From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 25/00666/OUT
Date: 23 August 2025 12:07:04

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/08/2025 12:07 PM from [redacted]

Application Summary

Address:	Land North Of 2 High Street Great Paxton
Proposal:	Outline Permission with All Matters Reserved for the Construction of two Dwellinghouses
Case Officer:	Olivia Manton

Click for further information

Customer Details

Name:	[redacted]
[redacted]	[redacted]
Address:	2 High Street Great Paxton St Neots

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Overdevelopment Two dwellings on this modest plot represent over-intensive use, wholly out of keeping with the local character. Proximity and Amenity The dwellings are unacceptably close to our boundary, reducing privacy, overshadowing our property, and infringing our right to light. The application does not clarify whether they are one or two storeys; if two, the harm from overlooking would be severe. Flooding and Drainage The area already suffers surface water flooding. Replacing permeable green space with buildings and hardstanding will heighten flood risk locally. Green areas are essential for natural drainage and flood mitigation. Loss of Green Space The scheme would permanently remove open land, harming biodiversity and detracting from the rural character valued by residents and visitors. Highway Safety The new access is dangerously close to our own, creating a collision risk. Parking for Plot Two directly faces the front entrance of our retreat business, exposing clients to fumes, noise, and headlights where they arrive to seek peace. Impact on Retreat Business Our retreat relies on privacy and tranquillity. The scheme would: Overlook areas where guests expect complete privacy. Some remove religious

garments; others may sunbathe or walk unclothed within the grounds, confident they are not overlooked. This privacy would be lost. Increase residential noise and activity, undermining the setting. Damage the client experience through vehicle movements opposite our entrance, threatening business viability.

Noise and Disturbance
Two households will generate extra noise, disturbance, and light pollution in what is currently a quiet retreat environment.

Construction Disruption
Building works would cause noise, dust, and traffic, disrupting neighbours and our business.

Precedent
Approval risks setting a precedent for overdevelopment, eroding the area's established character.

Kind regards