Application Number: 24/02259/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

John Mason
Carter Jonas LLP
One Station Square
Cambridge
CB1 2GA

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: The erection of 52 homes, access, open space and associated infrastructure.

Site address: Land At West Newlands St Ives Road Somersham

Applicant: Mr Philip Thorpe Bellway Homes Limited (Eastern Counties)

in accordance with your application received on 2nd December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Plans	BW/02/012	U (Highways Strategy)	23.05.2025
Materials Layout	9171/10	I	05.06.2025
Floor Plan/s	9171/BAR	Rev C (Barley)	15.09.2025
Tenure Plan	9171/11	L	04.07.2025
Section	9171/20	B	04.07.2025
drainage details	BW/02/011	X	05.06.2025
Site Layout	9171/03	AH	23.05.2025
Site Layout	9171/04	N	23.05.2025
Parking Layout	9171/15	H	23.05.2025
Plans	9171/18	G (Open	23.05.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 27th February 2026

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		Space Plan)	
Garage details	9171-Garages	A	23.05.2025
CYCLE STORE	9171/CS	A	23.05.2025
Elevations	9171/BAR	C (Barley)	23.05.2025
Elevations	9171/BOL	(Bowyer Life Chimney)	23.05.2025
Floor Plan/s	9171/BOL	B (Bowyer Life)	23.05.2025
Elevations	9171/BOL	C (Bowyer Life)	23.05.2025
Elevations	9171/CSL	A (Coppersmith Chimney)	23.05.2025
Elevations	9171/CSL	C (Coppersmith)	23.05.2025
Floor Plan/s	9171/CSL	C (Coppersmith)	23.05.2025
Floor Plan/s	9171/DFL	C (Draftsman Life)	23.05.2025
Elevations	9171/DFL	E (Draftsman Life)	23.05.2025
Floor Plan/s	9171/FRL	B (Fuller Life)	23.05.2025
Elevations	9171/FRL	C (Fuller Life)	23.05.2025
Floor Plan/s	9171/HA	B (Halstead)	23.05.2025
Elevations	9171/HA	C (Halstead)	23.05.2025

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Floor Plan/s	9171/HAL	C (Harper Life)	23.05.2025
Elevations	9171/HAL	D (Harper Life)	23.05.2025
Floor Plan/s	9171/HPL	B (Hooper Life)	23.05.2025
Elevations	9171/HPL	C (Hooper Life)	23.05.2025
Elevations	9171/LDL	(Laidler)	23.05.2025
Floor Plan/s	9171/LDL	A (Laidler)	23.05.2025
Floor Plan/s	9171/MNL	B (Manicple)	23.05.2025
Elevations	9171/MNL	C (Manicple)	23.05.2025
Elevations	9171/PHL	B (Philsopher Chimney)	23.05.2025
Floor Plan/s	9171/PHL	D (Philsopher)	23.05.2025
Elevations	9171/PHL	F (Philsopher)	23.05.2025
Level Survey	BW/02/010	U	23.05.2025
Landscaping	GLY0105/LP/01	H	23.05.2025
Location Plan	9171-01	A	23.05.2025

1. Reason.

The application fails to demonstrate that the proposed development can be accommodated within the existing wastewater treatment infrastructure without resulting in deterioration of water quality or environmental harm to designated habitat sites. Anglian Water as statutory undertaker has confirmed that Somersham Water Recycling Centre is operating above its permitted Dry Weather Flow limit and is unable to accommodate additional flows generated by the proposed development. The Environment Agency and Natural England have not been able to confirm that the development

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would avoid compromising the requirements of the Water Framework Directive or the Habitats Regulations. In the absence of a project-specific Habitats Regulations Assessment and without identified interim or permanent treatment solutions, the Local Planning Authority cannot conclude that adverse effects on the integrity of the Ouse Washes SSSI, SAC, SPA or Ramsar site would be avoided. The proposal therefore fails to demonstrate compliance with Policy LP6 (criteria d and e), Policy SM1 criteria 7 and 8, and Policy LP30 of the Huntingdonshire Local Plan to 2036, paragraphs 187(e), 193(b), 194 and 195 of the National Planning Policy Framework (2024) and the Conservation of Habitats and Species Regulations 2017.

NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

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In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such

compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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