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Town & COUNTRY PLANNING ACT 1990
The Town and Country Planning (Permission in Principle) (Amendment) order 2017

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Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Permission in principle for the erection of 2No. Residential dwellings

Site address: Land North Of The New House The Fen Fenstanton

Applicant: Messrs Simon, Robin And Sean King

in accordance with your application received on 13th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	25.09.200		13.05.2025

Subject to the following condition/s.

1. Note to applicant.
   This permission in principle ceases to have effect after three years from the date of this decision.

2. Note to applicant.
   Application for technical details consent shall be made to the Local Planning Authority before the expiration of three years from the date of this permission in principle. Applications for technical details consent must be determined within the duration of the permission in principle granted. The granting of technical details consent has the effect of granting planning permission for the development.

3. Note to applicant.
   Any subsequent application for Technical Details Consent should be accompanied by a site specific Flood Risk Assessment and if necessary sequential test, in accordance with Policy LP5 of Huntingdonshire's Local Plan to 2036 and the NPPF 2024.

4. Note to applicant.
Any subsequent application for Technical Details Consent should be accompanied by Preliminary Ecological Appraisal, tree survey, aboricultural impact assessment, mitigation plan and tree protection plan, as well as landscaping details for hard and soft landscaping.

5. Note to applicant.
Any subsequent application for Technical Details Consent should be accompanied by a Unilateral Undertaking to provide a financial contribution towards the provision of wheeled bins.

6. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

7. Note to applicant.
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

8. Note to applicant.
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the requirement that the development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Huntingdonshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.
Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply and this will need to be resolved at Technical Details stage.

9. Note to applicant.
o Public Bridleway No. 12, Fenstanton must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not

be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

o The Public Bridleway must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Bridleway without lawful authority)

o No alteration to the Bridleway's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

o Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

o The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

o Members of the public on foot, horseback and pedal cycle have the dominant right of passage along the public byway; private vehicular users must 'give way' to them

o The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of the Bridleway is damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a Bridleway standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.

o It is the responsibility of the Applicant to ensure that any works which may result in a material loss of established vegetation and/or damage to existing ecosystems (including potentially both habitats and protected species) within the existing public right of way or adjoining land, comply with relevant legislation and that any supplementary permits or permissions are secured prior to undertaking their public rights of way works.

o If temporary closures are required during construction work, this requires a Temporary Traffic Regulation Order (TTRO). Please apply to the Street Works Team, further information regarding this can be found on the County Council's website at https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/.



Clara Kerr
Chief Planning Officer

Date 1st July 2025