OFFICER REPORT

Case No: 25/00546/FUL Full Planning Application

Proposal: Erection of 3 barns for storage of thatching materials with hardstanding for vehicles.

Location: Land Adjacent Ridgeway Farm Rideaway Hemingford Abbots

Applicant: Mr William McKie

Grid Ref: 527838 270190

DESCRIPTION OF SITE AND APPLICATION

The application site comprises of a parcel of agricultural land located approximately 1 km south of Hemingford Abbots. The site circa 0.67ha rectangular area of land is bound to the west and north with dense vegetation and the southern boundary is adjacent to the A1307 also known as the former A14 public highway. The site as existing is accessed using a bellmouth junction off the public highway between Ridge Way and New Road.

The application site is located in the countryside and within Flood Zone 1, according to Environment Agency Mapping and the Councils Strategic Flood Risk Assessment (2024) and at therefore a lowest risk from fluvial flooding. The site is not susceptible to groundwater flooding however, on the western, southern and northern boundaries the site is at risk from surface water flooding. The site is not within a conservation area, does not host any listed building and is not in proximity to a heritage asset. There are no designated ecological assets within or in proximity to the application site.

This application seeks planning permission for the erection of 3 barns for storage of thatching materials with associated hardstanding for vehicles (Use Class B8- Storage or distribution).

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):
* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 - adopted May 2019
*LP1: Amount of Development
*LP2: Strategy for Development

*LP5: Flood Risk
*LP10: The Countryside
*LP11: Design Context
*LP12: Design Implementation
*LP14: Amenity
*LP15: Surface Water
*LP16: Sustainable Travel
*LP17: Parking Provision and Vehicle Movement
*LP18: Established Employment Areas
*LP19: Rural Economy
*LP30: Biodiversity and Geodiversity
*LP31: Trees, Woodland, Hedges and Hedgerows
*LP33: Rural Buildings

Supplementary Planning Documents (SPD) and Guidance:
*Huntingdonshire Design Guide SPD (2017)
*Huntingdonshire Townscape and Landscape Assessment SPD (2022)
*Developer Contributions SPD (2011)
*Huntingdonshire's Strategic Flood Risk Assessment (2024)

Local policies are viewable at https://www.huntingdonshire.gov.uk

PLANNING HISTORY
24/70079/PREAPP- Development of a purpose-built thatching yard- Preapplication unacceptable

23/00590/OUT- The erection of a detached dwelling with some matters reserved (except Layout and Access)- Withdrawn 15.12.2023

01/01381/FUL- Change of use of land from agricultural to football pitch- Refused 03.04.2002

CONSULTATIONS
Cambridgeshire County Council Archaeology-No objection. Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. The Officer recommends the imposition of a Written Scheme of Investigation condition should the development be permitted.

Environmental Health Officer-No objection.

Parish Council- Object. Recommend refusal given the highways impacts associated with the intensification of the junction onto and from the Ridgeway. The Parish also raised concerns regarding the height of the barns proposed obscuring views when turning into the road from Ridegway. The parish also raised concerns regarding the mitigation of fire risk.

Ecology Officer- No comment at the time of determination.

Cambridgeshire County Council Highways – Insufficient information. The submitted access plan does not confirm the access would be constructed to Cambridgeshire County Council specification nor does the plan provide details of visibility splays. Whilst the access appears to achieve visibility splays of 2.4m x 70m at the junction off Ridgeway in a westerly direction, it appears a visibility splay of 2.4m x 215m cannot be achieved in an easterly direction without crossing the adjacent land. There is insufficient information to confirm whether the land within the visibility splay to the east is within the applicant’s control or the application is not accompanied with a speed survey to prove the visibility splays can be achieved in accordance with the 85%ile actual speeds of New Road.

REPRESENTATIONS

No third party representations received in support or objection to the application at the time of of determining this application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Principle of development
- Flood Risk and Surface Water Drainage
- Design, Visual Amenity, Impact on the Character and Appearance of the Area
- Residential Amenity
- Highway Safety, Access and Parking Provision
- Biodiversity
- Other matters

*Principle of development

Prior to the submission of this application, the applicants submitted a preapplication for a similar proposal on the site (ref 24/70079/PREAPP). The Council determined the preapplication proposal contrary to local plan policies and the principle of development is not supported. The preapplication advised a future application should be accompanied by a robust business case to justify the proposed location of the business. It is noted the proposed office has been omitted from this scheme.

Huntingdonshire's strategy for development is set out in Policy LP2 of the Local Plan and looks to concentrate development into four spatial planning areas with sustainable centres and seven key service centres. Similarly, Local Plan Policy LP18 sets out areas of land and buildings which in the district which are identified as Established Employment Areas. The site is not within or adjacent to Established Employment Area allocated under Policy LP18 and is not considered to be within or adjacent to the built-up area of Hemingford Abbots and therefore, open countryside policies (LP 10, LP 19 and LP33) are the starting point to establish whether the principle of Use B8 development on the site is acceptable.

Having regard to the built-up areas definition on Page 53 of the Local Plan, the site is not considered to be within the built-up area of Hemingford Abbots and therefore Local Plan Policy LP10 regarding development in the countryside is relevant. It states that development in the countryside will be restricted to the limited and specific opportunities provided for in other policies of the local plan. Subject to this compliance with wider policies of the local plan, it states that all development in the countryside must:

a) seek to use land of lower agricultural value in preference to land of higher agricultural value:

i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and

ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;

b) recognise the intrinsic character and beauty of the countryside; and

c) not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

The site is classed as Grade 3 agricultural land and the accompanying documentation states the application site is not presently used for agriculture. The small-scale loss of this agricultural land is not considered to conflict with the aims of Policy LP10 criteria a.

In regard to Local Plan Policy LP 10 criterion (b), the effect of the development proposal on the character of the immediate locality is discussed below and is considered to be unacceptable. This is discussed in greater detail in later section of this report.

Whilst the site is not presently used for agricultural purposes and as such is bereft at present from noise, odour, obtrusive light impacts, the established and lawful use of the application site is used

for arable agriculture whereby the site can be exposed to noise, odour and obtrusive light impacts at present. The accompanying application states that traffic generation created by the proposed use would be twice a day at the start and end of the working day. Officers acknowledge there may be a slight increase to noise and light impacts associated with daily operations of the thatching business when compared to the irregular harvesting of the field, however, do not consider this to cause significant harm that would adversely affect the use and enjoyment of the countryside by others. The proposal is considered to accord with Local Plan policy LP10 part c.

Furthermore, Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of the Local Plan, including Policy LP19 'Rural Economy'. A proposal for business development in the countryside will only be supported where it fulfils the requirements as detailed in Policy LP19.

New business development
A proposal for business uses (class 'B') will be supported where it:
a. is within a defined Established Employment Area;
b. immediately adjoins and is capable of being integrated with an Established Employment Area;
c. involves the reuse of land in use or last used for business uses (class 'B'); or
d. involves the reuse or replacement of existing buildings as set out in policy LP 33 'Rural Buildings'.

As previously stated, the application site is not allocated or adjacent to an Established Employment Area which are considered suitable locations for this for this form of devlopment and therefore, the proposal in this regard conflicts with Policy LP 19 parts a and b. The proposal seeks to erect three barns for class B8 use on agricultural land and therefore does not accord with Local Plan Policy LP19 part c and d.

Expansion of an existing business
A proposal for the expansion of an established business within its existing operational site will be supported.

The application site is a former agricultural field and an established business does not operate from the site.

A proposal for the expansion of an established industrial or rural business on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:
e. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;
f. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;
g. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and
h. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agriculture, horses, horticulture or forestry.

The submitted business case confirms that the Simply Thatch business operates from a site outside of the district at present. The proposal seeks to develop on a new site and therefore would not involve expansion of an established industrial or rural business in this location.

As detailed above, preapplication advice recommended a future application should be accompanied by a robust business case to justify the proposed location of the business. This application is accompanied with a business plan and during the course of the application the Council gave the

applicants two opportunities to further justify the proposed use of the site, given the proposal does not accord with specific opportunities for development in the countryside.

The proposal seeks to erect barns to be used for the storage of thatching materials such as straw and water reed, equipment and access tools e.g ladders and platforms. The accompanying information notes that the proposed use of the site would involve morning visits for roofing teams to collect the tools and materials required for the workday and the return of items during the evening. Additionally, during periods of extreme weather, work would be carried out at the yard to prepare straw and other materials for future projects. The above description lends itself to a Class B8 use whereby the building would primarily be used for the storage of straw and provide the thatching company with a business base to operate from including the storage of business vehicles. Notwithstanding this, a use of this nature in this unsustainable countryside location is contrary to the aims and objectives of Local Plan Policy LP18 and the overarching principles of sustainable development detailed in Policy LP2.

The NPPF 2024 paragraph 85 states, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Furthermore, Paragraph 89 states that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. Additionally, paragraph 6.22 of the Local Plan states that the primary justification for employment related development in the countryside is where a rural location is essential to the successful operation of the business, or the business is dependent upon natural resources only available in limited locations.

It is acknowledged that the proposed use of the building for the storage of thatching straw would subsequently support agriculture of this building material, and its use would assimilate well with the adjacent countryside uses. It is not disputed by the Council that the proposed use of the three barns, subject to a condition restricting any future uses of the buildings by removing permitted development rights, is a compatible function in the countryside and would support the agriculture of thatching materials. Notwithstanding this, the applicants have not put forward the case that it is vital for the business to operate on this particular site in the countryside as it is dependent upon straw grown on adjacent agricultural fields. The submitted business case does note that the business aspires to acquire land to grow their own straw, however this is a speculative reason to erect storage barns for class B8 use in the countryside on this particular site.

The applicants have put forward the case that they are no longer able to rent existing commercial facilities due to commercial viability and restrictions in use due to fire and vermin risks. During the course of the application additional information was requested by the Council to further justify why rental opportunities have been turned down due to the proposed use and provide evidence that alternative locations have been explored. The applicants have submitted documentation that an application for the business to become a tenant on a rural farm was submitted to the County Council but was subsequently turned down. The Council have contacted the County Estates Manager who explained the application was unsuccessful because the site was better suited for arable purposes rather than the storage of straw, stronger candidates applied, and the Estates Team raised concerns the residential amenity impacts associated with operating the business adjacent to residential dwellings. It is acknowledged that the County Estates Team supports the applicant's case that rental opportunities have been turned down as the proposed use is not compatible for adjacent uses. Notwithstanding this, the council have only been provided with this example to justify why the business needs to operate in the countryside.

Other than the evidence detailed above, no additional information has been submitted to support the applicants claim that development in the countryside is the only solution to expand their business operations. The applicants claim this is extremely difficult to evidence given letting agents would not typically express the proposed use is unsuitable for the leased building. The Council do acknowledge the applicants claims, however the claims are only supported by limited evidence/examples that

other opportunities in the countryside have been explored. This is contrary to Local and National environmental policies which encourage the reuse or replacement of existing buildings where these opportunities exist (Paragraph 161 NPPF, 2024 and Policies LP10, LP19 and LP33).

Given the above and based on the information provided there is insufficient justification to demonstrate a genuine need for the business and proposed B8 use should be located in the countryside. The application fails to justify why an Established Employment Area would not be appropriate for the business. The proposed development would not comply with any of the limited and specific opportunities for development in the countryside provided for by policies in the Local Plan. The proposed B8 use in this unsustainable countryside location is contrary to the aims and objectives of policies LP17, LP18, LP19, subsequently Policy LP10 and the overarching principles of sustainable development detailed in Policy LP2 of the Huntingdonshire Local Plan to 2036.

*Flood Risk and Drainage.
National guidance and Policy LP5 of the Local Plan seek to steer new development to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 172-179 of the NPPF (2024)).

The site is located in Flood Zone 1 which is at the lowest risk from fluvial flooding according to the Huntingdonshire Strategic Flood Risk Assessment 2024 and Environment Agency Flood Map for Planning. The site is however partially susceptible to surface water flooding, albeit only along the boundaries of the application site.

Paragraph 175 of the NPPF (2024) states the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes. Whilst it is acknowledged the site is susceptible to surface water flooding, the submitted layout demonstrates that no built development would be located in the areas at risk.

The submitted application form states that foul sewage connections are not required as part of the development proposal and surface water would be disposed of through soakaways. Given the low flood risk and minor scale of development, Officers are satisfied that full details of the surface water drainage can be secured as part of building regulations and other relevant legislative requirements in this instance.

Overall, the proposal is considered to be acceptable with regard to its impact on both flood risk and water drainage and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

*Design, Visual Amenity, Impact on the Character and Appearance of the Area.
Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. Similarly, Local Plan Policy LP10 part (b) states that all devlopment in the countryside should recognise the intrinsic character and beauty of the countryside.

The proposed storage barns would have a total footprint of approximately 945m2. Two of the barns would be sited in parallel with the western boundary hedgerow. The other barn would be orientated north and sited towards the eastern boundary of the site. Each of the barns would be 15m in width, 21m in length and 7.9m in height to the ridge. An area of hardstand is proposed in front of the barn entrances for vehicle parking, rotation and for vehicles to enter the barns comprising approximately 0.18ha (1,798m2). The external finish to the barns would be painted steel.

As previously stated, the application site is located in the countryside whereby the character of the area is primary flat agricultural land with the occasional sporadic agricultural barn. The site is also located within the Great Ouse Valley Landscape Character Area. Huntingdonshire Landscape and

Townscape Supplementary Planning Document (2022) states that development proposals should, amongst other things, reinforce the landscapes special qualities and acknowledge its distinct local character. One of the Key Characteristics of the Great Ouse Valley Landscape Character Area is that urbanising influences occur at road crossings and where the valley passes through towns. Otherwise, the valley floor feels tranquil and isolated.

The application site is bereft from any form of development, albeit the site access bellmouth and is no longer used for agriculture. There is limited landscape screening to the east and south of the application site and due to this the application site is readily visible from A1307 travelling westbound and from Rideaway. Development on the site would be visually isolated from any other built form (e.g other farmsteads) in the local area. It should also be noted that development either side of the A1307 and in proximity to the site is limited to Rectory Farm and Golf Leisure complex to the south. Whilst agricultural barns at Rectory Farm can be seen from the A1307, these are set back behind a thatched dwellinghouse, and single storey barn and the golf leisure complex is screened from the A1307 by dense hedgerows. It is acknowledged that the site is adjacent to the A1307 and Ridgeway overpass (Junction 25 of the A1307) which offers a degree of urbanisation in the immediate locality, its banks are however screened by mature hedging contributing to the sites tranquil and isolated character.

During the course of the preapplication and application Officers raised concerns that the proposed development would be a prominent feature in the wider landscape. During the course of this application plans were amended to detach two of the proposed barns, reducing the overall length of the building, and to include landscape screening to the south and east of the application site.

Whilst is acknowledged landscaping on the eastern and southern boundaries of the site would to some extent screen the proposed buildings once established, the Council still maintain the position the proposal would form landscape visual harm. The proposal by virtue of its isolated siting, massing and design would fail to reflect the character and appearance of the surrounding area, eroding the open characteristics of the countryside albeit with localised impact. As such, the proposal would cause harm to the intrinsic character and beauty of the countryside and the landscape quality of the area contrary to Policies LP10 part b, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

*Residential Amenity
Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. Similarly, Local Plan Policy LP10 criteria c states that all devlopment in the countryside shall not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

The proposed use of the barns would generate approximately 2 vehicle journeys, according to the submitted supporting business case, which would include the departure and return of vehicles transporting workers tools and materials. The application site is approximately 300m south from the closest residential dwelling at Ridgeway Farm. By virtue of the separation distance and existing agricultural use of the site, the proposal is not considered to cause amenity concerns to this closest residential dwelling.

The Environmental Health Officer was also consulted as part of the application and raised no objection to the proposed development in regard to residential amenity impacts for nearby residential dwellings.

It is also noted that the existing use of the site is agricultural and noise, odour, light impacts associated with agricultural practices on the site e.g harvesting are likely to occur on the application site less frequently than the proposed use. Despite this, given traffic generation would be limited to twice a day it is considered that the proposal would not give rise to significant noise, odour or light impacts that would adversely affect the use and enjoyment of the countryside by others.

Given the above, it is considered the proposal would not have a significant impact on the residential amenity of the closest residential neighbour. The proposal therefore accords with Policies LP10 part c and LP14 of the Huntingdonshire Local Plan to 2036.

*Highway Safety, Access and Parking Provision
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The application seeks to widen the existing bellmouth junction off the public highway between Ridge Way and New Road. The junction has been designed to accommodate two-way traffic. The submitted site layout/block plan includes vehicle tracking. The tracking demonstrates the access, and hardstand can accommodate ridged lorries (12m in length), enter and exit the site in a forward gear and rotate within the site.

As the proposed access would attach to the adopted highway and the proposed use of the site would intensify the use off the access, Cambridgeshire County Council as the local highways authority have been consulted as part of the application. The Highways Engineer noted that the submitted access plan does not confirm the access would be constructed to Cambridgeshire County Council specification nor does the plan provide details of visibility splays. Whilst the access appears to achieve visibility splays of 2.4m x 70m at the junction off Ridgeway in a westerly direction, it appears a visibility splay of 2.4m x 215m cannot be achieved in an easterly direction without crossing the adjacent land. There is insufficient information to confirm whether the land within the visibility splay to the east is within the applicant's control or the application is not accompanied with a speed survey to prove that the visibility splays can be achieved in accordance with the 85%ile actual speeds of New Road.

The submitted block plan delineates vehicle parking for up to 8 vehicles. As detailed in the accompanying business plan and application form, the parking proposed would be for employees and company vehicles however, employees would not operate directly from the site during daily activities but use the building as a depot before heading to their thatching site. Given the Local Planning Authority does not have adopted parking standards, Officers are satisfied that the level of parking proposed is sufficient for the proposed use.

In consideration to the above whilst the parking provision proposed is considered sufficient, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays to the east of the bellmouth junction. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

*Biodiversity
Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan dovetails this and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.

A Preliminary Ecological Appraisal (PEA), by Jessica Bird dated February 2025, accompanied this application which states that no protected species were identified on the 0.62 acres site comprising of grade 3 agricultural land demarcated with vegetated boundary on its northern and western sides. The report acknowledges that boundary vegetation does provide offer habitats for badgers, hazel dormouse, bats and birds and hedgehogs however offers low suitability as the vegetated boundary is not connected to other hedgerows. The report states no other further investigations are required.

In regard to mandatory Biodiversity Net Gain (BNG), as of the 2nd April 2024 a mandatory 10% Biodiversity Net Gain (BNG) was imposed on small sites. A standard BNG metric and associated

BNG plan accompanies this application. The submitted metric confirmed that 1.12 habitat units of modified grassland would be lost as part of the proposed development, and the creation of good and moderate modified grassland sown post development would increase biodiversity units the area habitats to 11.04%. A condition can be imposed upon any consent to ensure the 10% BNG is maintained for the mandatory 30 years.

Overall, given the site as existing primarily comprises of low ecological value agricultural land, Officers are satisfied with the findings of the submitted appraisal and the BNG matric, as such the proposal accords with Local Plan Policy LP30.

Other matters
Developer Contributions- Community Infrastructure Levy (CIL):
The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

No other material planning matters have a significant baring on the determination of this application.

Conclusion and Planning Balance:
It is the LPA's statutory duty to determine applications for planning permission in accordance with the development plan, unless material considerations indicate otherwise.

It is considered the proposal is contrary to the development plan, when taken as a whole, because the proposal for Class B8 Use in the countryside would not comply with any of the limited and specific opportunities for development in the countryside provided for by policies in the Huntingdonshire Local Plan to 2036. By virtue of insufficient information and justification, the application fails to justify why an Established Employment Area would not be appropriate for the business. The proposal would also cause harm to the intrinsic character and beauty of the countryside and the landscape quality of the area by virtue of its isolated siting, massing and design contrary to Policies LP10 part b, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

In terms of the economic dimension of sustainable development, the proposal would contribute towards economic growth, including job creation - during the construction phase and in the longer term through employment associated with the thatching business for which moderate weight is afforded to this. The proposal submitted in its current state conflicts with the overall aims and objectives of sustainable development as outlined in the Huntingdonshire Local Plan to 2036 and paragraph 11 of the NPPF 2024.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is concluded that the proposed development is contrary to policy and not acceptable. The proposed development is considered to be in conflict with the Development Plan when taken as a whole and is not acceptable. There are no overriding material considerations that indicate that permission should be granted in this instance. Therefore, it is recommended that the application be refused for the following reasons:

1) The proposed development would not comply with any of the limited and specific opportunities for development in the countryside provided for by policies in the Local Plan. There is insufficient justification to demonstrate a genuine need for the business and proposed B8 use should be located in the countryside. The proposed B8 use in this unsustainable countryside location is contrary to the aims and objectives of policies LP17, LP18, LP19, subsequently Policy LP10 and the overarching principles of sustainable development detailed in Policy LP2 of the Huntingdonshire Local Plan to 2036 and paragraph 11 of the NPPF.

2) The proposal would form landscape visual harm. The proposal by virtue of its isolated siting, massing and design would fail to reflect the character and appearance of the surrounding area, eroding the open characteristics of the countryside albeit with a localised impact. As such, the proposal would cause harm to the intrinsic character and beauty of the countryside and the landscape quality of the area contrary to Policies LP10 part b, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

3) The proposed development would result in an intensification of the existing access. By virtue of insufficient information, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays to the east of the bellmouth junction. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

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