

Development Management Committee – 20th July 2026

Application Number: 26/00502/FUL

Proposal: Change of use to tourism for glamping use. Erection of 3No. cabins and 1No. sauna, with associated parking

Location: Land West Of 24 Little Gransden Lane, Great Gransden

Applicant: Mr and Mrs Mike & Kate Milne

Agent: Holly Ford, Crown & Canopy

Case Officer: Richard Fitzjohn

Parish: Great Gransden

Reason for Referral: This application is referred to the Development Management Committee (DMC) as the Officer recommendation for approval is contrary to the recommendation of Great Gransden Parish Council.

Committee Date: 20th July 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

The application seeks full planning permission for a change of use of land to a sui generis use for glamping, and the erection of 3No. cabins and 1No. sauna, with associated parking.

Consultations

The following consultees have raised **objections** to the application:

- Great Gransden Parish Council and Conservation Officer.

The following consultees have raised **no objections** to the application:

- Conservation Officer, Local Highway Authority, Natural England, Environmental Health Officer, Definitive Map Officer and Anglian Water.

Letters of objection have been received from three local residents. Letters of support have been received from six local residents.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 4 of the report.

The key issues arising from the application details are:

- Principle of development;
- Visual amenity and heritage assets;
- Flood risk and drainage;
- Residential amenity;
- Highway safety, public rights of way and parking provision;
- Arboriculture;
- Biodiversity; and
- Waste storage.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located on the southern edge of Little Gransden, within the countryside. The application site comprises 0.2 hectares of agricultural land, located within a 2.5 hectare agricultural field currently used for deer grazing. The site contains a large area of hardstanding towards the northern boundary, with grassland to the south. The deer grazing takes place within a post-and-wire fenced deer enclosure, located on the grassland immediately adjacent to the east of the application site. The boundaries of the agricultural field generally comprise trees and hedging to the east and west, post-and-wire fencing to the south, and a mix of trees and hedging and an open boundary to the north.
- 1.2 The closest residential properties to the application site are No's 20, 22, 24, 26, 32 and 34 Little Gransden Lane.

- 1.3 There is a large agricultural building located outside of the application site, immediately adjacent to the north of the hardstanding. The agricultural building is used for the storage of agricultural equipment / machinery and chilled meat produce.
- 1.4 There is a Public Right of Way which runs in an east-west direction, immediately to the north of the agricultural building.
- 1.5 The Great Gransden Conservation Area is located immediately to the north of the agricultural building. The Public Right of Way and nearby residential properties of No's 22, 24, 26 and 28 are located within the Conservation Area. With the exception of the part of the Public Right of Way providing access, the application site is located outside of, but adjacent to the Conservation Area.
- 1.6 There are also three Grade II Listed Buildings (No's 22, 24 and 26 Little Gransden Lane) located near to the application site.
- 1.7 Environment Agency Flood Mapping data and the Huntingdonshire Strategic Flood Risk Assessment (2024) indicate that the proposed development is located within Flood Zone 1 (low probability of flooding from rivers and sea) and an area which is not at risk of surface water flooding, though Huntingdonshire's Strategic Flood Risk Assessment (2024) indicates that the site has high groundwater levels.
- 1.8 Gransden Wood Site of Special Scientific Interest (SSSI) is located approximately 130 metres to the west / south-west of the application site.
- 1.9 The application site is not allocated for development within the Local Plan.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks full planning permission for a change of use of land from an agricultural use to a tourism / glamping use (sui generis), and the erection of 3No. cabins and 1No. sauna, with associated parking.
- 2.2 Cabins 1 and 3 would be 1-bed, 2-person units measuring 8.65 metres wide and 6 metres deep, with a ridge height of 4.18 metres and an eaves height of 2.16 metres.
- 2.3 Cabin 2 would be a 2-bed, 4-person unit (containing a mezzanine floor) measuring 8.65 metres wide and 6 metres deep, with a ridge height of 4.55 metres and an eaves height of 2.55 metres.
- 2.4 The proposed sauna would measure 2.5 metres wide and 2.7 metres deep, with a ridge height of 3.2 metres and an eaves height of 2.25 metres.

- 2.5 The proposed cabins and sauna would be externally finished with black and natural timber cladding, black metal roofing, and black uPVC windows and doors.
- 2.6 The application also states that the cabins and sauna would be installed on ground-screw foundations (rather than traditional concrete foundations).
- 2.7 The proposal includes the provision of a footpath comprising geogrid matting with woodchip laid on top, between the car parking area and proposed cabins and sauna.
- 2.8 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:
- 23/02198/FUL - Erection of agricultural building, hard-standing and access track - Refused on 09.08.2024
 - 19/02282/FUL - Erection of a detached dwelling-house and associated works - Non-Determination Appeal Dismissed on 13.10.2020

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In Huntingdonshire, the Development Plan (as relevant to this application) consists of the Great Gransden Neighbourhood Plan (2023), the Huntingdonshire Local Plan to 2036 (2019) and the Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021).
- 4.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

National Policy and Guidance

- 4.4 The National Planning Policy Framework (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 11).'

- 4.5 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
- achieving sustainable development;
 - building a strong, competitive economy;
 - promoting healthy and safe communities;
 - promoting sustainable transport;
 - achieving well-designed places;
 - making effective use of land;
 - meeting the challenge of climate change, flooding and coastal change;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.
- 4.6 Planning Practice Guidance and the National Design Guide are also relevant and material considerations.
- 4.7 For full details visit the government website: <https://www.gov.uk>

Local Planning Policies

- 4.8 Huntingdonshire's Local Plan to 2036 (Adopted May 2019):
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP19: Rural Economy
 - LP22: Local Services and Community Facilities
 - LP23: Tourism and Recreation
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 4.9 Great Gransden Neighbourhood Plan (Made March 2023):
- Policy G1: A Built Up Area Boundary Strategy for Great Gransden

- Policy G3: Local Character and Design
- Policy G4: Development, Landscape Character and Valued Views
- Policy G5: Conserving and enhancing Great Gransden's Conservation Area
- Policy G6: Protecting and enhancing biodiversity in the parish including at Gransden Woods
- Policy G9: Public Rights of Way Network

Supplementary Planning Documents (SPD) and Guidance

- 4.10 Huntingdonshire Design Guide SPD (2017)
 Huntingdonshire Landscape and Townscape SPD (2022)
 Cambridgeshire Flood and Water SPD (2017)
 Environmentally Sustainable Design and Construction SPD (2025)

Local policies and guidance are viewable at: <https://huntingdonshire.gov.uk>

5 RESPONSE TO CONSULTATION

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Great Gransden Parish Council	Objection.	Agrees with the Conservation Officer consultation - the proposals are not supported from a Heritage perspective. The proposal, by reason of the introduction of tourism accommodation, parking, associated structures and activity within open countryside, would result in harmful encroachment into the rural landscape, eroding the agricultural setting of the Great Gransden Conservation Area and nearby listed buildings. The development would fail to preserve or enhance local character, landscape character and heritage significance, contrary to Policies G1, G3, G4 and G5 of the Great Gransden Neighbourhood Plan, Policy LP34 of the Huntingdonshire Local Plan to 2036, the National Planning Policy Framework, and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

		The proposal conflicts with Policy G1 paragraph (b) because it does not “maintain or enhance residential amenity of neighbouring properties”, nor “demonstrate safe and suitable access for vehicles without undermining pedestrian safety or accessibility”. The proposal does not meet Huntingdonshire Local Plan to 2036 Policy LP23 (b) because it would harm the landscape and heritage significance. The proposal fails to preserve the rural character and spacious agricultural setting identified as essential components of Great Gransden’s character under Policy G3. The introduction of cabins, parking, paths, visitor activity and associated paraphernalia would suburbanise a currently undeveloped rural edge. The proposal fails to conserve the landscape character and rural setting of Great Gransden and would undermine the valued undeveloped transition between village and countryside protected by Policy G4. The proposal conflicts with Policy G5 because it fails to preserve or enhance the rural setting and historic significance of the Great Gransden Conservation Area.
Conservation Officer	Objection.	The site is located just outside of, and within the immediate setting of, the Great Gransden Conservation Area (GGCA). Given the proximity of the site to the GGCA, and its largely undeveloped agricultural appearance, it provides a pleasant rural backdrop for the village and contributes positively to its setting.

		The site also lies close to three Grade II listed buildings (Nos 22, 24 and 26 Little Gransden Lane). Their significance lies predominantly in the evidence of historic rural vernacular architecture. The proposal lies within the rural setting of No's 24 and 26 and the agricultural character of the site contributes positively to their setting. The site provides a rural backdrop to No.22, positively contributing to its rural setting. This small group of historic buildings belong to the later 17th Century, and they are located on the edge of the medieval common fields. The historic countryside setting to the listed buildings is seen in the continued agricultural use of the land and in the sinuous local field boundaries that reflect former ridge and furrow. Acknowledge the presence of the steel framed agricultural building adjacent to the north of the site. Whilst trees and hedges form part of the boundaries of the site, it is more closely related to the adjacent open countryside than to the built up area and nearby dwellings at Nos 22, 24 and 26 Little Gransden Lane. As such, the area has a spacious rural character and appearance to which the application site contributes positively. Whilst it is understood that the cabins and sauna hut would be modest in size, the development would nevertheless constitute an encroachment of built form into the countryside. The proposal consists of various relatively small buildings, with parking and associated paraphernalia and this combined would create an overall mass of
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		development that cumulatively would alter the character of the site and diminish the countryside setting of three nearby Grade II listed buildings (No's 22, 24 and 26 Little Gransden Lane) and the village of Great Gransden beyond. The proposed development would not preserve or enhance the setting of the Grade II listed buildings and the setting of the GGCA, and a level of harm would result. Although this harm of the development to the significance of the identified heritage assets would be less than substantial, the NPPF directs that great weight should be afforded to the conservation of heritage assets irrespective of the level of harm. The development conflicts with policy LP34 of the Local Plan. Any harm must be weighed against the public benefits of the proposals. The proposal would provide some benefit to the local economy, however given the small scale of the development the benefits would be limited. It is for the planning officer to consider if this benefit would outweigh the harm caused. For the reasons outlined above, the proposals are not supported from a heritage perspective.
Local Highways Authority (LHA)	No objection.	The proposed development is acceptable. Requests conditions requiring:- vehicular access works within the highway to be laid out and constructed in accordance with County Council construction specification, provision of adequate access drainage measures, and the access road to have a metalled surface for 10 metres from its junction with the public highway.
Natural England	No objection.	The proposed development will not have significant adverse impacts on statutorily protected nature

		conservation sites or landscapes. Provides generic advice on other natural environment issues.
Environmental Health Officer	No objection.	No objection, subject to a condition requiring a Noise Management Plan to be submitted to, and approved in writing by, the Local Planning Authority.
Definitive Map Officer	No objection.	The site is to be accessed via Public Footpath 1, Great Gransden, which has a recorded width of 4ft along its length. A Definitive Map Modification Order (DMMO) application, to record a public footpath linking Dolls Lane with Sand Path along a route that follows the western and southern boundaries of the development, has been received. The application is not currently under active investigation. No objection to the proposal, however the Footpath must remain open and unobstructed at all times.
Anglian Water	No objection.	No asset encroachment concerns. The proposed package treatment plant does not require a connection to Anglian Water, and the proposed method of surface water management does not relate to Anglian Water operated assets. If planning permission is granted, requests that the foul and surface water strategies are listed within the decision notice. In an event of changes to the proposed foul or surface water drainage strategy, to include interaction with Anglian Water operated assets, Anglian Water would require consultation.
Environment Agency	No comment at the time of DMC report publication.	N/A

Lead Local Flood Authority	No comment at the time of DMC report publication.	N/A
The Wildlife Trust	No comment at the time of DMC report publication.	N/A
Arboricultural Officer	No comment at the time of DMC report publication.	N/A

6 RESPONSE TO PUBLICITY

6.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.2 Letters of objection have been received from three local residents, raising the following summarised comments:

- The proposed development does not meet the criteria of the Great Gransden Neighbourhood Plan or the HDC Local Plan, in respect of encroachment into the countryside and the substantial negative impact it would have on neighbouring properties. It is not appropriate to insert a glamping site into a relatively small agricultural field in the middle of a group of residential properties. These concerns are in no way outweighed by the alleged benefits.
- A planning application for a single house, roughly where the barn is now, was refused a few years ago, even after appeal. The Parish Council stated LP12, LP13 and LP36 as grounds for this, citing failure to preserve and enhance the character and appearance of the area, and the degree of harm to the setting of a listed building within the conservation area. The proposal for a glamping site contravenes the same policies, but would have far more impact than a single dwelling. LP19 and LP23 are also pertinent, as the character and siting of the glamping operation would have a major detrimental impact on its immediate surroundings.
- The access to the field for agricultural purposes is by a track, known as Sand Path, which runs alongside No's 26, 24 and 20 and ends at No.22. This track is a signposted footpath which is heavily used by dog walkers, families and ramblers. Constant car traffic associated with arrivals, departures and servicing of a glamping site is not appropriate on this type of path, and would not conform to policy G1 of the Great Gransden Neighbourhood Plan as regards not undermining pedestrian safety.
- The parking of multiple cars and the provision of a cycle rack are not in keeping with maintenance of the natural setting or the wider landscape and would be to the detriment of the immediate surroundings, impacting the rural nature of the footpath in contravention of policy LP23 of the HDC Local Plan.
- The proposal does not discuss the disposal of ordinary waste. A large waste container would have potential impact on the countryside

appearance. Bins lorries do not come down Sand Path and residents have to take their wheelie bins to the corner at Little Gransden Lane.

- Opportunities for countryside activities from the site will be limited. There are no designated cycle paths, nor any dual-use foot/cycle paths in or around the village. Off-road walking routes are heavily dependent on permissive paths through Gransden and Waresley Woods, which the Wildlife Trust often close for many months during the winter and at random times for maintenance.
- The site would be in competition with much more local tourist accommodation than is listed in the analysis of the local market, failing to mention two campsites in Great Gransden and a number of holiday cottages in Great and Little Gransden, in addition to erroneously stating that there are three holiday cottages at Fuller's Hill when in fact there are seven, plus two log cabins.
- The amount of money visitors could spend in the local community seems overestimated, given that the only amenities are the pub in Little Gransden, the village shop in Great Gransden and the café which is only open one morning a week.
- The application should be refused as it fails to comply with multiple planning policies, raises significant environmental concerns, and would harm local amenity.
- It does not meet policies LP5 and LP15 as it fails to demonstrate adequate surface water management. Existing drainage works and increased hardstanding risk worsening known flooding issues, affecting neighbouring properties and public rights of way. Sand Path has always flooded in wet winters due to surface runoff from the two fields that rise from it to the south. The Applicant's have recently dug a ditch along their western hedge, supposedly for field drainage, and piped the outflow under Sand Path, into a neighbouring property. As they have not directed this drainage appropriately, the local residents are very concerned about both 'grey water' drainage and the management of the proposed sewage processor. It is not clear what the drainage field for the latter involves, how it is engineered, nor where any overflow might go. Treated waste would permeate into the surface water run-off from the site and be directed to neighbouring land. Anything other than 100% effectiveness of the Package Treatment Plant would result in sewage-contaminated run-off draining onto neighbouring land, the brook and the public footpath. The drainage route for grey water is not clear.
- It fails to satisfy policy LP30, with only a marginal and unreliable 10.12% biodiversity net gain and no legal mechanism to secure its delivery.
- The proposal conflict with the Great Gransden Neighbourhood Plan (policies G1, G3, G4 and G9) as it is located outside the built-up area boundary and represents unsupported greenfield development.
- The site is unsuitable, being too close to residential areas and valued tranquil landscapes such as Gransden Woods.
- The development would introduce noise, light pollution, and increased traffic along a narrow, heavily used public footpath, creating safety risks and disturbance. No adequate mitigation is provided.

- The three listed buildings would be particularly susceptible to noise disturbance as due to the planning restrictions they are all single-glazed.
- Outdoor bathing and cooking facilities would encourage glamping customers to congregate and party around them, including late at night.
- Light pollution would spoil residents enjoyment of the night sky.
- Claims regarding accessibility and sustainability are misleading. Public transport is virtually non-existent, making the site car dependent. The layout also fails to provide suitable access for all users, and waste collection has not been addressed.
- The application contains multiple inaccuracies, including misleading statements on screening, site works, economic benefits and local competition, and fails to respond to pre-application advice.
- The application fails to demonstrate its benefits outweigh the clear harm to the environment, local residents, and the character of the area.
- The proposal contravenes policy G1 of the Great Gransden Neighbourhood Plan and will not maintain or enhance residential amenity for neighbouring properties.
- The proposal contravenes policy LP10 of the HDC Local Plan Increased noise and traffic will adversely affect the use and enjoyment of the countryside by neighbours and users of the adjacent public footpath. There will be increased light pollution in an area where there is negligible artificial light, which will directly affect neighbouring properties on lower ground.
- The proposal contravenes policy LP19 of the HDC Local Plan. The proposed glamping is very close to residential properties in an extremely quiet and peaceful rural area, and will have a detrimental effect both on the neighbouring properties and surrounding countryside.
- The proposal contravenes policy LP23 of the HDC Local Plan. The detrimental impact of the proposed glamping site on the immediately surrounding countryside and neighbouring properties is disproportionate to any potential benefit to the local community.

6.3 Letters of support have been received from six local residents, raising the following summarised comments:

- Tourism opportunities in the villages of Little and Great Gransden are fairly limited currently. There are currently no accommodation options in either of the villages which align with the proposal so there is a gap in the market for glamping accommodation.
- A near holiday property owner looks forward to collaborating with, and sending surplus guests to, the proposed development.
- A local small self-catering annex in Little Gransden achieves healthy guest occupancy rates.
- The proposal is thoughtful and gives absolute consideration to local residents.
- The development is modest in scale and the intention to site the cabins sensitively within the landscape is welcomed.

- The introduction of a small amount of tourism could help support local amenities, such as the village pub and shop.
- The proposal seems to be a relatively low-impact use of the land.
- The proposal is a small-scale and sensitive development that would bring some benefit to the area without causing any real harm.
- There is already Airbnb accommodation nearby so short-stay visitors are not usual in this location.
- Given that only three cabins are proposed, does not believe it would lead to any significant noise or disruption for nearby residents.
- The dispersed layout should ensure minimal impact on neighbouring amenity.
- The limited scale is unlikely to generate additional traffic and, with on-site parking provision, should integrate safely with the local road network.
- It is a sustainable way to encourage tourism and support the local economy while remaining in keeping with the area.
- The proposal represents a proportionate and appropriate form of rural diversification and aligns with the Local Plan, particularly in supporting sustainable economic growth and a resilient rural economy.
- It's modest scale and temporary nature ensures the intrinsic character of the rural area is preserved.
- The proposal provides an option to support the existing rural enterprise, encouraging visitors to engage with and benefit local food producers.
- The low-density nature based approach supports sustainable development, can operate with minimal environmental impact and support biodiversity.
- The scale and nature of the development are appropriate to the site and have been sensitively considered in relation to the surrounding area.
- The temporary and modest form of the cabins, together with the sauna, ensures that the proposal will not result in any undue visual intrusion or overdevelopment.
- The proposed location appears well chosen, integrating naturally with its immediate surroundings without disrupting the existing landscape or local amenity.
- By offering simple, nature-connected accommodation and wellness facilities, the scheme aligns with a growing shift towards tourism that not only minimises harm but actively contributes to the wellbeing of landscapes and local communities.
- The proposal demonstrates a balanced and thoughtful design that respects the scale, character, and setting of the area, while also contributing positively to sustainable rural development.
- Initiatives like this bring people to the village and allow it to thrive rather than just survive.

7 APPRAISAL

Principle of development

- 7.1 The proposed development would be located on the southern edge of Great Gransden, outside of the Built-Up Area Boundary defined within the Great Gransden Neighbourhood Plan and within the countryside.
- 7.2 Policy G1 of the Great Gransden Neighbourhood Plan states that development proposals outside the defined Built-Up Area Boundary will be resisted other than the following cases:
- the development comprises a rural exceptions housing scheme referred to in Policy G2, located on a site contiguous with the Built Up Area Boundary and within easy and safe walking distance to village amenities.
 - residential development that complies with one or more of the circumstances set out in paragraph 80 of the NPPF 2021; or
 - the development comprises development specifically allowed for by the following policies in the Local Plan – LP10 the countryside, LP19 Rural Economy, LP20 Homes for Rural Workers, LP22 Local services and community facilities, LP23 Tourism and Recreation, LP33 Rural Buildings and LP38 water related development.
- 7.3 Great Gransden is defined as a Small Settlement within policy LP9 of the Local Plan. Policy LP9 of the Local Plan states that a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies within the Local Plan. Paragraph 4.107 of the Local Plan states that proposals for development on land well-related to the built-up area will be considered subject to the provisions of policies LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'.
- 7.4 As the proposal is for a tourism use within the countryside, policies LP10 and LP23 of the Local Plan, and policy G1 of the Great Gransden Neighbourhood Plan, are the policies most relevant to the consideration of the principle of development. Though policy LP19 of the Local Plan is also relevant to the proposal as it relates to the rural economy, it is not necessary for the application to demonstrate compliance with that policy if the principle of development is established as being acceptable under policy LP23 of the Local Plan.
- 7.5 Policy LP10 of the Local Plan 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, and 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;

- c. and not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.6 Natural England's Agricultural Land Classification maps indicate that the proposed development would be located on Grade 2 (Very Good) agricultural land. Due to the scale and nature of the proposed development, particularly the modest site area (0.2 hectares) and modest building footprints, in addition to the intended use of ground-screw foundations, the proposal would not result in an irreversible loss of best and most versatile agricultural land.
- 7.7 Due to the nature of the proposed use, the modest scale and sensitive design of the proposed development, and subject to the imposition of the recommended planning conditions which would provide the Local Planning Authority with some control over noise and light impacts, it is considered that the proposed development recognises the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others. Where relevant, consideration has been given to these matters within later sections of this report.
- 7.8 Policy LP23 of the Local Plan states that a proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:
 - a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
 - b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
 - c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
 - d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and
 - e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.
- 7.9 The proposal is well-related to Great Gransden, being located on the edge of the village rather than separated in an isolated location away from the village. Furthermore, due to its link with the existing agricultural business and deer grazing, there are robust operational reasons which further support its location.
- 7.10 The proposal would not cause harm to the ecological or landscape significance of the proposed location. Although the proposal would result in some harm to the heritage significance of the proposed location which weighs against the application, this harm is considered to be a very low level of less than substantial harm which would have limited conflict with the Local Plan policies and would be outweighed by the public benefits of the proposed development. Consideration has been given to these matters within later sections of this report.

- 7.11 Due to the modest site area which is limited to the land reasonably required to accommodate the proposed development (thereby retaining the agricultural use of the surrounding land within the wider 2.5 hectare agricultural field), its location within close proximity to the settlement edge and where views would not be prominent from most public vantage points (aided by surrounding built form and soft landscaping), and its modest scale and sensitive design, it is considered that the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible. Consideration has been given to these matters within later sections of this report.
- 7.12 Due to the modest scale of the proposed development and its proximity to the settlement and residential properties, it is likely that necessary infrastructure and adequate servicing, such as water supply and electricity can be provided to serve the development.
- 7.13 Sewage and waste disposal can be adequately addressed by planning conditions. Consideration has been given to these matters within later sections of this report.
- 7.14 The Preliminary Ecological Appraisal accompanying the application, in addition to the consultation response received from Natural England, confirms that the proposed development is unlikely to have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure. Consideration has been given to these matters within later sections of this report.
- 7.15 The application is accompanied by a robust business plan demonstrating that the proposal is viable in the long term and a condition is recommended to prevent occupation of the cabins as a person's permanent sole or main residential use.
- 7.16 For the reasons set out above and, where relevant, expanded on within later sections of this report, the proposed development accords with policies LP9, LP10 and LP23 of the Local Plan and policy G1 of the Great Gransden Neighbourhood Plan. The principle of development is therefore considered to be acceptable.

Visual amenity and heritage assets

- 7.17 Paragraph 207 of the NPPF states that, in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, and that the detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 7.18 Paragraph 212 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 7.19 Paragraph 213 of the NPPF states that any harm to, or loss of, significance of a designated heritage asset (from its clear alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.20 Paragraph 215 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.21 Policy G3 of the Great Gransden Neighbourhood Plan requires development proposals to contribute in a positive way to the quality of the built environment; and be the result of a design-led process with regards to a scheme's location, layout, design, choice of building materials and density. In addition, it requires development proposals to be sympathetic to the existing rural character of Great Gransden, detailed in the Great Gransden Character Assessment, and demonstrate how they accord with specified Design Guide principles and follow guidance in the Design Guide of the Neighbourhood Plan. The Design Guide principles and Design Guide of the Neighbourhood Plan are derived from the Great Gransden Character Assessment. The Design Guide principles seek to achieve harmony with the character of local development, landscaping to be congruent with the adjacent countryside, boundary treatments to be harmonious with immediate surroundings (including retention of existing trees and hedgerows where they are native or of local interest), building materials to echo those found already in the village, and also to limit greenfield development to the specific opportunities afforded by local and national policy.
- 7.22 Policy G4 of the Great Gransden Neighbourhood Plan requires development proposals to contribute positively to existing landscape character. To be supported proposals must:
- i. Be designed to be sensitive to the existing landscape character of the village and keep intact and where possible enhance existing features of landscape value (including the features described in the supporting text to this policy) in the immediate vicinity to the proposed development; and
 - ii. Incorporate its own on-site landscaping scheme (proportionate to the scale of proposed development), where this is informed and sensitive to the existing setting of the site in relation to surroundings, and in a way which contributes to the overall rural character of the village. Proposals will not be supported where there would be a significant adverse impact upon the valued views shown on Figure 8 and described in the supporting text to this policy.
- 7.23 Policy G5 of the Great Gransden Neighbourhood Plan requires development proposals to conserve and, where possible, enhance heritage assets (and their setting) in line with local and national policy. To be supported, development proposals within the setting of the conservation area must be sensitive to the significance and distinctive character of the Conservation Area as well as the

individual heritage assets within it. To achieve this, proposals will be expected to be informed by the context and guidance (where it is relevant to the conservation area) set out in the Great Gransden Character Assessment. Development proposals will not be supported where there would be a significant adverse impact upon views into, out of and within the Great Gransden Conservation Area (as shown on Figure 8), where these views include features of heritage value. However, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 7.24 Policy G9 of the Great Gransden Neighbourhood Plan states that any new development on or adjacent to a Public Right of Way must consider the appearance of the proposal from the Right of Way and incorporate green landscaping to reduce any visual impacts.
- 7.25 Policy L10 of the Local Plan requires development within the countryside to recognise the intrinsic character and beauty of the countryside.
- 7.26 Policies LP11 and LP12 of the Local Plan requires new development to respond positively to its context, draw inspiration from the key characteristics of its surroundings, and contribute positively to the character and identity of the area.
- 7.27 Policy LP23 of the Local Plan requires new tourism uses in the countryside to demonstrate that the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible.
- 7.28 Policy LP34 of the Local Plan states that great weight and importance is given to the conservation of heritage assets and their settings (as per paragraph 212 of the NPPF) and that the statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so (as per paragraph 215 of the NPPF).
- 7.29 Policy LP34 of the Local Plan requires new development to protect the significance of designated heritage assets and their settings; not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest; respect the historic form, fabric and special interest that contributes to the significance of the affected heritage asset; conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and contribute to securing the long-term maintenance and management of the heritage asset. In addition, policy LP34 states that the Council will consider the significance of a designated heritage asset and, where there is less than substantial harm, this will be weighed against the public benefits of the proposal.
- 7.30 The proposed development is located within the countryside, where policy LP10 of the Local Plan requires development to recognise the intrinsic character and beauty of the countryside, and where policy LP23 of the Local Plan requires new

tourism uses to demonstrate that the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible.

- 7.31 The proposed cabins would measure 8.65 metres wide and 6 metres deep, with a ridge heights ranging between 4.18-4.55 metres and eaves heights ranging between of 2.16-2.55 metres. The proposed sauna would measure 2.5 metres wide and 2.7 metres deep, with a ridge height of 3.2 metres and an eaves height of 2.25 metres. The proposed cabins and sauna would be externally finished with black and natural timber cladding, black metal roofing, and black uPVC windows and doors. The separation distances between the proposed cabins/sauna and the GGCA would range between approximately 140-280 metres. The separation distances between the proposed cabins and sauna themselves would range between approximately 40-70 metres. The proposed development would retain existing landscaping and proposed a high quality scheme of additional soft landscaping, including new and enhanced native-species hedgerows and broadleaf woodland planting, which would be congruent with the adjacent countryside and harmonious with the immediate surroundings.
- 7.32 The proposed cabins and sauna would be modest in scale and sited sporadically within an area of enhanced landscaping, where access to them would only be served by a private footway leading from the existing area of hardstanding adjacent to the existing cabins and sauna, agricultural building. As the proposed development would restrict parking and vehicular movements to the existing hardstanding only, and would not result in parking and vehicle movements encroaching into the existing field, the impacts of parking and vehicle movements on the landscape character of the countryside would be limited. With consideration given to the modest quantum and scale of the proposed cabins and sauna, the design and materials of the proposed cabins which are sympathetic to the rural character of the countryside location, and the low visual prominence of the proposed development from public vantage points (aided by the significant level of intervening screening by surrounding built form and existing landscape features, and the proposed landscaping scheme), it is considered that the proposed development recognises the intrinsic character and beauty of the countryside and minimises the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape as far as possible. The proposed development would be assimilated into the surrounding area by the retention of existing boundary trees and hedging and a high quality soft landscaping scheme which would be sensitive to, and contribute positively to, the existing landscape character of the village and surrounding countryside, ensuring that the proposed development has acceptable visual impacts of the proposal from nearby Public Rights of Way.
- 7.33 The application site is located immediately adjacent to the Great Gransden Conservation Area (GGCA). The GGCA is predominantly located to the north of the proposed development, although it also includes some areas to the east and west of the northern extent of the site; most notably, in respect of this application, including the Public Right of Way located immediately to the north of the site and three Grade II Listed Buildings (No's 22, 24 and 26 Little

Gransden Lane) located nearby to the east and west of the site. The application is accompanied by a Heritage Impact Assessment which identifies and assesses the significance of these heritage assets, and provides a proportionate assessment of the impacts of the proposed development on them.

- 7.34 The application is accompanied by a Heritage Statement, and a separate Addendum to the Heritage Statement, which concludes that the proposal would not harm the significance of the GGCA or Listed Buildings. However, the Council's Conservation Officer does not support the application due to the impacts of the proposed development on the setting and significance of the identified heritage assets. In addition, Great Gransden Parish Council and some of the local residents have objected to the application for reasons which also include impacts of the proposed development on the identified heritage assets.
- 7.35 The Conservation Officer advises that the proposal lies within the immediate setting of the GGCA, and within the rural setting of No's 24 and 26 Little Gransden Lane, with the agricultural character of the site contributing positively to their setting. The Conservation Officer also advises that the site provides a rural backdrop to No.22 Little Gransden Lane, contributing positively to its rural setting. This assessment is agreed with by the case officer.
- 7.36 The Conservation Officer states that the significance of No's 22, 24 and 26 Little Gransden Lane lies predominantly in their evidence of historic rural vernacular architecture. Furthermore, the Conservation Officer states that that this small group of historic buildings belong to the later 17th Century and are located on the edge of the medieval common fields, with the historic countryside setting to the listed buildings being seen in the continued agricultural use of the land and in the sinuous local field boundaries that reflect former ridge and furrow.
- 7.37 The Conservation Officer acknowledges the presence of the existing agricultural building located adjacent to the northern boundary of the site, for which a prior approval application was permitted by the Local Planning Authority on 13th January 2025 (application reference: 24/02378/AGDET). As part of the determination of application 24/02378/AGDET, the Local Planning Authority determined the siting, design and external appearance of the agricultural building (which measures 20 metres in length, 10 metres in width and 5.35 metres in height) to be acceptable. The Officer Report in respect of application 24/02378/AGDET acknowledged the proximity of approximately 40 metres between the agricultural building and the nearest listed building (No.24 Little Gransden Lane) and also the presence of mature boundary vegetation providing shielding of the agricultural building from this listed building. In addition, the Officer Report cited that given the scale, nature, materials and location of the works, the proposal was acceptable in regard to its design, visual amenity and respect of the character of the immediate locality.
- 7.38 In respect of the current application, the Conservation Officer considers that, whilst trees and hedges form part of the boundaries of the site, it is more closely related to the adjacent open countryside than to the built up area and nearby dwellings at Nos 22, 24 and 26 Little Gransden Lane and, as such, the area has

a spacious rural character and appearance to which the application site contributes positively. This assessment is also agreed by the case officer.

- 7.39 In respect of the proposed development, the Conservation Officer states that, whilst the cabins and sauna hut would be modest in size, the development would nevertheless constitute an encroachment of built form into the countryside. Furthermore, the Conservation Officer states that the combined impacts of various relatively small buildings, with parking and associated paraphernalia, would create an overall mass of development that cumulatively would alter the character of the site and diminish the countryside setting of three nearby Grade II listed buildings (No's 22, 24 and 26 Little Gransden Lane) and the village of Great Gransden beyond. The Conservation Officer concludes that the proposed development would not preserve or enhance the setting of the Grade II listed buildings and the GGCA, resulting in less than substantial harm to the significance of these heritage assets, in conflict with policy LP34 of the Local Plan. It is agreed by the case officer that the proposal would result in less than substantial harm to the identified heritage assets by virtue of creating additional built form within their countryside setting; however, due to the modest scale and sporadic siting of the proposed cabins and sauna, and their separation distances from the heritage assets, it is not agreed by the case officer that the harm to these heritage assets would result from the overall mass of development.
- 7.40 As the proposed development would result in additional built form within a part of the countryside which contributes positively to the setting of the GGCA and the nearby listed buildings, it is considered that the proposed development would result in less than substantial harm to these heritage assets. However, due to the separation distance of the proposed cabins and sauna from the heritage assets; the significant level of intervening screening that would be provided by the agricultural building (approved by application ref: 24/02378/AGDET), the existing boundary trees and hedging, and the proposed landscaping scheme; the modest quantum and scale of the proposed cabins and sauna; and the design and materials of the proposed cabins which are sympathetic to the rural character of the countryside location; it is considered that the proposed development would result in a very low level of less than substantial harm to the setting and significance of, and views to and from, the nearby designated heritage assets.
- 7.41 In accordance with the requirements of paragraph 215 of the NPPF, policy LP34 of the Local Plan and policy G5 of the Great Gransden Neighbourhood Plan, the less than substantial harm to designated heritage assets identified is weighed against the public benefits of the proposal, below.
- 7.42 The proposed development would provide public benefits in the form of a positive contribution towards economic growth, including job creation (in the short-term during the construction phase, and in the longer-term through employment opportunities); increased tourism assisting the local economy through spending on local services and facilities; extensive soft landscape enhancements within the site; in addition to providing a Biodiversity Net Gain

which benefits the natural environment for all. These identified benefits would contribute positively towards the economic and environmental objectives of sustainable development set out within paragraph 8 of the National Planning Policy Framework. It is considered that these public benefits outweigh the very low level of less than substantial harm to the setting and significance of the Great Gransden Conservation Area and nearby Listed Buildings.

- 7.43 For the reasons set out above, it is considered that the proposal would have acceptable impacts on the visual amenity of the countryside, and the harm to nearby heritage assets would be outweighed by the public benefits of the proposal. It is considered that the proposed development accords with policies LP10, LP11, LP12, LP23 and LP34 of the Local Plan, policies G3, G4, G5, G9 and the Design Guide within the Great Gransden Neighbourhood Plan, the Great Gransden Character Area Assessment, the Huntingdonshire Design Guide SPD, and the Huntingdonshire Landscape and Townscape SPD.

Flood risk and drainage

- 7.44 Policy LP5 of the Local Plan states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:
- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
 - b. if necessary the exception test is applied and passed;
 - c. development has been sequentially located within the site to avoid flood risk;
 - d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
 - e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
 - f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.
- 7.45 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained within the public sewer network throughout the Local Plan period.
- 7.46 Policy LP15 of the Local Plan supports proposals which incorporate sustainable drainage systems in accordance with the Cambridgeshire Flood and Water SPD unless demonstrated to be inappropriate.
- 7.47 Paragraph 174 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.

- 7.48 Guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD is consistent with policy LP5 of the Local Plan and the provisions of the NPPF.
- 7.49 Environment Agency Flood Mapping data and the Huntingdonshire Strategic Flood Risk Assessment (2024) indicate that the proposed development is located within Flood Zone 1 (low probability of flooding from rivers and sea) and is not at risk of surface water flooding. Huntingdonshire's Strategic Flood Risk Assessment (2024) indicates that the site has high groundwater levels, however, due to the proposed tourist accommodations link with the existing agricultural business and deer grazing, there would be no reasonably available sites appropriate for the proposed development within areas at lower risk of groundwater flooding. Therefore, the proposed development passes the sequential test for flood risk, in accordance with policy 5 of the Local Plan and paragraph 174 of the NPPF. The exception test is not required in this instance.
- 7.50 The proposal is for a minor development within an area which is not identified as being at risk of surface water flooding. The application form states that surface water from the proposed development will be disposed of via a sustainable drainage system / soakaway, which is the preferred method of surface water disposal within the drainage hierarchy specified within the Cambridgeshire Flood and Water SPD and is therefore acceptable in principle. A condition is recommended requiring a surface water drainage scheme to be agreed with the Local Planning Authority.
- 7.51 The proposed development includes the provision of a package treatment plant to treat foul water prior to disposal to a drainage field within the site. National Planning Practice Guidance (NPPG) (paragraph: 020 Reference ID: 34-020-20140306) states that package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010. The application is not accompanied by sufficient information to demonstrate that foul water disposal to a public sewer is not feasible. In addition, the application does not set out the responsibility and means of operation and management for the lifetime of the plant. Therefore, a condition is recommended requiring a foul water drainage scheme to be agreed with the Local Planning Authority.
- 7.52 Due to the minor scale of the proposed development and the site being at low risk of flooding, surface and foul water drainage impacts can be secured by planning conditions requiring surface and foul water drainage schemes to be agreed with the Local Planning Authority. It is therefore considered that the proposed development would have acceptable flood risk and drainage impacts, in accordance with policies LP5, LP6 and LP15 of the Local Plan, the provisions of the NPPF and NPPG, and guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Residential amenity

- 7.53 Policy LP14 of the Local Plan 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.
- 7.54 Policy G1 of the Great Gransden Neighbourhood Plan requires development proposals to maintain or enhance residential amenity of neighbouring properties and deliver good levels of amenity for future occupiers of the proposed scheme.
- 7.55 The boundaries of the application site are predominantly located adjacent to agricultural fields. The closest residential properties to the application site are No's 20, 22, 24, 26, 32 and 34 Little Gransden Lane. The residential property likely to be impacted the most by the proposal is No. 24 Little Gransden Lane, due to it being the closest residential property to the proposed development and due to it being necessary for vehicle trips generated by the proposed development to pass this property along the Public Right of Way.
- 7.56 The proposed development would create additional vehicle trips within the locality and along the Public Right of Way, which would increase noise and disturbance to residential properties; most notably No.24 Little Gransden Lane. However, the additional vehicle trips generated by the proposed development are likely to be low, due to the amount and size of the cabins proposed. Therefore, additional vehicle trips generated by the proposed development would not result in any significant detrimental amenity impacts for users and occupiers of neighbouring land and buildings.
- 7.57 The other main sources of amenity impacts arising from the proposed development would be generated by any external lighting associated with the proposed development, and from noise generated by users of the proposed cabins and their associated external amenity areas. The closest proposed cabin to No.24 Little Gransden Lane would be distanced in excess of 90 metres from its rear boundary and approximately 130 metres from the dwelling, and the separation distances with all other neighbouring properties would be even greater. Due to the significant separation distances from neighbouring properties, it is considered that proposed development could achieve acceptable light and noise impacts to users and occupiers of neighbouring land and buildings, subject to conditions requiring details for the provision of any external lighting and a Noise Management Plan to be agreed with the Local Planning Authority. The Council's Environmental Health Officer has no objection to the proposed development, subject to a condition to secure a Noise Management Plan.
- 7.58 On the basis of the proposed use of the cabins being for tourist accommodation, it is considered that the proposed development would provide a high standard of amenity for users. A condition to restrict the use of the proposed cabins to short-term holiday accommodation (preventing occupation by any person permanently as their home and preventing occupation by the same person for more than four consecutive weeks) is recommended.

- 7.59 It is therefore considered that the proposed development would provide a high standard of amenity for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings, in accordance with policy LP14 of the Local Plan and policy G1 of the Great Gransden Neighbourhood Plan.

Highway safety, public rights of way and parking provision

- 7.60 Policy LP16 of the Local Plan supports proposals which demonstrate that opportunities for sustainable travel modes are maximised and safe access from the public highway (including the rights of way network) can be achieved. In addition, policy LP17 of the Local Plan supports proposal which incorporate appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.61 Policy G1 of the Great Gransden Neighbourhood Plan requires development proposals to demonstrate safe and suitable access for vehicles without undermining pedestrian safety or accessibility.
- 7.62 Policy G3 of the Great Gransden Neighbourhood Plan requires development proposals to include adequate provision for the parking of cars, cycles, electric scooters and mobility scooters.
- 7.63 Policy G9 of the Great Gransden Neighbourhood Plan states that existing Public Rights of Way should be protected or enhanced, and that any new development on or adjacent to a Public Right of Way must provide links to the network in and around the village.
- 7.64 The proposed development would be accessed via a Public Right of Way (Public Footpath No.1, Great Gransden) which currently provides vehicular access to No's 22 and 24 Little Gransden Lane, in addition to agricultural land and the agricultural building associated with the application site. Cambridgeshire County Council's Definitive Map Officer has no objection to the proposed development, however states that the Public Right of Way must remain open and unobstructed at all times. The additional vehicle trips generated by the proposed development are likely to be low, due to the amount and size of the cabins proposed. In addition, the application site contains a large area of existing hardstanding, capable of accommodating parking well in excess of the vehicle numbers likely to be generated by the proposed development. Vehicle parking would be restricted to the designated parking area within the existing hardstanding, with only footway access to the cabins preventing any vehicle parking near to them. The proposed development demonstrates that vehicle and cycle parking provision would be accommodated within part of the existing hardstanding, thereby not obstructing the Public Right of Way.
- 7.65 Due to the small scale of the proposed development, any impacts in relation to sustainable travel would be very limited. However, the location of the proposed

development is well-related to the village, directly adjoins a Public Rights of Way network, and proposes the provision of a bicycle store. Therefore, with consideration given to paragraph 110 of the NPPF which states that decision-making should take into account that 'opportunities to maximise sustainable transport solutions will vary between urban and rural areas', the proposed development demonstrates that opportunities for sustainable travel modes are appropriately and proportionately maximised in the context of the small scale of the proposed development and its rural location.

- 7.66 The Local Highway Authority states that the proposed development is acceptable and requests conditions requiring vehicular access works within the highway to be laid out and constructed in accordance with County Council construction specification, provision of adequate access drainage measures, and the access road to have a metalled surface for 10 metres from its junction with the public highway.
- 7.67 No concerns are raised by Cambridgeshire County Council Definitive Map Team or the Local Highway Authority in respect of impacts of the proposed development on sustainable travel, highway safety, the Public Rights of Way network and parking provision.
- 7.68 Therefore, with consideration given to the recommendations from Cambridgeshire County Council's Definitive Map Team and the Local Highway Authority, it is considered that the proposed development would have acceptable impacts on sustainable travel, highway safety, the Public Rights of Way network and parking provision, in accordance with policies LP16 and LP17 of the Local Plan and policies G1, G3 and G9 of the Great Gransden Neighbourhood Plan.

Arboriculture

- 7.69 Policy LP31 of the Local Plan states that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development and, in such cases, the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents. In addition, policy LP31 states that loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or there are sound arboricultural reasons to support the proposal.
- 7.70 The application is accompanied by an Arboricultural Report which provides an assessment of the impacts of the proposed development on two Category B individual trees, three Category B groups and two Category C groups. The Arboricultural Report indicates that all of the individual trees and groups would be retained; that the proposed development would not necessitate any pruning and would not impact the above ground parts of the trees; and that the proposed

development would be located outside of the root protection areas of the trees and would not impact the below ground parts of the trees.

- 7.71 The Arboricultural Report includes an Arboricultural Method Statement which specifies control methods to be adhered to during the construction phase, and a Tree Protection Plan providing measures for the protection of trees during the construction phase. No comments have been received from the Council's Arboricultural Officer in respect of the proposed development. However, with consideration given to the assessment and mitigation measures within the Arboricultural Report, it is considered reasonable to ensure adequate arboricultural protection through the imposition of planning conditions. Conditions are recommended requiring compliance with the Arboricultural Method Statement and Tree Protection Plan for the duration of the construction phase, which would ensure adequate protection of the trees to be retained.
- 7.72 It is therefore considered that the proposed development adequately avoids impacts on trees, in accordance with policy LP31 of the Local Plan.

Biodiversity

- 7.73 Policy LP30 of the Local Plan states that a proposal will be required to demonstrate that all potential adverse impacts on biodiversity have been investigated, and that a proposal that is likely to have an impact on biodiversity will need to be accompanied by an appropriate appraisal identifying all individual and cumulative potential impacts on biodiversity, with any further research that is identified as necessary by the appraisal being carried out and submitted with the proposal. In addition, policy LP30 requires new development to ensure there is no net loss in biodiversity and provide a net gain where possible.
- 7.74 Policy G6 of the Great Gransden Neighbourhood Plan states that any development proposals which would impact adversely on the biodiversity value of Gransden Woods SSSI will be resisted, and requires all development proposals to provide net gains in biodiversity.
- 7.75 The application is accompanied by a Preliminary Ecological Appraisal (PEA). The PEA indicates that, due to the type and condition of habitats within the site, and as the existing trees and hedgerows would be impacted or lost, the proposed development would not result in any adverse ecological impacts or constraints (including to protected and priority species). The PEA recommends that no further ecological surveys are required, though it recommends that any external lighting within the site comprises low impact downlighting. Conditions are recommended requiring compliance with the PEA and details of any external lighting to be agreed with the Local Planning Authority.
- 7.76 Natural England has no objection to the proposed development, advising that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes and that no recreational pressure assessment is necessary in this case.

- 7.77 It is therefore considered that the proposed development would have acceptable biodiversity impacts, in accordance with policy LP30 of the Local Plan and policy G6 of the Great Gransden Neighbourhood Plan.
- 7.78 In accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG). The application is also accompanied by a Biodiversity Net Gain Metric and Biodiversity Net Gain Report which demonstrate that the proposed development could achieve a 10.12% net gain in habitat units on site. It is therefore considered that BNG could be secured by a planning condition in any event of planning permission being granted, in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990. This would also ensure compliance with policy LP30 of the Local Plan and policy G6 of the Great Gransden Neighbourhood Plan.

Waste storage

- 7.79 Policy LP14 of the Local Plan states a proposal will be required to ensure adequate and accessible waste storage is provided, avoiding adverse impacts. In addition, the Huntingdonshire Design Guide SPD states that the location of bin collection points should be carefully considered to ensure ease of access and the amenity of nearby residents is not adversely affected; and that bin storage should be designed with sufficient capacity to accommodate the applicable containers, discreet when viewed from the public realm, protected from weather and animal interference, and designed to enable ease of access to bins on collection day.
- 7.80 The proposed development includes the provision of a refuse and recycling store adjacent to the proposed car parking spaces within the existing area of hardstanding, in accordance with policy LP14 of the Local Plan and the Huntingdonshire Design Guide SPD. A condition is recommended to secure provision, and agree the details of the design, of the refuse and recycling store.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 For the reasons set out within the report, it is considered that the principle of development is acceptable and the proposed development would not cause any significant harmful impacts in respect of visual amenity, flood risk and drainage, residential amenity, highway safety, public rights of way, parking provision, trees and hedgerows, biodiversity and waste storage. The proposed development would contribute towards economic growth, including job creation (in the short-term during the construction phase, and in the longer-term through employment opportunities) and increased tourism assisting the local economy through

spending on local services and facilities. The proposed development would also be required to provide a Biodiversity Net Gain, which would be secured by a planning condition. These benefits are afforded moderate weight in the planning balance.

- 8.3 The proposed development would result a very low level of less than substantial harm to the setting and significance of the Great Gransden Conservation Area and nearby Listed Buildings. Due to its very low level, the harm to these heritage assets would be outweighed by the public benefits of the proposed development. This harm is afforded limited weight in the planning balance.
- 8.4 On balance, the proposed development accords with the adopted development plan taken as a whole. The application is therefore recommended for approval, subject to the recommended conditions set out below.

9 RECOMMENDATION/CONDITIONS AND REASONS

- 9.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Vehicular access construction

3. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

Access drainage measures

4. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway, in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

Access road surfacing

5. A metalled surface shall be provided for a minimum distance of 10 metres along the access road from its junction with the public highway carriageway, in accordance with the details specified on drawing no. SAN-P-002 Revision D.

Reason: To prevent mud and extraneous material being deposited on the highway, in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

External Material Details

6. No development shall take place above slab level until details of the external materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, in accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

External Lighting Scheme

7. No external lighting shall be provided or installed until details of a lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
 - (a) Luminaire product name, manufacturer and colour;
 - (b) Tilt angle;
 - (c) Light source type within the luminaire;
 - (d) Mounting height and column height;
 - (e) Design lighting levels (Eav, Emin and Uo);
 - (f) Isolux contours to 0.4 lux and colour temperature;
 - (g) Lightguard/shield;
 - (h) Timetable of implementation

The proposed lighting scheme shall be designed in sympathy with any approved landscaping scheme to avoid impacts to roots of proposed and existing trees and landscaping and avoid conflict with tree canopies.

The development shall be carried out in accordance with the approved scheme before the development to which it relates is occupied or the use commenced and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

Tree Protection Plan

8. The development hereby permitted shall be carried out in accordance with the tree protection measures specified on the Tree Protection Plan, received by the Local Planning Authority on 16th March 2026. The measures shall be implemented prior to the commencement of any development and shall be retained intact for the duration of the construction / installation works.

Any trees or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees or hedge plants of similar size and species.

Reason: To safeguard the retained trees and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site, in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Arboricultural Method Statement

9. The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement, contained within pages 10-15 of the Arboricultural Report received by the Local Planning Authority on 16th March 2026, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained trees and hedges on and adjacent to the site, and in the interests of visual amenity, in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Landscaping scheme

10. All soft landscaping works shall be carried out in accordance with the details specified on drawing no. SAN-P-003 prior to first occupation of any part of the development, or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted

or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with policies LP10, LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

On-site parking

11. Prior to first use of the development hereby approved, on-site car parking spaces shall be laid out and demarcated in accordance with the details specified on drawing no. SAN-P-002 Revision D and thereafter retained for that specific use in perpetuity.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Noise management plan

12. Prior to the first occupation of the holiday cabins hereby approved, a Noise Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall thereafter be implemented and retained for the lifetime of the development.

The Noise Management Plan shall include, but not be limited to:

- Identification of all potential noise sources associated with the use of the holiday cabins, including external amenity areas;
- Details of mitigation measures to control noise emissions, including any physical attenuation measures, management controls, and restrictions on the use of outdoor spaces;
- Specification of hours of use for external areas;
- Measures to inform occupants of appropriate behaviour to minimise noise disturbance;
- A complaints procedure, including a contact point and timescales for response;
- A monitoring and review regime, including provision for amendment where the measures prove ineffective.

The development shall be operated at all times in accordance with the approved Noise Management Plan. Any amendment to the approved plan shall first be agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers from noise disturbance, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Foul water drainage scheme

13. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage, in accordance with policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

Surface water drainage scheme

14. No development above ground level shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first use of the development, or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding, in accordance with policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Biodiversity mitigation measures

15. The development hereby approved shall be carried out in accordance with the Preliminary Ecological Appraisal, received by the Local Planning Authority on 16th March 2026.

Reason: To complement or enhance features of biodiversity value, in accordance with policy LP30 of the Huntingdonshire Local Plan to 2036.

Biodiversity Net Gain

16. The development (including site clearance and ground works) shall not commence until:
- a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and
 - b) The planning authority has approved the plan.

The biodiversity net gain plan shall include, but shall not be limited to, the following:

- i) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.
- ii) Pre and post development habitat plans
- iii) Legal agreement(s) where on site biodiversity net gain is proposed

- iv) Biodiversity Gain Site Register reference numbers (if using off-site units).

The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site, in accordance with Schedule 7A of the Town and Country Planning Act 1990, the National Planning Policy Framework 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

Cycle storage

- 17. The use hereby permitted shall not commence until details of the facilities for the provision of secure cycle parking for use in connection with the development have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include the siting, means of enclosure and cycle rack system (where relevant), appearance and materials. The facilities shall be provided in accordance with the approved details before the use hereby permitted is commenced and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Bin storage

- 18. The use hereby permitted shall not commence until details of the provision of a bin store for use in connection with the development has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the use is commenced and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Holiday occupancy restriction

- 19. The accommodation, hereby permitted, shall only be occupied for short-term holiday accommodation, and shall not be used or occupied by any person(s) permanently as their home nor occupied or let upon any terms which provide or confer security of tenure. Short-term accommodation in this instance is

defined as not being occupied for a period of more than four consecutive weeks by the same person(s).

The owner shall keep a written record of the occupants of the holiday accommodation hereby approved (including permanent address of occupants and dates during which they occupy the accommodation). The written record shall be made available within one week of the date of a written request by the Local Planning Authority.

Reason: The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Policy LP23 of the Huntingdonshire Local Plan to 2036.

From: clerk@greatgransden-pc.gov.uk <clerk@greatgransden-pc.gov.uk>
Sent: 24 May 2026 14:31:56 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>;
"Richard Fitzjohn" <Richard.Fitzjohn@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane
Great Gransden (ref 26/00502/FUL)



Good morning,

Ref. 26/00502/FUL - Change of use to tourism for glamping use.

At a parish council meeting on 18 May, Great Gransden Parish Council further considered the planning application 26/00502/FUL, and ask that it should be refused by HDC, with the following additional comments:

The Parish Council agree with the Design and Conservation Consultation – the proposals are not supported from a Heritage perspective.

The proposal, by reason of the introduction of tourism accommodation, parking, associated structures and activity within open countryside, would result in harmful encroachment into the rural landscape, eroding the agricultural setting of the Great Gransden Conservation Area and nearby listed buildings. The development would fail to preserve or enhance local character, landscape character and heritage significance, contrary to Policies G1, G3, G4 and G5 of the Great Gransden Neighbourhood Plan, Policy LP34 of the Huntingdonshire Local Plan to 2036, the National Planning Policy Framework, and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal conflicts with Policy G1 paragraph (b) because it does not “maintain or enhance residential amenity of neighbouring properties”, nor “demonstrate safe and suitable access for vehicles without undermining pedestrian safety or accessibility”.

The proposed development does not meet Huntingdonshire Local Plan to 2036 Policy LP23 (b) because it would harm the landscape and heritage significance. (See the Conservation Officer’s report, which states ‘It is considered that the proposed development would not preserve or enhance the setting of the Grade II Listed Buildings and the setting of the GGCA and that a level of harm would result.’)

The proposal fails to preserve the rural character and spacious agricultural setting identified as essential components of Great Gransden’s character under Policy G3. The introduction of cabins, parking, paths, visitor activity and associated paraphernalia would suburbanise a currently undeveloped rural edge.

The proposal would fail to conserve the landscape character and rural setting of Great Gransden and would undermine the valued undeveloped transition between village and countryside protected by Policy G4.

The proposal conflicts with Policy G5 because it fails to preserve or enhance the rural setting and historic significance of the Great Gransden Conservation Area.

Yours sincerely

[Redacted Signature]

[Redacted Name]

Clerk
Great Gransden Parish Council

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 07 April 2026 09:41
To: clerk@greatgransdenpc.org.uk
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane Great Gransden (ref 26/00502/FUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for planning permission.

Proposal: Change of use to tourism for glamping use. Erection of 3 temporary cabins and temporary sauna with associated parking.

Site Address: Land West Of 24 Little Gransden Lane Great Gransden

Reference: 26/00502/FUL

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we will not transfer your contact details between unrelated applications.

If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management
Huntingdonshire District Council

T: 01480 388388

E: dmadmin@huntingdonshire.gov.uk

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From: clerk@greatgransden-pc.gov.uk <clerk@greatgransden-pc.gov.uk>
Sent: 28 April 2026 08:50:43 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>;
"Richard Fitzjohn" <Richard.Fitzjohn@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane
Great Gransden (ref 26/00502/FUL)

Good morning,

Ref. 26/00502/FUL - Land West Of 24 Little Gransden Lane Great Gransden

-
Great Gransden Parish Council has recently considered the planning application 26/00502/FUL and ask that should be refused by HDC.

The grounds for refusal relate to policies in the Great Gransden Neighbourhood Plan, G1, G12 and G3 and also to policy LP10 of the HDC Local Plan.

GGNP G1: the policy would be contravened as the proposed development would be outside the built-up area but adjacent to it, with the potential for excessive noise and increased traffic close to neighbouring properties (ref. GGNP G12).

GGNP G12: it is considered that the proposal will fail to maintain or enhance residential amenity of neighbouring properties due to the significant risk of noise. Noise levels will also affect the tranquillity of the adjacent well-used public footpath of Dick & Dolls Lane and over the Hay Field.

Further, a change of use from agriculture to tourism is only permitted where the proposal is complementary and subsidiary to the agricultural business. From the application and associated documents, it is not clear that this is the case.

GGNP G3: it is considered that the proposal is not in harmony with the character of buildings in immediate proximity, in particular, the three Listed Buildings. The existing barn on site is considered visually intrusive to the Listed Buildings and matching the design of the proposed glamping pods to this barn would only compound this issue.

LP10: also states that

“All development in the countryside must: 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 noise concerns are already raised above. The Parish Council also has particular reservations as to the viability and details of the proposed sewage system and drainage, together with the possible impact of light pollution affecting the nearby SSSI and associated wildlife.

Yours sincerely



Clerk
Great Gransden Parish Council

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 07 April 2026 09:41
To: clerk@greatgransdenpc.org.uk
Subject: RE: Planning Permission Consultation - Land West Of 24 Little Gransden Lane Great Gransden (ref 26/00502/FUL)

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Reference: 26/00502/FUL

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Development Management
Huntingdonshire District Council

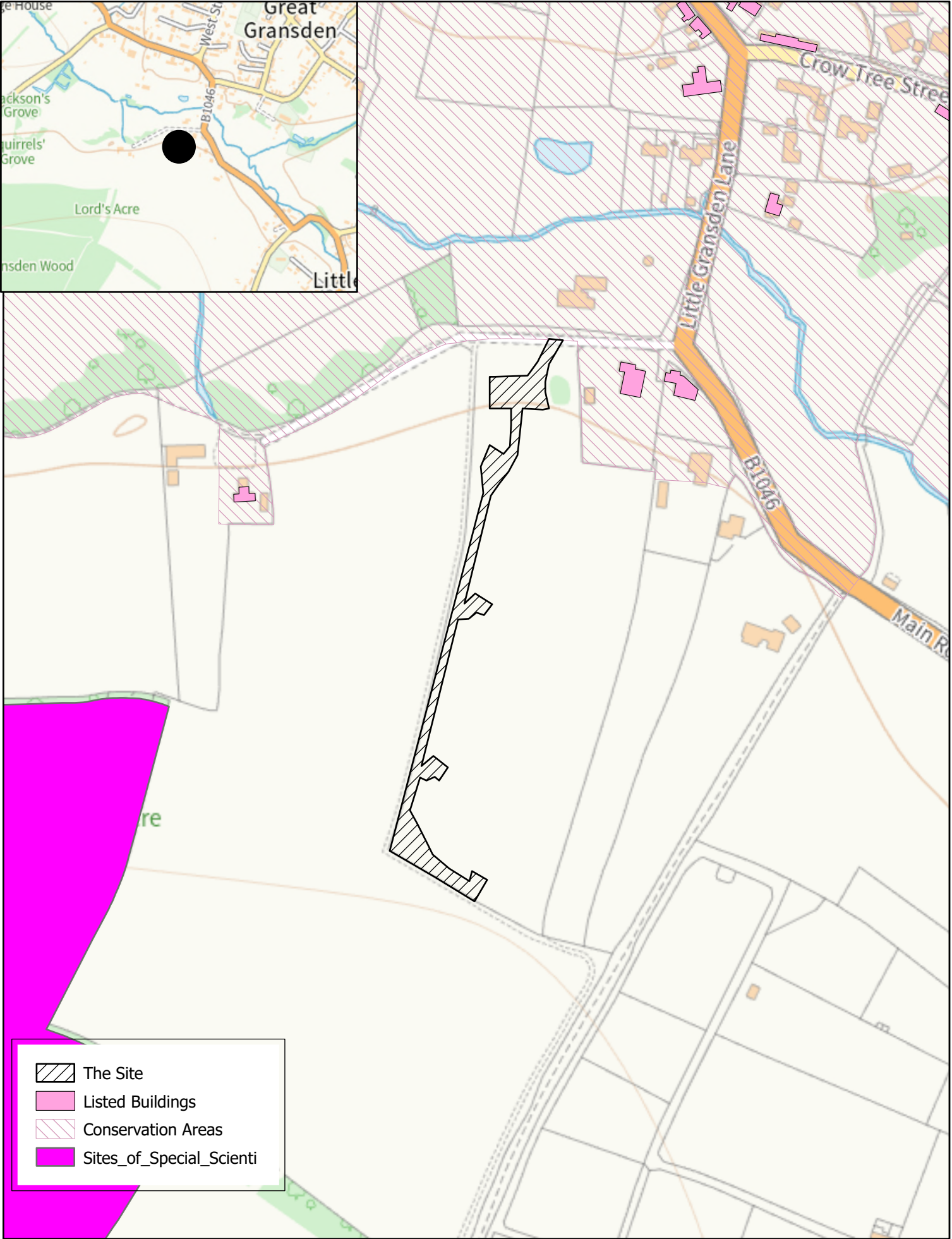
T: 01480 388388

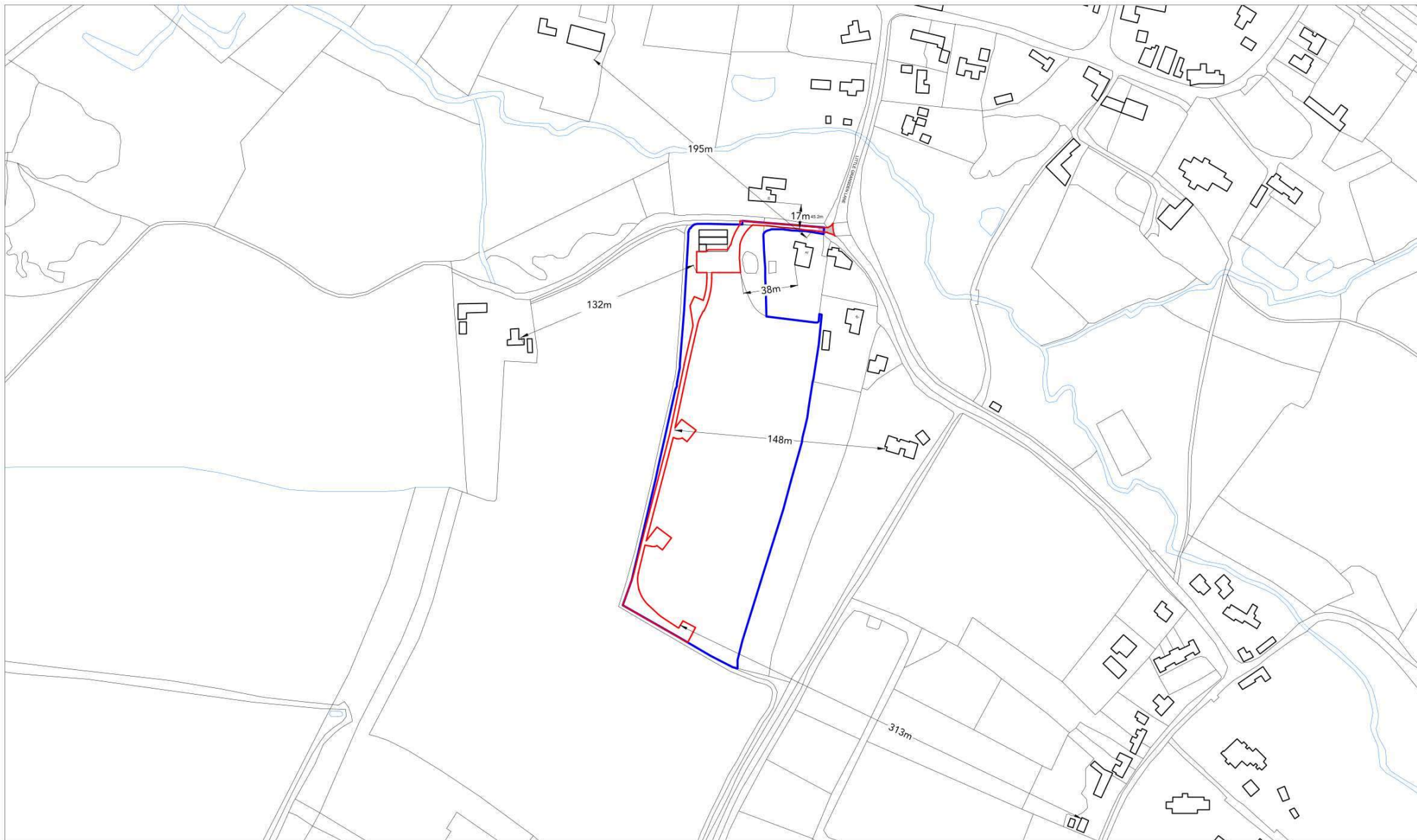
E: dmadmin@huntingdonshire.gov.uk

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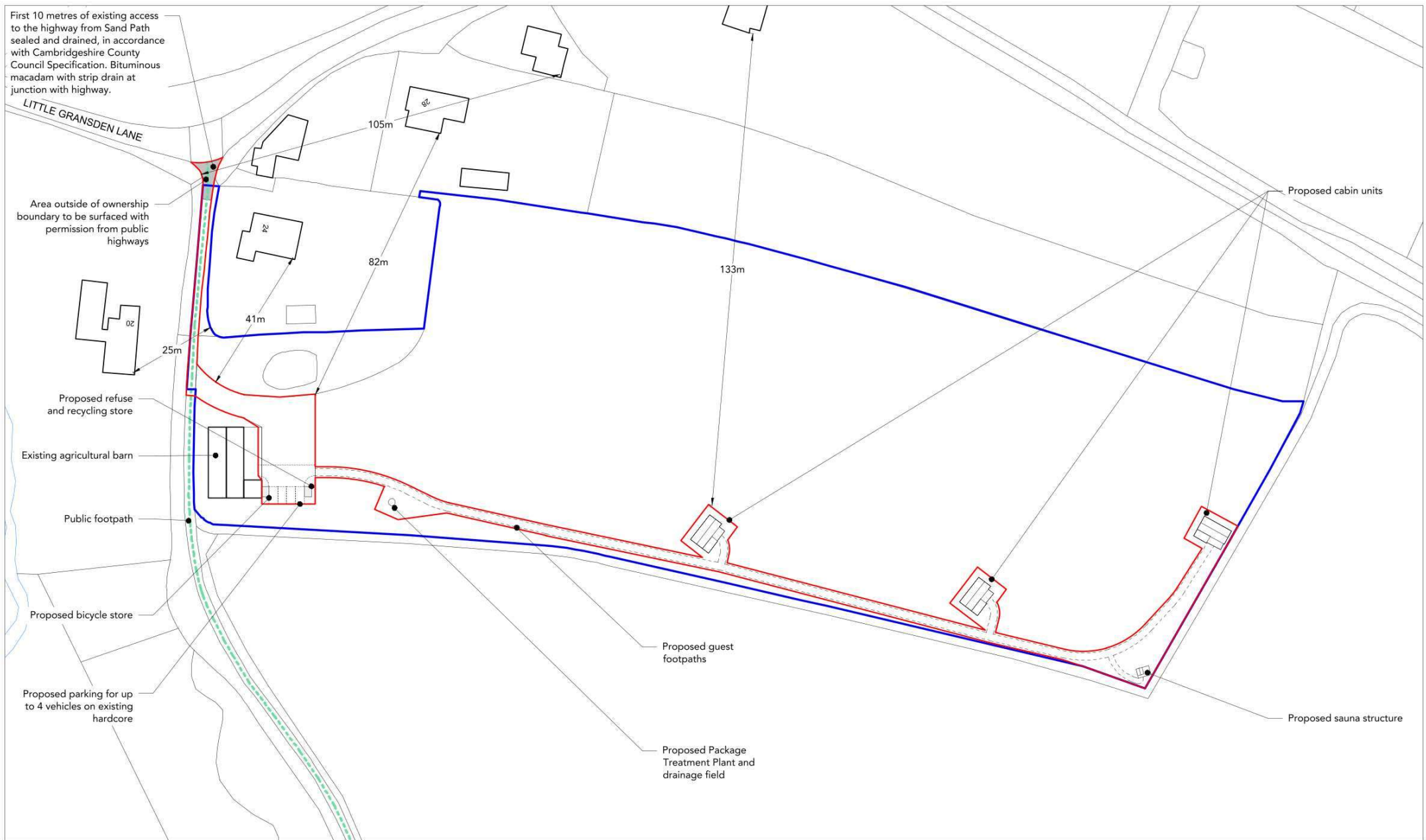
Issued 29/05/2026
Revision C
Scale 1:2500
Paper Size A3
Stage Planning

Site Address Sand Path, Little Gransden Lane,
Great Gransden,
Cambridgeshire, SG19 3BA

Location Plan

Sand Path

SAN-P-001



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0m 10m 20m 40m 80m

Issued 29/05/2026
Revision D
Scale 1:1000
Paper Size A3
Stage Planning

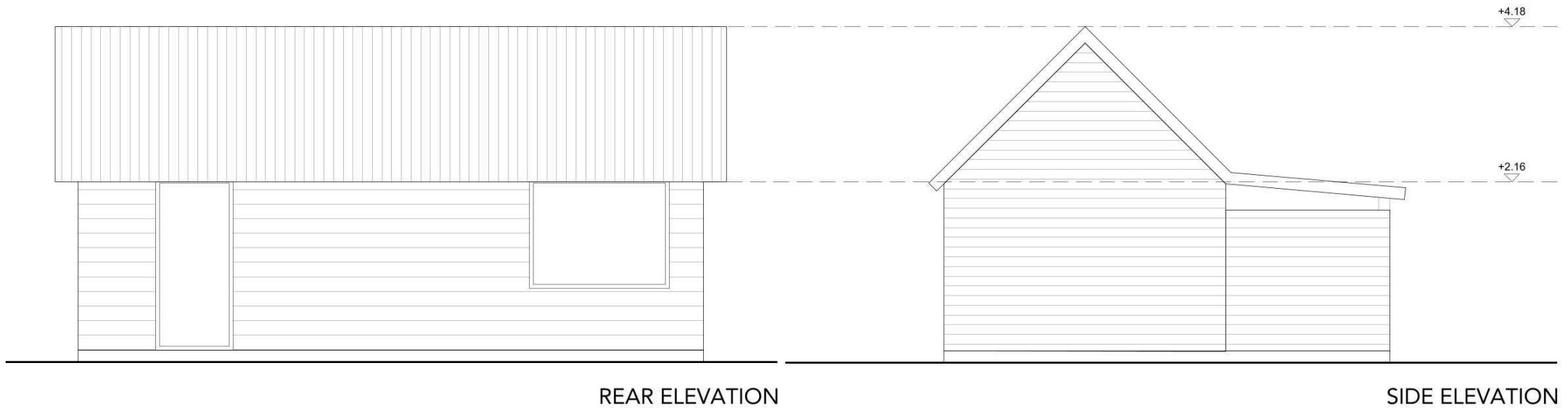
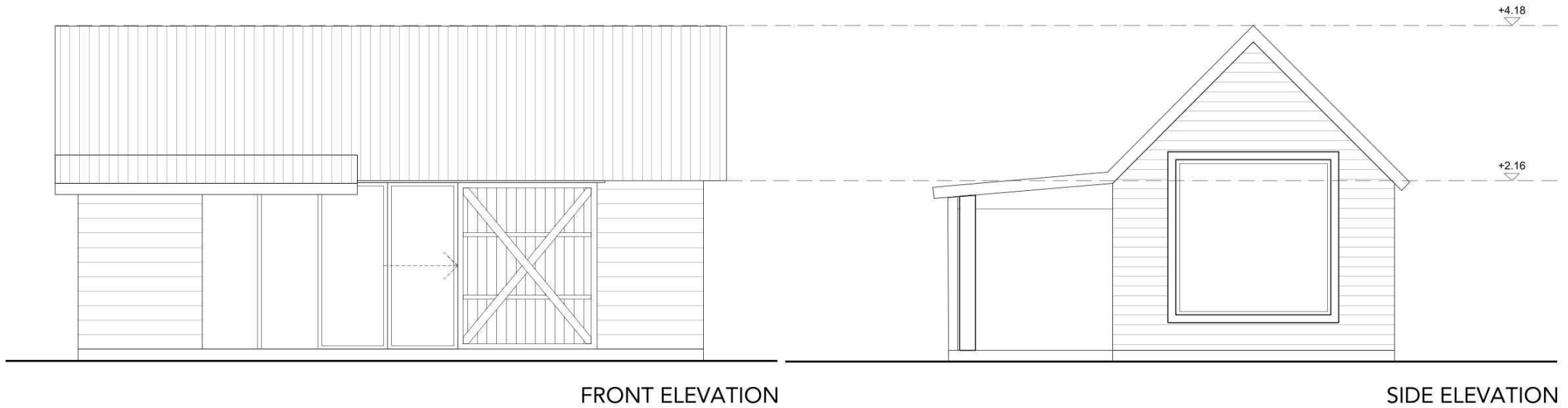
Site Address

Sand Path, Little Gransden Lane,
Great Gransden,
Cambridgeshire, SG19 3BA

Site Plan

Sand Path

SAN-P-002



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Notes:

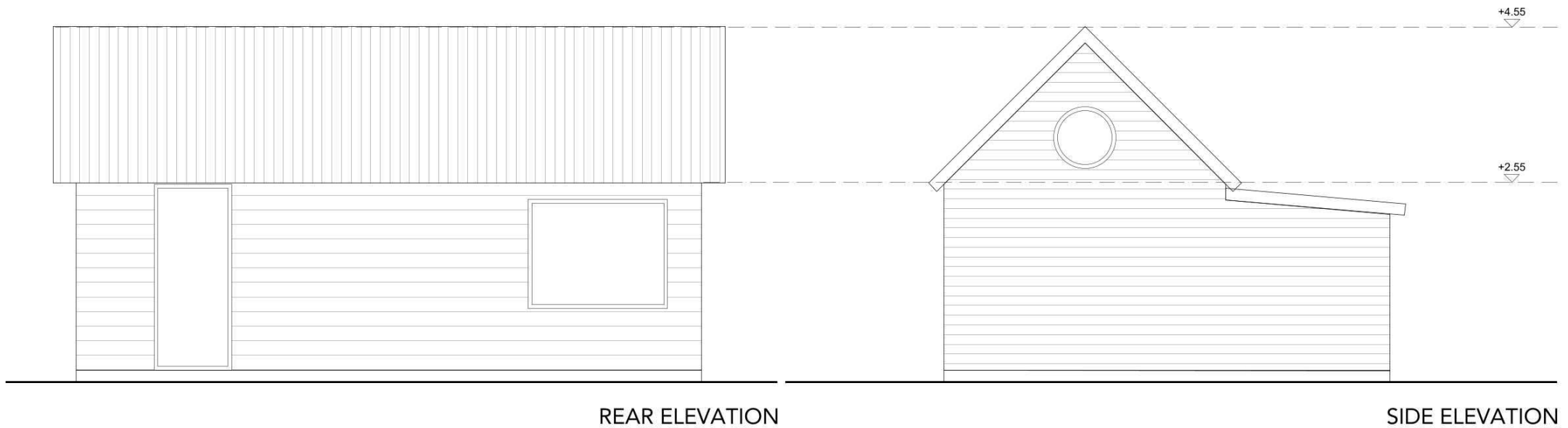
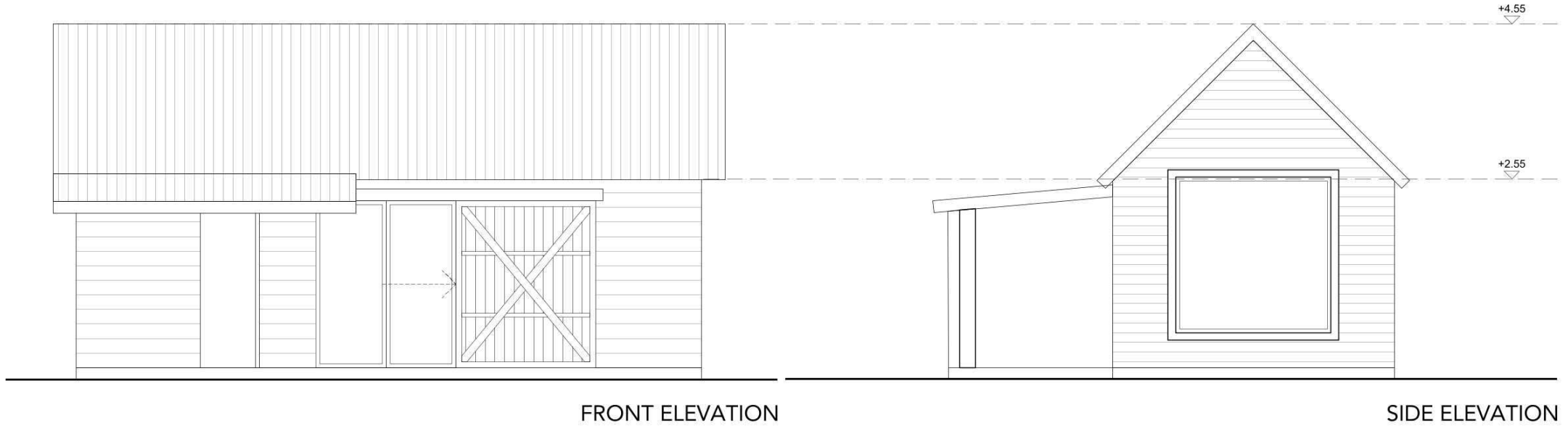
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Issued 23/03/2026
Revision B
Scale 1:50
Paper Size A3
Stage Planning
Site Address Sand Path, Little Gransden Lane,
Great Gransden,
Cambridgeshire, SG19 3BA

Elevations
Units 1 & 3
Sand Path

SAN-P-021



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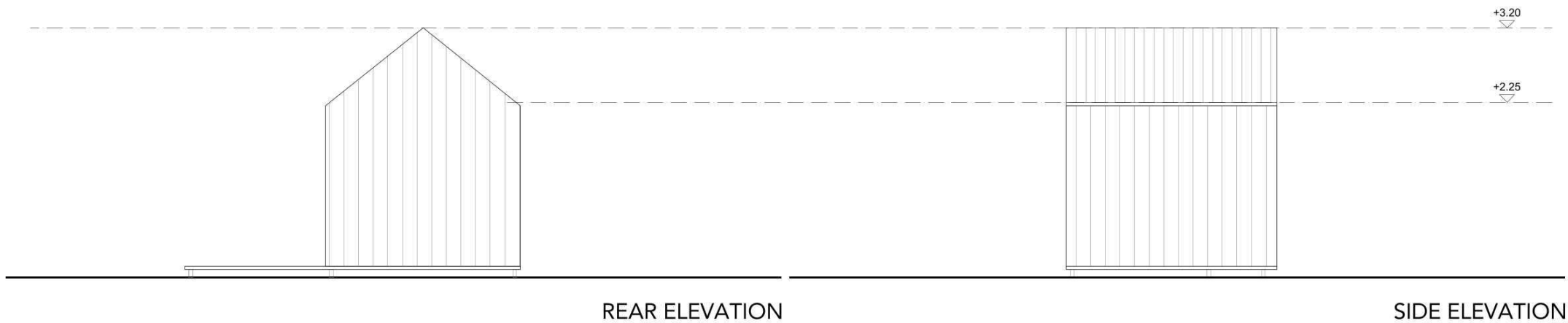
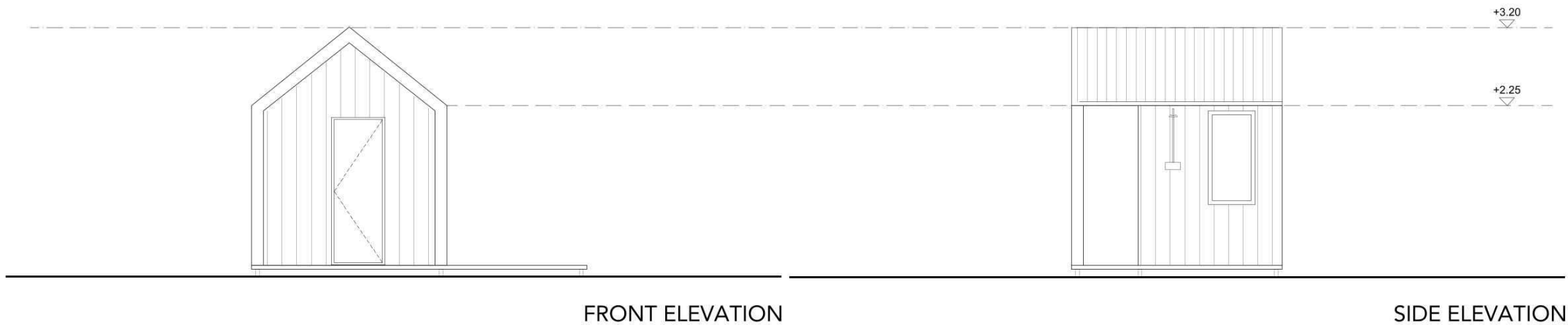
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Issued	23/03/2026
Revision	B
Scale	1:50
Paper Size	A3
Stage	Planning
Site Address	Sand Path, Little Gransden Lane, Great Gransden, Cambridgeshire, SG19 3BA

Elevations
Cabin 2
Sand Path

SAN-P-032



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Issued	23/03/2026
Revision	B
Scale	1:50
Paper Size	A3
Stage	Planning
Site Address	Sand Path, Little Gransden Lane, Great Gransden, Cambridgeshire, SG19 3BA

Elevations
Sauna
Sand Path

SAN-P-042

Notes

All measures described are for the ecological enhancement of the site, to mitigate for any loss of habitats and result in a Net Gain in Biodiversity. All are based on ecologist recommendations found in the Preliminary Ecological Assessment and the Biodiversity Net Gain Report prepared by Brockless Ecological Land Management and included in this application.

The site development will deliver 10.12% Biodiversity Net Gain within the site development boundary, delivering substantially more biodiversity than the BNG requirement, despite the small-scale development.

The proposed units are secured by temporary removable ground screw foundations, to minimise impacts on the grassland habitat.

The broad-leaved native woodland planting will consist of a diverse species mix, typical of the species found locally within the native hedgerows and ancient semi-natural woodland, appropriate to both the landscape and biodiversity. A range of species will extend the foraging season for pollinators and provide long-term climatic and disease resilience.

For the modified grassland creation, grazing is the ideal management for grasslands delivering biodiversity benefits in terms of structural diversity and composition, particularly for bird species locally present such as Song thrush, where research has shown their preference for open, grass habitats, compared to tall, dense swards.

Retained trees, hedgerow and woodland would be fenced and protected during construction in accordance with best practice guidance detailed in BS 5837:2012 'Trees in relation to design, demolition and construction' (British Standard, 2012) to reduce potential impacts and accidental damage.

There will be no artificial lighting beyond that associated with the new units. External lighting will be of a downward pointing design to avoid illumination of the nearby habitats, and on timers to further minimise any impact on bats or other nocturnal wildlife in the area.

