[redacted]

From: DevelopmentControl
Sent: 25 July 2025 11:10
To: DevelopmentControl
Subject: Comments for Planning Application 25/01068/PIP

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/07/2025 11:09 AM from [redacted].

Application Summary

Address:	Land At 130 High Street Abbotsley
Proposal:	Permission in principle for construction of up to 2no. dwellings
Case Officer:	[redacted]

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	130 High Street Abbotsley St Neots

Comments Details

Commenter Type:	Third Party
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	-The site is adjacent to a conservation area and supports various types of wildlife, flora and fauna. It used to be an established apple orchard and is now a wild meadow. It forms part of the setting on the approach to the village and it is important for open spaces to be maintained to preserve the rural nature of the village. -The site has significant elevation changes from the road up to the field. It appears that the proposed houses have been set well back from the building line to try to provide a measure of car parking. -Where the houses are indicated on the draft plan the land is at least 1 metre higher than our property rising further towards the field. We have concerns about being overlooked and the subsequent loss of privacy this will entail. Any proposed development should be limited to one modest house of 1 or 1.5 storeys in height at most. -We also have concerns about overshadowing and loss of light. Our garden is south facing and the proposed location of the property nearest to us is just a few feet from our boundary. The sun sets over the orchard and any large building will block the light that comes into our house and garden from late-afternoon onwards. -The proposed bin location on the draft plan is not suitable. The property nearest our boundary

shows the bins being located next to our patio at the back of our house. This is just a few feet away from where we sit during the day and the bins would be raised 1.5 metres in the air. The smell would clearly be a major concern, especially in the summer months.
-Highways will no doubt comment on the application in due course but it is difficult to see how the relevant access requirements can safely be met for two dwellings at this location. In addition off road parking provision will be very limited if there are two houses with two families living in each house.
-Finally if there is to be any development at this location we feel that one house rather than two would be more appropriate.

Kind regards