[redacted] [redacted]
To: DMAdmin
Subject: Re: Objection to planning application 26/01330/PIP
Date: 11 November 2026 21:29:10
Attachments: image005.png

[redacted], Holly House, Easton Road, Easton PE280TZ. To Planning Application 26/01956/PIP

Permission in Principle for the Erection of a Single Dwelling on Land South of Belmont, Easton Road, Easton

Dear Sir/Madam,

We wish to formally object to Planning Application 26/01956/PIP for the erection of multiple dwellings on land south of Belmont, Easton Road, Easton.

After reading the application, we are extremely disappointed and discussed that the villagers concerns have been completely ignored from the previous application. With the addition of 2 extra houses now being added this is an insult to the already inappropriate planning application.

we are concerned that parts of it are inaccurate and do not give a true picture of the village or the proposed development.

For example, paragraph 2.1 states that Easton is “centred around a village green”. This is incorrect. Easton does not have a village green. This description creates a misleading impression of the village for anyone unfamiliar with the area.

The photographs included within the application are also misleading. Figure 3, titled “View into site from Easton Road”, is not a view of the proposed development site. Instead, the site is located behind a large, established ancient hedgerow, which is an important feature of the village. This hedgerow provides valuable habitat for a range of wildlife, including bats, badgers and muntjac deer, and contributes significantly to the rural character of Easton. Any removal or damage to this hedgerow would have a harmful impact on both the local environment and the appearance of the village.

Our biggest concern, however, is highway safety.

The proposed driveway would be positioned directly opposite what many local residents consider to be the most dangerous junction in the village. This is the location of the school bus stop where children are collected and dropped off each day for schools including Hinchingbrooke, Kimbolton and Spaldwick.

The junction is already hazardous. School buses regularly have to reverse around the corner, while traffic travelling to and from the A14 frequently overtakes stationary buses at this point. Introducing a new residential access directly opposite this junction would increase the number of vehicles entering and leaving the road at exactly the place where children are waiting for school transport, significantly increasing the risk of an accident.

[redacted], we find this particularly concerning. The safety of children and all road users should be given the highest priority. We do not believe the application properly considers the risks associated with introducing a new access at what is arguably the most dangerous location within the village.

The proposal would also increase traffic on narrow rural roads that are already heavily used and not designed to accommodate additional vehicle movements. We do not believe the impact on the local highway network has been properly assessed.

We also believe the proposal represents unsustainable development. Easton has very limited public transport, no local services and virtually no employment opportunities.

We believe this application conflicts with a number of policies within the Huntingdonshire Local Plan to 2036, including:

- Policy LP17 – Parking Provision and Vehicle Movement, because the proposed access raises serious highway safety concerns.

- Policy LP30 – Biodiversity and Geodiversity, because of the likely impact on an established hedgerow that provides habitat for protected and other wildlife.

- Policy LP31 – Trees, Woodland, Hedges and Hedgerows, because the proposal would damage an important hedgerow that contributes to the character, biodiversity and landscape of the village.

- Policy LP16 – Sustainable Travel, because Easton has very limited public transport and future occupants would be almost entirely dependent on private vehicles.

- Policy LP9 – Small Settlements, as we do not believe this proposal represents appropriate or sustainable development for a small rural village such as Easton.

We also believe the proposal is contrary to the principles of the National Planning Policy Framework, which seeks to ensure that development provides safe and suitable access, protects biodiversity and supports sustainable patterns of development.

For all of these reasons, we respectfully ask Huntingdonshire District Council to refuse Planning Application 26/01330/PIP.

Thank you for taking the time to consider our objections.

Yours sincerely,

[redacted]

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