Place Services
Essex County Council
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Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: 24513
Date: 18 November 2026

For the attention of: Olivia Manton

Application ref: 26/01956/PIP
Location: Land South of Belmont Easton Road Easton
Proposal/Description: Permission in principle for the erection of up two residential 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 within the village of Easton and comprises a small portion of a much wider arable field.

1.2. A Permission in Principle application (ref. 26/01330/PIP) has been approved to the north of the site for one dwelling. The site is bound to the easy and south by the wider arable field and to the west by Easton Road. At present, the site is also bound to the north by the wider arable field as the approved Permission in Principle application has not yet been built.

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.

3.0. Review of the proposal/submitted information:

3.1. Location, land use and amount of development

3.2. The site appears to be a logical expansion to settlement along Easton Road. At present, the approved Permission in Principle application to the north hasn't yet been built.

3.3. At present, no possible layout has been submitted. However, we would have no major landscape concerns providing the proposals are erected alongside the approved development to the north. All three dwellings should be equal size and provide a continuing frontage onto Easton Road.

3.4. The Planning Statement outlines that a section of the established hedgerow along Easton Road will need to be removed to allow for vehicular access. We would advise that where possible any tree or hedgerow removal is mitigated within any forthcoming scheme.

3.5. We would further advise tree planting to the east of the site to screen the dwellings from the wider countryside.

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.

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