[redacted]

From: DevelopmentControl
Sent: 07 April 2025 20:30
To: DevelopmentControl
Subject: Comments for Planning Application 25/00460/PIP

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/04/2025 8:30 PM from [redacted]

Application Summary

Address:	Land Adjacent To 5 High Street Hail Weston
Proposal:	Permission in Principle application for construction of up to 3no. dwellings
Case Officer:	[redacted]

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	16 High Street Hail Weston St Neots

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to the application for planning in principle for construction of up to 3 dwellings on the land adjacent to No. 5 High Street, Hail Weston (25/00460/PIP) for many of the same reasons the previous application (24/01917/PIP) was refused. Development on this land will not be within the built-up area of Hail Weston and will therefore still cause significant harm to the intrinsic character and beauty of the open, undeveloped countryside, meaning Paragraph 174 of the NPPF is not respected. The entrance to these houses will still cause traffic issues, and this, as previously mentioned in the last refusal, is hazardous. In addition, the lack of public transport and infrastructure to support active travel within the village does not meet sustainability aims of HDCs Local Plan to 2036, demonstrating that growth within this location is contrary to the county's growth strategy and relevant policies, so would not adequately serve the population. In respect to wildlife, this development will result in a loss of habitat, in which we regularly see an array of species utilise, in particular barn owls which hunt over the land at dawn and dusk. I feel the developers claim of not finding any protected species when conducting a walk over the land is completely insufficient and cannot be used as proof for development. [redacted] have many photographs and videos of barn owls hunting over the land on extremely regular

occurrences, and we would be more than happy to provide this footage in evidence of barn owls (a threatened and nationally protected species) relying upon this important ecosystem. We feel honoured to see this beautiful wildlife on a daily basis and would feel that nature and our intrinsic enjoyment of the countryside had been completely betrayed were this development to go ahead.
Thank you for taking these points into account.
Kind regards,
[redacted]

Kind regards