Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

[redacted], Clerk to Catworth Parish Council
[redacted]

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 26/01983/FUL Case Officer Olivia Manton
Proposal: Demolition of the existing barn and erection of new dwelling, detached garage and associated landscaping
Location: Barn At Elysian Fields Church End Little Catworth
Observations of Catworth Town/Parish Council.
Please √ box as appropriate

[redacted] Recommend **approval** because ……(please give relevant planning reasons in space below)

Please see separate document returned via email.

☐ Recommend **refusal** because…(please give relevant planning reasons in space below)

☐ No observations either in favour or against the proposal

[redacted], **Clerk to Catworth Town/Parish Council** (For GDPR purposes please do not sign)

Date: 15 November 2026

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

Catworth Parish Council recommendation of planning application approval 26/01983/FUL

Members noted that the application was largely unchanged from the previous withdrawn application 24/01762/FUL, which was supported by the Parish Council in February 2025, with the only change being the repositioning of the garage. The site is considered large enough to accommodate the proposed new dwelling without resulting in excessive massing. Its set-back position from the road, together with screening by existing trees, would limit its impact on the street scene.

Catworth Parish Council **RESOLVED to recommend approval**, subject to the Local Planning Authority giving due consideration to the following matters:

- **Scale and countryside location:** to decide whether it is a material fact that the proposed dwelling is substantially or disproportionately larger than the existing barn, given it is a natural infill between existing dwellings within a small group of houses, having regard to the relevant National Planning Policy Framework 2026 (NPPF) requirements and exemptions for development outside defined settlement areas (NPPF reference policy S5.1.c).
- **Biodiversity:** to ensure appropriate protection and mitigation for the roosting bats identified in the ecology survey, including the installation of bat boxes as recommended in the survey.
- **SSSI and drainage:** if minded to approve this application, to require an assessment of potential impacts on the adjoining Site of Special Scientific Interest (SSSI), and to require mitigation against any negative effects arising from construction works on the surrounding habitat, pond and water table due to drainage of this low-level boggy site.
- **Heritage and archaeology:** to consider the requirement for an appropriate heritage and archaeological assessment, given the archaeological historical assets identified within the Cambridgeshire Historic Environment Record (CHER) at this location, and such considerations of heritage assets as may be required under the NPPF (NPPF reference policy HE5 and HE7.2) with regard to their significance and potential harm from the development. CHER reference 00699-MCB904 identifies the archaeological presence of a shrunken medieval village within the proposed development site, as well as the Grave of Moses, non-juror, 1689 (CHER reference 00841-MCB1067). If planners are minded to consider these non-designated heritage assets of archaeological interest of equivalent interest to a scheduled monument, then they should be considered subject to policies for designated heritage assets (HE6.3, HE6.6). If these archaeological assets are considered as such and could be harmed by this development, and if treated akin to a scheduled monument as indicated by the CHER noted above, and thereby as an asset of the highest significance, then these archaeological heritage assets (even though non-designated) should be preserved in situ where feasible (NPPF reference policy HE10.2) and development should be wholly exceptional (NPPF reference policy HE6.6).