Development Management**
>
> Huntingdonshire District Council
>
> Pathfinder House, St Mary's Street
>
> Huntingdon PE29 3TN
>
> **Working Hours:** Mon - Fri
>
> OFFICIAL
>
> [redacted]
> **Sent:** 09 November 2026 18:23
> **To:** DevelopmentControl <DevelopmentControl@huntingdonshire.gov.uk>

Subject: PLANNING APPLICATION - 26/01956/PIP

Good evening,

I would like to object to the planning application above. Please see my points below...

1. Reliance on the Previous Planning Permission

The previous application was for one house, whereas this application seeks permission for a further two. However, the current application appears to assume that the first house has been built and all its planning conditions satisfied. This is far from certain, as numerous hurdles remain and we have yet to see the necessary technical details.

Should the Planning Officer not establish whether the first development is realistically deliverable before relying on it to justify this further application? There must be evidence that the first house is proceeding rather than simply assuming it will happen.

2. Development in Open Countryside

The field lies outside the settlement boundary of Easton, in Open Countryside. This represents an unnecessary encroachment into the countryside and would be difficult to justify under Policy S5.

With Huntingdonshire's new Local Plan expected shortly, incorporating updated national planning policies, is it appropriate to approve development now that could permanently affect the village when planning guidance will soon place greater emphasis on sustainability?

3. Flooding

Easton is vulnerable to flooding from the Ellington Brook catchment. Environment Agency climate projections for 2070–2125 indicate that peak river flows in Cambridgeshire could increase by 4% to 21%. This could result in land currently designated as Flood Zone 1 becoming Flood Zone 2 or 3.

Building on potentially vulnerable land creates unacceptable long-term risks. Furthermore, flood defences designed to protect the new properties could displace floodwater and increase the risk to existing homes, particularly those near or within Flood Zone 3B. These risks require proper technical assessment.

4. Sustainability

Easton has very limited amenities, meaning that journeys to shops, schools, workplaces, doctors and hospitals require a car. This raises serious questions about the sustainability of further housing in such an isolated rural location.

The National Planning Policy Framework (17 August 2026) identifies the need to mitigate climate change, support a low-carbon economy and protect the natural environment as key objectives. Building even one additional house raises concerns about compliance with these objectives; building three makes a mockery of them. We must consider the long-term environmental impact of such decisions.

5. Insignificant Contribution to the Housing Shortfall

Huntingdonshire District Council can currently apply the 'Tilted Balance' because it has not adopted its new Local Plan and is falling short of Government housing targets.

However, one or possibly three houses will make a negligible contribution to the district's housing shortfall, while representing a significant increase in housing within a small village like Easton.

The resulting harm to the village's rural character and environment could outweigh any limited housing benefit. Furthermore, no convincing benefits to Easton or its residents have been identified to justify this development.

Thank you

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