[redacted]

To: Control, Development (Planning)
Subject: Objection to application 26/01951/FUL
Date: 01 November 2026 15:03:56

Hi
I've tried to make this comment through your portal many times and I get nothing but server errors when I click submit.

Please add this objection to the application as soon as possible so I can ensure it i visible

Many thanks
[redacted]

1 Context & Policy. For a number of very good reasons summarised below, for the last 70 years all previous attempts to build new properties in this area have been declined, including exactly the same proposal as this by a previous owner of Vale Cottage. As nothing has changed, this should be declined.
If the council consider that circumstances have changed and that Paxton Hill is now suitable for development, then I suggest a different process is needed with full consultation with the residents and the Parish Council. Approving this would "green light" the resurrection of other previously declined proposals, and the number of houses on the hillside could almost double which would clearly be untenable.
2 Highway safety. The proposed road access for this development is in a very dangerous location just over the brow of the hill, double white lines outside, and although the speed limit has officially just become 40 at this point, the reality is that the adjacent 50 MPH has never been enforced since it was introduced and traffic goes down the hill at much greater speeds. Visibility from the driveway is not clear and the risk to traffic, especially motorcycles, is significant and a key reason why all previous applications have not been approved.
It's also worth noting this access was never intended as driveway anyway. It was the original access on this hill when it was a large fruit orchard, and only turned into a drive access when Vale Cottage bought the last piece of orchard and made a driveway as part of the previous planning attempt. The driveway has rarely been used because it is not a good location.
3 Countryside. The application fails to consider that Paxton Hill adjoins the River Ouse and the Little Paxton nature reserve. Wildlife not understanding human boundaries means that the hill is effectively an extension of the nature reserve. Particularly during the breeding season animals such as deer regularly cross the railway to the hill, and many birds and bats nest there. In 2026 alone fledglings have been seen for rare and endangered species such as Song Thrushes, Nuthatches, Long Tailed Tits, Jays and Sparrowhawks, meaning that potentially all of them nested on this hill. An adjacent property also has a successful group of Great Crested Newts which are critically endangered, and while not threatened by this application, their presence shows the rich biodiversity on the hill which deserves protection.
As noted above, this application and the impact on nature cannot be considered in isolation, opening up Paxton Hill to development after 70 years will lead to a number of similar proposals and after a few years the combined impact will be significant. If the council plans to only approve this one development, the residents of the hill really deserve an explanation.

4 Framework. There are areas of Huntingdonshire designated for developments, and this is not one of them. The developer in question should really look elsewhere for profits
5 Loss of privacy. The two storey dwelling is being squeezed between two bungalows. This side of the hill is almost entirely bungalows and everyone enjoys privacy as a result. A two storey building would impact privacy and is inappropriate.
6 Residency. The application gives the applicants address as Vale Cottage. This is not true, Vale Cottage is owned by the applicant and is currently being renovated, it is unfurnished and unoccupied. The applicant lives in a larger property elsewhere and is NOT resident on Paxton Hill