Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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01480 388424
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[redacted]
**The Hub**
**High Street**
**Fenstanton**
**PE28 9LQ**

**Our Ref :** 25/00865/PIP

27th May 2025

Dear Clerk

**PARISH COUNCIL CONSULTATION – APPLICATION REF. 25/00865/PIP**
**Permission in principle for the erection of 2No. Residential dwellings**
**Land North Of The New House The Fen Fenstanton**

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

**Important – Material Planning Considerations -Please Note** :

The scope of permission in principle is limited to location, land use and amount of development only. Only issues relevant to these 'in principle' matters can be considered at the permission in principle stage. The legislation is clear that issues such as detailed design, impact on residential amenity and detailed layout should be considered at the technical details consent stage (which must follow permission in principle – if successfully obtained). LPA Planning Officers cannot therefore take into account any other matters raised by third parties that are not relevant to the location, land use and amount of development proposed. For more information on Permission in Principle and specifically the matters that an LPA can and cannot take into account as part of the assessment of a Permission In Principle application, please see this link: https://www.gov.uk/guidance/permission-in-principle

I should be pleased to receive your Council's views as soon as possible or in any case by 10th June 2025

Cont……..

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at http://publicaccess.huntingdonshire.gov.uk/online-applications/ It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team at development.control@huntingdonshire.gov.uk .

Yours faithfully
Clara Kerr
**Chief Planning Officer**

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Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 25/00865/PIP Case Officer Charlotte Dew
**Proposal: Permission in principle for the erection of 2No. Residential dwellings**
**Location: Land North Of The New HouseThe FenFenstanton**
**Observations of Fenstanton Town/Parish Council.**
Please √ box as appropriate

☑ Recommend **approval** because ……(please give relevant planning reasons in space below)

We recommend approval but would like to see the following points addressed during detailed planning
The proposals are to go on an old arena that was erected 20 years ago without any planning permission. But that arena does provide drainage and slow release of water from the meadow. So this application proposes putting a lot of hard material on top of that arena, which will be quick release of water. This application is on a site extremely close to the flood line and additional run-off will add to flood water, potentially raising the flood line.
The Fen is an extremely well-used bridleway, with cyclists, horse riders, and walkers. It is a private road that does not have capacity for extra traffic mixing with non-motorised movements. We've already had, in the last 15 years, three more buildings down there which have really pushed the envelope of the boundary of buildings in the village to its limit. There will need to be a full environmental impact assessment, not just an ecological impact assessment, but an environmental impact assessment, to assess the potential changes and damage to the environment as a whole.

☐ Recommend **refusal** because…(please give relevant planning reasons in space below)

☐ No observations either in favour or against the proposal

[redacted] Assistant Clerk to Fenstanton Town/Parish Council. (For GDPR purposes please do not sign)

Date :20.06.2025

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

**(Development Management)**