

DEVELOPMENT MANAGEMENT COMMITTEE – 21st July 2025

LATE REPRESENTATIONS SUMMARY

3(a) 23/00627/OUT - Outline planning permission with all matters reserved for the construction of up to 120 homes (Use Class C3) with associated public open space, landscaping, play areas, surface water attenuation, roads, car parking, pedestrian and cycle routes, utility infrastructure and associated works - Land Between Houghton Grange And The How, Houghton Road, Houghton.

A further letter of representation has been received from Richard Buxton Solicitors on behalf of Houghton and Wyton Parish Council (see attached).

Members will be updated on any additional commentary, as required.

4(a) 24/00883/FUL – Construction of a Solar Farm and Battery Energy Storage System (BESS) together with all associated work, equipment and necessary infrastructure, including a substation and underground cable to provide a connection to the grid - Solar Farm, Rookery Farm, Kimbolton Road, Stow Longa

Since the report was produced, one letter of representation has been received (please note: the letter of representation is dated 25th June 2025, however it was received by post and scanned by the LPA on 10th July 2025).

The letter of representation reiterates the comments made in an initial letter of objection dated 13 August 2024 including:

- Proximity to residential area;
- The impact of artificial lighting and CCTV;
- Loss of agricultural land;
- Impact upon the character of the landscape and setting of Stow Longa.

These concerns have been raised previously and have been addressed in the Officer report and do not change the recommendation.

There are no further late representations for this item.

4(b) 24/01497/FUL - Change of Use, and partial demolition of former Public House to 9 residential units - 7 - 9 Market Square, St Neots.

There are no late representations for this item.

4(c) 24/01498/LBC - Change of Use, and partial demolition of former Public House to 9 residential units - 7 - 9 Market Square, St Neots.

There are no late representations for this item.