From: Erin Harcombe <Erin.Harcombe@brown-co.com>
Sent: 09 October 2025 08:30:27 UTC+00:00
To: "Richard Fitzjohn" <Richard.Fitzjohn@huntingdonshire.gov.uk>
Subject: RE: [EXTERNAL] FW: 25/00528/FUL, 25/00529/FUL and 25/00530/FUL - Erection of cabin for the use of recreational fishing – Fenland Fisheries, Meadow Drove, Earith

Dear Richard,

The purpose of the huts is to provide an alternative to the existing practice of anglers staying on site in tents or bivvys and to protect them from the elements. They will not include any accommodation space, with any beds or kitchen space.

Additionally, the huts are not proposed as tourist accommodation but rather, they are intended solely to support angling activity. This activity is fundamental to the fishery's operation, as sustained angling and feeding contribute directly to the health and growth of the fish stock. The purpose of the policy relates to more formal accommodation for the creation of holiday accommodation. The huts will essentially be incidental to the main use of the fishing business, which is an existing long-established and viable rural business.

As such, the proposal does not introduce a new form of development in the countryside requiring justification as "viable tourist accommodation." Rather, it represents a modest improvement in welfare facilities for existing users of the fishery, and what is effectively a series of garden sheds. We therefore consider that a business plan is not necessary or proportionate to the scale or nature of the proposal and adds unnecessary cost for my client.

Kind regards,
Erin

Erin Harcombe, BSc (Hons)

Planner, Graduate

BROWN & CO

For full details of all our services, please visit our Website

For and on behalf of Brown & Co - Property & Business Consultants LLP

T 01480 479081 | **M** 07989 999568

St Neots Office, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL, United Kingdom



Brown & Co is a limited liability partnership registered in England and Wales with registered number OC302092. The registered office is Brown&Co, The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB . A list of members is open to inspection at our offices.
CONFIDENTIALITY: This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately and do not disclose the contents to another person, use it for any purpose, or store or copy the information in any medium. Although this e-mail and any attachments are believed to be free from any virus or other defect which might affect any system into which they are opened or received, it is the responsibility of the recipient to check that they are virus free and that they will in no way affect systems and data. No responsibility is accepted by Brown & Co for any loss or damage arising in any way from their receipt, opening or use.

From: Richard Fitzjohn <Richard.Fitzjohn@huntingdonshire.gov.uk>
Sent: 08 October 2025 12:30
To: Erin Harcombe <Erin.Harcombe@brown-co.com>
Subject: [EXTERNAL] FW: 25/00528/FUL, 25/00529/FUL and 25/00530/FUL - Erection of cabin for the use of recreational fishing – Fenland Fisheries, Meadow Drove, Earith

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erin,

25/00528/FUL, 25/00529/FUL and 25/00530/FUL - Erection of cabin for the use of recreational fishing – Fenland Fisheries, Meadow Drove, Earith

I am writing to inform you that I am currently minded to recommend the above planning applications for refusal, as the application is not supported by a robust business plan demonstrating that the cabins are viable tourist accommodation in the long term which is a requirement of policy LP23 of the Local Plan. This is required to provide justification for the principle of development within the countryside.

Should you wish to provide a business plan for the applications, please let me know when anticipate being in a position to make the submission so that we can agree a reasonable extension of time to accommodate determination of the application following this.

Many thanks.

Kind regards,

Richard Fitzjohn
Interim Senior Planning Officer

Email richard.fitzjohn@huntingdonshire.gov.uk

Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived