

NOTICE OF PUBLIC INQUIRY CLOSURE

Appeal Reference: APP/H0520/W/25/3363835 (Our Reference: 25/00011/REFUSL)

Appellant(s): Abbey Properties Cambridgeshire Limited, P Spencer and R Clark as the Trustee of the R F Clark Child

Site Address: Land at Folly Farm Livery Stable, London Road, Yaxley

Proposal: Outline application (all matters reserved except access to London Road) for a proposed development of up to 115 dwellings to include public open space, landscaping, access and associated works (following demolition of existing buildings)

Please be advised that the Public Inquiry for the above appeal, which opened at 10:00am on Tuesday 12th August 2025, and was scheduled to sit for up to four days, with 19th, 20th, 21st and 22nd August 2025 held as reserved days, was **closed by the Inspector at 2:00pm on Tuesday 12th August 2025.**

The Inquiry was able to conclude within the first day due to the Local Planning Authority's position of no longer objecting to the appeal being allowed and planning permission being granted, subject to the imposition of appropriate planning conditions and the completion of a Section 106 agreement securing the necessary planning obligations.

All documentation relating to the appeal, including the Council's Statement of Case (CD 3.8) and Addendum to the Statement of Case for the Local Planning Authority (CD 3.24) setting out the Council's position, can be found on the Council's website:

<https://publicaccess.huntingdonshire.gov.uk/online-applications/>

by searching under 'Appeals' using reference **25/00011/REFUSL.**

Please note that the outcome of the appeal is still pending and the decision will be issued by the Planning Inspectorate in due course.