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Our Ref: ACM/JS/4806.1

17 November 2026

The Head of Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary Street
Huntingdon
Cambs.
PE29 3TN

By email only to: developmentcontrol@huntingdonshire.gov.uk

Dear Sir/Madam

Re: Land to the rear of 21 Ermine Street, Little Stukeley – PiP Application 26/01995/PiP

We act on behalf of the owners of 21 Ermine Street, Little Stukeley, and wish to object to the latest Permission in Principle Application for the erection of two dwellings on land immediately to the rear of their property. This latest application follows an earlier application and approval for a single dwelling to the east of 21 Ermine Street.

This latest application is markedly different from the earlier application, and relates to land which is clearly outside of the built form of the settlement, occupying a backland position and having a use and character which is related to the open countryside. Although the Applicant seeks to argue that the site occupies a transitional position between the established built form of the settlement and the wider countryside, it is indisputable that residential development on the land would markedly change its character and be wholly out of keeping with the linear pattern of development that characterises the south side of Ermine Street. Although the Applicant seeks to argue that the adjoining Baptist Church creates a variety in the pattern of development on this side of the street, it remains a single plan building albeit elongated, and there is no evidence in the immediate vicinity of residential properties occupying positions behind frontage residential properties.

There is no record to suggest that the lawful use of the application site is anything other than agricultural, and despite the precedence of equestrian buildings, it is not clear that permission has ever been granted for any change of use in this location. Irrespective of this, equestrian uses are associated with the open countryside, and the existence of these buildings and this use sets no precedent to allow residential development.

Whilst there is clearly a shortfall in housing provision across the district, this does not mean that development should be allowed in inappropriate locations, where there will be an adverse impact upon settlement character. It remains planning policy, as reiterated in the recently published NPPF, that only limited forms of development should be allowed outside of settlements. The proposed development does not meet any of the exceptional circumstances where development might be allowed in the open countryside, and in particular, does not constitute limited infilling within groups of houses, owing to its backland location. The tandem form of development proposed, will not only fundamentally change the character and pattern of development in this part of the village, but it will adversely impact upon the amenity of existing dwellings, including 21 Ermine Street. Development in this location would create an unacceptable relationship between properties, encouraging overlooking and undue disturbance set

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against the context of the countryside setting which exists at present. For these reasons, we would urge you to resist this application and to refuse the current application for Permission in Principle on this site. To grant permission in this location would set a dangerous precedent which would encourage further urbanisation of this parcel of land, which would further erode the relationship between the village and the countryside beyond.

Yours faithfully

