Application Number: 25/00806/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Matthew Taylor
Taylor Planning and Building Consultants
13 WEST DELPH
Whittlesey
Peterborough
PE7 1RG

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Erection of single self build dwelling with car port

Site address: The Plough Milk And Water Drove Farcet PE7 3DR

Applicant: Mr Colin Harrison

in accordance with your application received on 6th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location and Site Plan	PL01		06.06.2025
Proposals	PL02		06.05.2025

1. Reason.
   The proposed residential development is located in the countryside, where new residential development is restricted to limited and specific opportunities as set out in other policies of the Huntingdonshire Local Plan to 2036. The proposal does not fall within any of the exceptions provided under other policies of the Local Plan and as such, the development is contrary to policy LP 10 and the overarching spatial strategy as set out in policy LP2 of Huntingdonshire Local Plan to 2036 and the principles of sustainable development set out in the National Planning Policy Framework (2024).

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th August 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

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Whilst reduced weight has been given to the relevant policies given the situation with the Council's five-year housing land supply and application of tilted balance, the site's separation from essential services and infrastructure, with no safe pedestrian footpath/cycle connections would lead to an unsustainable reliance on private vehicles, contrary to the NPPF. It is therefore considered the benefits would not significantly and demonstrably outweigh the harm.

2. Reason.
In the absence of sufficient information to demonstrate that the Sequential and Exceptions Tests would be passed, the proposal is contrary to chapter 14 of the National Planning Policy Framework NPPF (2024) and Policy LP5 of the Huntingdonshire Local Plan to 2036. The site lies within Flood Zones 3 and 2 and at highest risk from fluvial flooding, where national policy and Local Plan Policy LP5 require the application of the Sequential and, if necessary, the Exceptions Test to steer development to areas of lowest flood risk. The proposed erection of a new dwelling, a more vulnerable use, and a higher vulnerability classification to the previous and existing vehicle storage depot, is considered unacceptable in these flood zones unless the sequential and exception test can be passed. This also forms a clear reason for refusal in accordance with footnote 7 of the National Planning Policy Framework.

3. Reason.
The proposed development, by reason of its orientation, blank southern elevation, overall height, and the scale and design of the car port, fails to respond positively to the immediate context of the site and character of the surrounding landscape. The blank 9.4m-high gable end facing Milk and Water Drove and the excessive length and number of bays of the car port are considered to be urban in character and visually intrusive, contrary to the principles set out in the Huntingdonshire Design Guide (Section 3.4, page 68). As such, the proposal is considered to be contrary to Policies LP10(b), LP11, and LP12 of the Huntingdonshire Local Plan to 2036, resulting in harm to the character and appearance of the area and the countryside.

4. Reason.
In the absence of a completed Unilateral Undertaking to secure the necessary financial contribution towards the provision of refuse bins, the proposal fails to comply with the requirements of Part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

C. Kerr

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes



Clara Kerr
Chief Planning Officer

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This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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