BYTHORN & KEYSTON PARISH COUNCIL
Serving the Community

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

16 April 2025

Dear Clara Kerr

Application Ref. 25/00607/PIP

Residential development for one dwelling
Land South of Manor Farm, Loop Road, Keyston

The Parish Council recommends refusal of Application 25/00607/PIP for the reasons detailed below.

1. This land is specifically identified in the Keyston Conservation Area Statement as being an "important wide view" into "important green open space" (see map on page 13).

2. On page 20, the essential characteristics of the Keyston Conservation Area are set out. These include item viii – *the wide panoramic views afforded out over the surrounding undulating open countryside*" and item vi " *the glimpses of open countryside gained between developed land in many parts of the Conservation Area*", all of which combine to give the village its sense of place. These factors are identified as being fundamental. The statement concludes with "Protecting the special character of the Keyston Conservation Area will be of benefit to local residents, visitors and future generations of society."

3. Development is contrary to LP10 of the Local Plan (page 62) given the loss of agricultural land and adverse affect on the enjoyment of the countryside.

4. The history of the site includes a refusal for development, even after appeal: see 94/01338/REFUSL.

5. Development will have an adverse impact on the dwellings in the former model dairy, properties which adjoin the curtilage of a Listed Building.

Yours faithfully

Bythorn and Keyston Parish Council