Application Number: 25/00890/PIP

TOWN & COUNTRY PLANNING ACT 1990
The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Mr Tom Kilvert
Brown & Co
The Fairways
Wyboston Lakes
Great North Road
Wyboston
Bedfordshire
MK44 3AL

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

Proposal: Permission in principle for the erection of 4 to 5 dwellings

Site address: Land North East Of High Gables Buckworth Road Alconbury Weston

Applicant: Ms Maureen Kay Stevens

in accordance with your application received on 16th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	24/109/DL0101	Rev P1	16.05.2025

1. Reason.
   The proposed development lies outside the built-up area of Alconbury Weston and fails to meet the specific criteria for development in such locations as set out in the Huntingdonshire Local Plan to 2036. The introduction of residential dwellings on this open, undeveloped site would erode the rural buffer between the village and the countryside, resulting in harm to the character and setting of the settlement. Additionally, the site's separation from essential services and infrastructure would lead to an unsustainable reliance on private vehicles. Overall, it would result

Clara Kerr
Chief Planning Officer

Date 21st August 2025

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

01480 388424
www.huntingdonshire.gov.uk

in significant and demonstrable harm and is contrary to Policies LP9, LP10 (part b), LP11, LP12 (parts a, b, c, f and i), the National Design Guide (2021) parts C1, I1, M1 and M2, and the provisions of the NPPF (2024), in particular Para. 135 parts a, c and f.

2. Reason.
In the absence of a Desk Based Assessment including earthwork survey and Historic Map regression, the proposal is considered to adversely impact the significance of ridge and furrow, and noting the sensitivity of the site, result in the significant and demonstrable loss of archaeological remains contrary to Policy LP34 of Huntingdonshire's Local Plan to 2036 and Section 16 of the National Planning Policy Framework 2024.

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.

C. Kerr

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Claiming Compensation

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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