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

Our ref: 24341
Date: 18 November 2026

For the attention of: Olivia Manton

Application ref: 26/01995/PIP
Location: Land Rear Of 21 Ermine Street Little Stukeley
Proposal/Description: Permission in principle for the erection of up to two dwellings

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

Summary

Not supportive on landscape grounds	☐
No landscape objection, subject to attached recommendations and/or conditions	☒
Further information required prior to determination	☐
No landscape comments / does not wish to comment	☐

This review is based on a desktop study of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

1.1. The site is located to the south-east of Little Stukeley and comprises an area of grassland with hardstanding and outbuildings. The site sits on a localised area of higher ground and slopes downwards to the south-west.

1.2. The site is bound to the north by existing residential development and Ermine Street, to the west by existing rear gardens and the wider landscape, to the south by the wider landscape and to the east by an area of paddocks.

1.3. There are no Public Rights of Way within or adjacent to the site.

1.4. A protected settlement break between Little Stukeley and Great Stukeley is located approximately 70m to the south-east beyond the adjacent paddocks.

2.0. Planning Policy Context

2.1. Huntingdonshire Local Plan to 2036

The proposals should comply with the following policies from the Huntingdonshire Local Plan [among others]: Policy LP3 Green Infrastructure, Policy LP10 The Countryside, Policy LP11 Design Context, Policy LP13 Placemaking, LP30 Biodiversity and Geodiversity and LP31 Trees, Woodland, Hedges and Hedgerows.

2.2. The Stukeleys Neighbourhood Plan 2022-2036

The proposals should also comply with the following policies from The Stukeleys Neighbourhood Plan [among others]: Policy 1 Definition of 'Built-up Area' (Settlement Boundary) and Policy 8 Protected Settlement Breaks.

3.0. Review of the proposal/submitted information:

3.1. Location, land use and amount of development

3.2. The site is within the Central Claylands Landscape Character Area as identified within the Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022.

3.3. The site is located outside of the established 'Built-Up Area' as identified within The Stukeleys Neighbourhood Plan. The principle of development within this site for one dwelling has already been established under reference 25/01019/PIP and 25/02102/FULTDC.

3.4. The proposals are for 2 dwellings within the same location. We have no major landscape concerns with the principle of development within this site. We would advise that the proposals are sensitive to the surrounding countryside and respect the identified settlement break further east.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

This advice has been provided by Place Services on behalf of Huntingdonshire District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.