[redacted]
8 Chapel End
Sawtry
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16 November 2026

Objection to Planning Application 26/01959/FUL – Proposed Access via Chapel End
Erection of Three Dwellings with Associated Access, Parking and Landscaping at Land Adjacent to 43 Fen Lane, Sawtry

To Huntingdonshire District Council,

We wish to submit the following objection for your consideration in relation to Planning Application 26/01959/FUL.

As residents of Chapel End, whilst we do not object in principle to residential development of the site, we have significant concerns regarding the proposed access arrangements via Chapel End and the resulting impacts on highway safety, parking, drainage and the character of the lane.

Highway Safety and Access
Our principal concern relates to the proposed access arrangements from Chapel End. Chapel End is a narrow single-track lane with limited opportunities for vehicles to pass safely and was not designed to accommodate additional traffic associated with new residential development. The proposed site access would introduce additional vehicle movements directly onto this constrained section of road, increasing the potential for conflict between vehicles, pedestrians and cyclists, particularly during peak periods and school travel times when local families and children are walking to nearby schools.

We are particularly concerned about visibility and highway safety at the point where vehicles enter and exit the proposed development and where Chapel End joins the surrounding road network. Restricted visibility, limited passing places and the narrow width of the carriageway already create challenges for road users. The introduction of traffic associated with three additional dwellings would intensify these pressures and increase the likelihood of congestion, vehicle manoeuvring difficulties, near-misses and collisions. In our view, it has not been adequately demonstrated that safe and suitable access can be achieved without detriment to existing road users.

Given the significant constraints associated with Chapel End, including its narrow single-track nature, limited passing opportunities and visibility concerns, it is disappointing that the application does not appear to explain why alternative access options, including Newtons Road have not been fully considered.

Parking and Congestion
The proposal also has the potential to place further pressure on parking within the immediate area. Even where on-site parking is provided, experience shows that visitor parking and additional household vehicles often result in overspill parking onto surrounding roads.

Given the restricted width of Chapel End, any additional parking on the highway could obstruct access, reduce visibility and adversely affect residents, visitors and emergency vehicles.

Trees, Hedgerows and Biodiversity

The mature trees and established hedgerows surrounding the site are an important feature of Chapel End and contribute significantly to the character of the area. They provide visual screening, support biodiversity and help maintain the rural appearance of the locality.

In particular, hedgerows are a defining characteristic of Chapel End and should be retained and protected wherever possible. Any loss, damage or weakening of these features, whether through the construction of the proposed access or associated works, would be detrimental to both the appearance of the area and local wildlife habitats.

We understand that great crested newts have been recorded within the wider locality and therefore appropriate ecological surveys should be undertaken to ensure that any protected species and habitats are properly safeguarded.

Drainage and Flooding

There are existing concerns regarding water drainage and flooding within Chapel End. Residents have experienced issues associated with surface water during periods of heavy rainfall.

The addition of new access roads, driveways and other hardstanding required to facilitate the proposed development will inevitably increase the amount of impermeable surface within the site. Unless it can be conclusively demonstrated otherwise, there is a risk that the development could exacerbate existing drainage problems and increase flood risk both on and off the site.

A robust drainage strategy should therefore be required before any consideration is given to approving the application.

Planning Policy Considerations

In addition to the concerns outlined above, we believe the proposal raises questions regarding compliance with a number of policies within the Huntingdonshire Local Plan to 2036.

- LP15 – Surface Water
  Given existing concerns regarding drainage and localised flooding within Chapel End, it is essential that the development can clearly demonstrate that it will not increase surface water runoff or worsen flood risk either on-site or elsewhere.
- LP16 – Sustainable Travel
  LP16 requires development to provide safe and suitable access for all users and avoid unacceptable impacts on highway safety. For the reasons set out above in relation to Chapel End's narrow width, restricted visibility, limited passing opportunities and the proposed access arrangements via Chapel End, I remain concerned that insufficient evidence has been provided to demonstrate that the proposal can achieve safe and suitable access without adverse impacts on highway safety.
- LP31 – Trees, Woodland, Hedges and Hedgerows
  The mature trees and longstanding hedgerows surrounding the site are important landscape features which contribute significantly to the character of Chapel End. Development should retain and protect these features wherever possible.
  Taken together, I do not believe it has yet demonstrated that the proposed access arrangements fully satisfy the requirements of these policies.

Whilst we do not object in principle to the development of this site, we remain concerned that the proposed access arrangements via Chapel End have not been adequately justified and would introduce significant highway safety, visibility, parking and drainage concerns on a narrow single-track lane.

Until these concerns have been satisfactorily addressed, we do not believe the application should be supported in its current form.

For these reasons, we respectfully request that Sawtry Parish Council objects to Planning Application 26/01959/FUL and recommends refusal of the application.

Could we please ask you to confirm acknowledgement of this letter by email.

Kind regards.

Yours faithfully

