



A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 16 FEBRUARY 2026** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES AND SUBSTITUTIONS

1. MINUTES (Pages 5 - 8)

To approve as a correct record the Minutes of the meeting held on 19th January 2026.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

To consider reports by the Planning Service Manager (Development Management).

(a) The Stukeleys - 25/01922/OUT (Pages 9 - 84)

Outline Planning Application with all matters reserved except for site access for construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2), Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from the A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works). The proposed development is phased with each phase being a separate and severable part of

the development - Brookfield Farm, Ermine Street, Great Stukeley, Huntingdon, PE28 4AB.

(b) Huntingdon - 25/02361/HDC (Pages 85 - 122)

Two-storey extension and refurbishment of leisure centre to include new swimming pools, fitness suites, the relocation of an artificial pitch, new racket courts, car parking, landscaping and other associated works – One Leisure, St Peters Road, Huntingdon, PE29 7DA.

4. APPEAL DECISIONS (Pages 123 - 124)

To consider a report by the Planning Service Manager (Development Management).

LATE REPRESENTATIONS

5 day of February 2026

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

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Agenda Item 1

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 19 January 2026

PRESENT: Councillor D L Mickelburgh – Chair.

Councillors E R Butler, S J Corney, D B Dew, K P Gulson, S R McAdam, S Mokbul, J Neish, B M Pitt, T D Sanderson, R A Slade, C H Tevlin and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, J Clarke and P A Jordan.

44 MINUTES

The Minutes of the meeting of the Committee held on 15th December 2025 were approved as a correct record and signed by the Chair.

45 MEMBERS' INTERESTS

Councillor R Slade declared an Other Registrable Interest in Minute No 47 (b) by virtue of the fact that the application related to the Ward he represented.

Councillor R Slade also declared an Other Registrable Interest in Minute No 47 (c) by virtue of the fact that the application related to the Ward he represented.

Councillor S Wakeford declared a Non-Registrable Interest by virtue of the fact that he was a Member of the Council's Executive with responsibility for housing and economic development, which were relevant to items on the Agenda, but he approached the meeting with an open mind.

Councillor D Mickelburgh declared an Other Registrable Interest in Minute No 47 (c) by virtue of the fact that the application related to the Ward she represented.

46 APPLICATION REQUIRING REFERENCE TO THE DEVELOPMENT MANAGEMENT COMMITTEE - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS VIA PETERBOROUGH ROAD FOR THE DEMOLITION OF 107 PETERBOROUGH ROAD, AND THE DEVELOPMENT OF UP TO 185 DWELLINGS (USE CLASS C3), PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE - LAND WEST OF PETERBOROUGH ROAD, FARCET - 25/00892/OUT

Following receipt of further information relating to the fact that discussions on the application were ongoing, it was

RESOLVED

that the application be not determined.

47 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

a) Demolition of equestrian centre buildings and erection of up to 7 dwellings including revised access from New Road with all matters reserved - Northbrook Equestrian Centre, New Road, Offord Cluny, St Neots - 25/01237/OUT

(S Tindle, Agent, addressed the Committee on the application).

See Minute No 45 for Members' interests.

that the application be approved subject to conditions to be determined by the Head of Planning, Infrastructure and Public Protection to include those listed in paragraph 8 of the report now submitted and that authority be delegated to the Head of Planning, Infrastructure and Public Protection to resolve the outstanding Lead Local Flood Authority objection and to agree a suitably worded surface water drainage condition to be attached to the outline permission.

b) Erection of four dwellings and associated works - Land Adjacent 31 Luke Street, Eynesbury - 25/01875/FUL

(Councillor C Maslen, St Neots Town Council, D Davies, Objector, and S Richardson, Agent, addressed the Committee on the application).

See Minute No 45 for Members' interests.

that the application be refused because the site sits within the St Neots Conservation Area. The development would appear unduly cramped, due to the lack of space around the buildings, which with the undue dominance of hard landscaping for vehicles and a lack of space for adequate soft landscaping would result in a poor quality development which would detract from the appearance of the site, the special character and appearance of the St Neots Conservation Area and surrounding area. The proposal does not conserve or enhance the historic environment or respond positively to its context or appear to draw inspiration from the key characteristics of its surroundings or contribute positively to the area's character and identify or successfully integrate with adjoining buildings and spaces.

The harm to the designated heritage asset would be less than substantial as set out in the NPPF and therefore the harm has to be weighed against the public benefits but the limited public benefit of the development that include the tidying of the site, the provision of additional market dwellings and the employment

opportunities associated with the construction, would not outweigh the harm caused.

As such, the proposal is considered to be contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan, the Huntingdonshire Design Guide Supplementary Planning Document, and Section 12 and 16 of the National Planning Policy Framework (2024).

At 8.10 pm the meeting was adjourned.

At 8.16 pm the meeting resumed.

c) Erection of bungalow with garage and associated works - Land Rear of 34 to 38 Ackerman Street, Eaton Socon - 25/01894/FUL

(Councillor C Maslen, St Neots Town Council and S Richardson, Agent, addressed the Committee on the application).

See Minute No 45 for Members' interests.

that the application be refused because the site is an area of undeveloped open land to the rear of and associated with the Grade II Listed Building, 36 Ackerman Street and sits within the St Neots Conservation Area. As an area of open land, the application site contributes to the setting of the Listed Building at 36 Ackerman Street as an element which allows space around the Listed Building for it to be seen and also seen within the group of historic buildings. The application site also provides a buffer which creates a physical separation between the historic group of buildings containing the Listed Building and the modern housing estate to the south and east. By virtue of the scale, design and siting of the proposed dwelling, the proposed development is considered harmful to the significance of the adjacent Listed Building and harmful to the significance of the Conservation Area. The proposal is not considered to preserve the Conservation Area's character or appearance as it does not maintain the historic grouping of buildings along Ackerman Street nor the grain, scale or character of the historic agricultural settlement. Given the nature of the proposed development, any public benefits are considered to be negligible and would not outweigh the identified harm in this instance. As such, the proposal is considered to be contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan, the Huntingdonshire Design Guide Supplementary Planning Document, and Section 12 and 16 of the National Planning Policy Framework (2024).

48 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of two recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chair

DEVELOPMENT MANAGEMENT COMMITTEE 16th FEBRUARY 2026

Case No: 25/01922/OUT

Proposal: Outline Planning Application with all matters reserved except for site access for construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2), Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from the A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works)

Location: Brookfield Farm Ermine Street Great Stukeley

Applicant: Newlands Property Developments (Huntingdon) Ltd

Grid Ref: 521676 272795

Date of Registration: 3rd OCTOBER 2025

Parishes: THE STUKELEY'S (within which the majority of the site falls)
HUNTINGDON (relating solely to the proposed new access on the A141)

Adjacent Parish: BRAMPTON (on the opposite side of the Alconbury Brook)

POWERS DELEGATED to the Head of Planning, Infrastructure & Public Protection to APPROVE subject to conditions and completion of a Section 106 agreement;

OR

REFUSE in the event that the obligation referred to above has not been completed and the Applicant is unwilling to agree to an extended period for determination, or on the grounds that the Applicant is unwilling to complete the obligation necessary to make the development acceptable.

This application is referred to the Development Management Committee (DMC) because:

- Cllr Shaw has called in the application given objections in respect of visual impact/building heights, noise and traffic
- The recommended Section 106 agreement exceeds £100,000 in value.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 This is an outline planning application, with all matters reserved except access, for a substantial industrial and logistics development on a 126-hectare site north-west of Huntingdon.
- 1.2 The land is predominantly in agricultural use, including a farmstead at Brookfield Farm with its storage buildings and small cluster of dwellings. Of the agricultural land, 58% is Grade 3a and 36% is Grade 3b, with the balancing comprising hard standings, access roads, hedgerows etc.
- 1.3 To the north-east is the A1307 dual carriageway, beyond which there is an implemented planning permission for a mixed-use development of up to 1,000 dwellings, primary school, retail and community floorspace (18/01918/OUT) and other uses. An existing overbridge crosses the A1307 linking the two sites.
- 1.4 To the south-east and south are three distinct areas:
 - 1.4.1 Hinchingbrooke Business Park, with its wide range of employment, leisure and other commercial uses;
 - 1.4.2 Approximately 800 homes at Hinchingbrooke, which are set back from the A141 by an existing mature belt of trees and shrubs;
 - 1.4.3 Hinchingbrooke Country Park, approximately 60 hectares of public open space comprising a visitor centre, open grassland, mature woodland and lakes. The Country Park is managed by the District Council and a programme of improvements works, including a new visitor centre, was recently granted planning permission (25/00577/FUL). One of the Country Park's footpaths runs alongside the Alconbury Brook and under the A141 to the application site.
- 1.5 To the south-west is Huntingdon Racecourse, a hotel, and a rugby club.
- 1.6 To the north-west is mostly farmland, but with a cluster of dwellings at Waterloo Farm. Waterloo Farmhouse itself is Grade II listed.
- 1.7 Public rights of way run along the southern boundary, cross the site east-west, and from the A1307 overbridge in the north skirting the site towards the racecourse to the south.

Proposed development

- 1.8 The proposal is for up to 205,000 sqm of floorspace for storage, distribution, and general industrial uses, together with ancillary offices, a bus depot (or similar transport-related use), landscaping, drainage and infrastructure improvements.
- 1.9 A new roundabout on the A141 would replace the existing left-in, left-out to Hinchingbrooke Business Park and would provide access to both the existing business park and the proposed development. Detailed approval for the means of access is sought at this stage, which would include realigning the A141 dual carriageway to the south of the roundabout gradually moving it slightly further away from the existing housing at Hinchingbrooke. A new footway/cycleway underpass is proposed below the A141, linking the development to Flamsteed Drive and

including the reprofiling of the Flamsteed Drive play area.

- 1.10 Over 50% of the site would be dedicated to green and blue infrastructure, with significant tree planting, biodiversity enhancements, and sustainable drainage systems.
- 1.11 The application is accompanied by an Environmental Statement addressing potential impacts and mitigation measures.
- 1.12 The applicant's Planning Statement outlines substantial anticipated benefits, including:
 - 1.12.1 The creation of 2,371–3,287 direct jobs and up to 1,109 indirect jobs;
 - 1.12.2 An economic contribution estimated at £212–£476 million in annual Gross Value Added;
 - 1.12.3 A £229 million investment in the scheme's construction;
 - 1.12.4 A total rateable value of £9.8 million, yielding between £5M and £6M in annual business rates once the standard multiplier is applied
- 1.13 The application is accompanied by an extensive Environmental Statement addressing potential impacts and mitigation measures, and includes the following documents:
 - Agriculture and Soil Resource Assessment*
 - Air Quality Assessment*
 - Arboricultural Assessment*
 - Archaeological Evaluation Report
 - Biodiversity Net Gain Report*
 - Climate Change Assessment* (including climate change projections and carbon calculations)
 - Construction Environmental Management Plan (Framework)
 - Design and Access Statement
 - Design Code
 - Drainage Strategy (Outline)
 - Ecological reports (including a Preliminary Ecological Appraisal and specific reports on bats, birds, invertebrates, great crested newts, reptiles) and an Ecology Assessment*
 - Employment Land Needs and Economic Benefits Assessment
 - Environmental Colour Assessment
 - Flood Risk Assessment*
 - Foul Water Drainage Strategy*
 - Geoenvironmental Desk Study Report
 - Geophysical Survey Report
 - Habitat Regulations Assessment*
 - Health Impact Assessment
 - Heritage and Archaeology Assessment*
 - Landscape and Visual Impact Assessment*
 - Lighting Impact Assessment*
 - Noise and Vibration Assessment*
 - Planning Statement
 - Road Safety Audit (Stage 1)

- Site Waste Management Plan*
- Social Value Framework (Construction Phase)
- Socioeconomic Assessment*
- Statement of Community Involvement
- Sustainability Strategy (Framework)
- Transport Assessment*
- Travel Plan (Framework)
- Utilities Statement
- Waste and Minerals Assessment*
- Water Scarcity Feasibility Assessment

* contained within the applicant's 4,000 page Environmental Statement

- 1.14 The scope and methodologies of the Environmental Statement were subject to formal scoping prior to submission (reference 25/70019/SCOP).
- 1.15 Amendments and additional information have been received during the consideration of this application, which have been consulted upon accordingly.
- 1.16 In response to various public consultation comments, the applicant has agreed to rename the scheme rather than marketing it as "Hinchingbrooke Logistics Park".

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF December 2024) ("the NPPF") sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. NPPF 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).'
- 2.2 The NPPF sets out the Government's planning policies for (amongst other things):
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 2.4 Relevant legislation:
 - Town and Country Planning Act 1990 (as amended)
 - Planning and Compulsory Purchase Act 2004
 - Planning (Listed Buildings and Conservation Areas) Act 1990
 - Environment Act 2024
 - Localism Act 2011

- Wildlife and Countryside Act 1981
- Habitat Regulations 2017
- Town and Country Planning (Environmental Impact Assessment) Regulations 2017

For full details visit the government website [National Guidance](#)

2.5 A revised NPPF was published for consultation in December 2025 which, whilst signalling the Government's planning policy direction of travel, is not currently attributed any weight in the determination of planning applications.

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of development
- LP2: Strategy for Development
- LP3: Green Infrastructure
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP18: Established Employment Areas
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP36: Air Quality
- LP37: Ground Contamination and Groundwater Pollution

3.2 The Stukeleys Neighbourhood Plan 2022-2036 (Made 19th July 2023)(spatially relating to the majority of the site)

- 1: Definition of 'Built-up Area' (Settlement Boundary)
- 4: Community Engagement
- 5: Community Facilities

3.3 Huntingdon Neighbourhood Plan 2018-2026 (Made 9th October 2019)(spatially relating only to the proposed new roundabout access on the A141)

- E1: Opportunities for Employment
- E2: Business Investment
- NE3: Setting of Huntingdon
- BE1: Design and Landscaping

- BE2: Local Distinctiveness and Aesthetics
- BE3: Heritage Assets
- TT1: Sustainable Transport

3.4 Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

- 5: Minerals Safeguarding Areas

3.5 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2024)
- Cambridgeshire Flood and Water SPD (2017)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
- RECAP CCC Waste Management Design Guide (CCC SPD)(2012)
- Technical Advice Note: Environmentally Sustainable Design and Construction (2025)

For full details visit the government website [Local policies](#)

Emerging planning policy

3.5 In October 2025 the Council published a Preferred Options consultation on the emerging Local Plan, within which the site is identified as “Draft Allocation North Huntingdon 2” for 103.5 hectares of B2 light industrial and B8 storage and distribution uses with up to 70% of floorspace to be for B8 use.

3.6 Paragraph 49 of the National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the [National Planning Policy Framework](#).

3.7 5no. objections were received in respect of this draft allocation on matters of both principle and detail. Consequently, at the time of writing, the emerging Local Plan remains at such an early stage in its preparation that little if any weight can be attributed to the Preferred Options document.

4. PLANNING HISTORY

4.1 The site has only a limited planning history:

03/00959/FUL (Unit 1, Brookfield Farm)
Change of use to office, workshop/store for Ouse Valley Dial-a-Ride
Approved 29.05.2003

5. CONSULTATIONS

Two rounds of consultation were undertaken by the Local Planning Authority; the first (October 2025) formed the initial statutory consultation whilst the second (December

2025) followed the submission of amended parameter plans and additional supporting information.

5.1 Huntingdon Town Council

Recommends support on the basis of economic development, jobs, skills, accessible landscaped areas, and sustainable travel (Huntingdon Neighbourhood Plan E1, BE1, partially TT1), welcoming the changes to the plans, natural areas including use of native species, SuDS, and the significant number of jobs, and significant investment in skills; however, the development does need mitigation, and so the Town Council's support is subject to a range of recommended mitigation measures (Officer note: these are explored in the relevant sections of this committee report)

5.2 The Stukeleys Parish Council

Objects on grounds of flood risk and traffic impacts, than noting that a secondary access should be provided, as the current entrance to and from the development is considered unsuitable. Recommends a comprehensive traffic management plan is conditioned should the application be approved.

5.3 Brampton Parish Council

Comments/concerns:

- Questions the need for the development in this location
- Initially questioned the efficacy of the proposed drainage strategy; had no comment on make on the revised strategy
- Concerned at potential anti-social behaviour in the proposed A141 underpass, preferring an overbridge instead
- Seeks confirmation that the proposed new A141 roundabout would not be signalled-controlled, and clarification on whether it would be lit
- Concerned at the potential for heavy goods vehicles to use Thrapston Road to access the site
- Adequate onsite car parking has not been demonstrated
- Whilst reassured that construction traffic modelling has been undertaken, concerned that full highway impacts have not been fully modelled and that the scale of the proposed development is likely to result in a detrimental impact on the roads surrounding the village

5.4 Alconbury Parish Council

Recommends refusal, or in the alternative deferral until a full cumulative transport study is completed. Main concerns can be summarised as:

- Severe existing congestion on Hinchingbrooke Park Road; close proximity to the single access Hinchingbrooke estate poses risks for emergency response, school travel and hospital access
- Risks to vulnerable road users (children walking, cycling and travelling by bus) on Hinchingbrooke Park Road
- High HGV volumes next to residential areas
- The Transport Assessment fails to consider driver rerouting when congestion increases, with foreseeable diversion routes including via Great Stukeley & Little Stukeley, Brampton via Huntingdon Road/Thrapston Road, and Abbots Ripton and rural roads
- Incomplete/unsound transport modelling (based on initial comments made by National Highways)

- No cumulative infrastructure assessment
- Scale and visual impact
- Flood risk and water management
- Prematurity in respect of the emerging North Huntingdon Growth Cluster and policy conflict with Adopted Local Plan
- Loss of high grade agricultural land

5.5 Spaldwick Parish Council

Objects, supporting concerns raised by Hinchingbrooke Residents Association in respect of Hinchingbrooke Park Road delays and safety. Concerns in respect of significant HGV and 24/7 operational impacts adjacent to residential areas; failure to assess traffic displacement into surrounding villages; incomplete and unreliable transport modelling; absence of a coordinated, cluster-wide infrastructure assessment

5.6 National Highways

Requests further information on matters of detail at the A1/A141 Brampton Hut junction. Final comments will be reported on the Update Sheet.

5.7 Local Highway Authority

Remains in liaison with the applicant in respect of bus service provision, delivery of committed off-site junction improvement works, and other matters. Final comments will be reported on the Update Sheet.

5.8 Active Travel England

No comments received

5.9 Cambridgeshire & Peterborough Combined Authority (buses)

No objection subject to a Bus Strategy being secured by way of Section 106 agreement

5.10 Cambridgeshire Police (Roads Policing Unit)

No objection to amending the A141 speed limit to 50mph between the Ermine Street roundabout to the south of the proposed new access roundabout

5.11 Rights of Way Officer

Initial holding objection sought clarifications; no comments received on those clarifications. Recommends conditions.

5.12 Ramblers Association

No comments received

5.13 British Horse Society

No comments received

5.14 Buckden Highways and Sustainable Transport Group

Objects to additional traffic generation likely to affect the A1 and A14, noting the congestion and noise/air quality issues already evident on those routes. Recommends deferral until a strategic highways solution (taking into account all potential future growth) is agreed.

5.15 Natural England
No objection, advising the proposed development would not have significant impacts on statutorily protected nature conservation sites or landscapes

5.16 HDC Ecology Consultant
No objection subject to conditions

5.17 Wildlife Trust
No comments received

5.18 Environment Agency
No objections, noting that the proposed onsite foul treatment works would require specific permits and that an abstraction licence may also be required. Supports Anglian Water's comments in respect of potable water supply.

5.19 Lead Local Flood Authority
No objection subject to conditions. The submitted documents demonstrate that the surface water from the proposed development could be managed through the use of attenuation ponds and swales.

5.20 Alconbury Brook Flood Group
Following receipt of additional information and amendments, no objection to the proposed surface water drainage strategy; detailed suggestions made in respect of future reserved matters applications. Welcomes revisions to the drainage strategy that increased attenuation capacity and restricted discharge rates. Makes constructive suggestions to alleviate footpath flooding at the existing A141 underpass.

5.21 Alconbury and Ellington Internal Drainage Board
No objections, noting that no development should take place with 9m of a watercourse and that the Board's consent would be required for the discharge of any water to a watercourse within their district.

5.22 Anglian Water
No objection subject to conditions, noting that onsite waste water treatment is proposed. The site is in an area of water stress and therefore a daily restriction of 20m3 to non-domestic premises is being imposed; recommends a water resources strategy is secured by condition.

5.23 Historic England
Raises concerns. Although the site contains no designated heritage assets, the proposed large commercial buildings would be visually prominent in long views and cause less than substantial harm to the setting of the Grade II* Church of St Bartholomew, Great Stukeley. Advises this harm must be weighed against public benefits in line with the NPPF, and remind the authority of its statutory duty to give special regard to preserving listed buildings and their settings. Some mitigation may be possible at reserved matters stage, but would entirely remove their concerns.

5.24 HDC Conservation Officer
Identifies less than substantial harm to the setting of three listed buildings which must be weighed in the planning balance.

5.25 County Archaeologist
No objection subject to condition.

5.26 HDC Urban Design Officer
Following revisions and receipt of additional information, no objection subject to conditions

5.27 HDC Landscape Consultant
No objection subject to conditions. Notwithstanding the applicant's proposed landscape mitigation measures, residual moderate adverse landscape and visual effects would remain, for up to Year 15 post-development. Whilst this harm is not sufficient to warrant planning permission being refused on landscape grounds, the residual harm should be weighed in the planning balance.

5.28 HDC Tree Officer
Objection. Whilst the site is not located within a Conservation Area and there are no trees protected by TPO's present on site, there are large mature trees that need to be considered. Objects to the removal of one of the 3 grade 'A' trees on the site (a Giant Redwood) and disagrees with the categorisation of some trees attributed by the applicant. Loss of the onsite tree belt alongside the A141 is regrettable.

5.29 HDC Environmental Health Officer
No objection subject to conditions

5.30 Friends of Hinchingbrooke Country Park
General:

- New documents still don't assess impacts on Hinchingbrooke Country Park (HCP) adequately

Bats:

- HCP hosts several species; development site is valuable foraging habitat
- 2,448 HGVs/day (24/7) would pose risks (collision, noise, barrier effects).
- Conflicts with wildlife legislation
- Requests time-restricted HGV movements at dusk/dawn and more surveys

Otters:

- Otters use HCP and Alconbury Brook
- Requests a 10–15m dark, undisturbed riparian buffer and clear maintenance responsibility

Bridleway/Footpath:

- Purpose of proposed route unclear; FHCP did not request a new direct path
- No agreed plan; stakeholder involvement and potential Section 106 update needed

Water Management:

- Attenuation increased and runoff rates lowered
- If properly maintained, flood risk to HCP should not increase

Name of Development:

- "Hinchingbrooke Logistics Park" considered misleading
- Suggests alternative names reflecting Brookfield Farm and mixed uses

5.31 HDC Economic Development Officer

Supports, confirming that the proposal aligns with key objectives of the Huntingdonshire Economic Growth Strategy and in particular the pillars of:

- Business Growth and Investment: Facilitating modern, flexible employment space that attracts and retains high-value sectors including logistics and green industries.
- Infrastructure for Growth: Delivering strategic improvements to the A141 corridor and enabling better access for goods, services, and people.
- Sustainable and Inclusive Growth: Supporting the creation of quality local employment opportunities, promoting upskilling, and encouraging sustainable modes of transport.
- Social values: offering local employment opportunities during the construction of the development.

Recognises the development's potential to deliver significant economic benefits, improve connectivity, and contribute meaningfully to the district's long-term growth and competitiveness.

5.32 Cambridgeshire Chamber of Commerce

Supports, advising that the site is well placed to attract investment. A number of longstanding expansion requirements have not come to fruition due to lack of floorspace supply. Welcomes the growth in local employment potential, highlighting that the logistics sector opens doors for people with limited qualifications or experience. The scheme would play a key role in the region's prosperity combining high-quality employment floorspace, sustainable design and major infrastructure investment.

5.33 Cambridgeshire & Peterborough Combined Authority (Careers Hub)

Supports, considering the proposed development to be a great opportunity to bring new jobs and skills to the local area, creating local jobs for young people including gateway roles for young people and a substantial quantum of construction jobs.

5.34 Constructed Pathways

Supports, noting the long-term job creation potential as well as significant number of construction jobs. Long-term social advantages would include providing solid career pathways for individuals, reducing dependence on debt-reliant career pathways. Considers the proposed development would bring lasting economic, infrastructure and community benefits

5.35 Cambridgeshire Police (Designing Out Crime Officer)

Considers the location to be an area of medium to high risk to the vulnerability to crime based on recorded figures. Recommends reserved matters proposals comply with the Secured by Design (SBD) Non-Residential (Commercial) Guide 2025 in respect of building design/materials, access control, lighting, CCTV/alarms, external areas and boundary treatments.

5.36 Cambridgeshire Fire and Rescue Service

No comments received

5.37 Minerals and Waste Authority

Comments: Minerals & Waste Local Plan Policy 5 applies as the site partially lies within a Sand and Gravel Minerals Safeguarding Area. Accepts minerals extraction

prior to development is unlikely to be feasible and notes that the part of the site within the safeguarded area would be used purely for landscaping and biodiversity uses.

5.38 Cllr David Shaw - District Councillor for Brampton & Hinchingbrooke
Objects due to the significant adverse visual effects the development would have on local residential receptors and the wider landscape. Has proposed an 18.5m building height cap across the site, which the applicant has rejected. Questions the accuracy of the economic benefits put forward by the applicant, given their Planning Statement quotes the rateable value figure (£9.8 million), rather than between £5M and £6M in annual business rates once the standard multiplier is applied. Recommends refusal, given the unresolved visual, heritage, and amenity impacts, overstated key benefits and the absence of any firm commitments on noise mitigation or monitoring.

6. REPRESENTATIONS

6.1 For the initial consultation, letters were sent to 279 addresses and the application was publicised by 8 site notices and two press notices in the *Hunts Post*.

6.2 When reconsulting on the applicant's revised plans and additional information, consultation letters were sent to the same addresses and the application was publicised by 8 fresh site notices and a further press notice in the *Hunts Post*.

6.3 Across both rounds of consultation representations in objection were received from 51 addresses raising the following matters:

Principle of development

- Land is not zoned for development in the Local Plan
- Brownfield sites should be redeveloped first
- Better sites exist elsewhere
- Office space is unnecessary
- Land would be better used for housing
- Loss of agricultural land
- Effect on food security
- Employment benefits have been exaggerated
- Premature to the emerging Local Plan
- Cumulative effects with other potential developments in the area
- A rail-served location would be more appropriate

Scale and form

- Height and scale are excessive
- Buildings too tall

Effect on living conditions

- Effect on residents' outlook
- Too close to existing homes
- Revised site layout should move buildings further away from homes
- Harm to enjoyment of existing footpaths on/around the site
- Loss of Flamsteed Drive playground
- Light pollution
- Noise pollution
- Air pollution

- 24/7 operation should not be permitted
- Potential crime/antisocial behaviour at the proposed A141 underpass

Effect on the countryside

- Landscape harm
- Loss of tranquillity

Highways effects

- Increased vehicle movements
- Worsening effect on existing traffic congestion, particularly on Hinchingbrooke Park Road
- Risk of additional onstreet car parking on Flamsteed Drive
- Additional traffic on Thrapston Road
- Route of former A14 across Views Common should be reopened
- A second vehicular access to the Hinchingbrooke estate is needed
- Safety risk to schoolchildren using local roads
- New roundabout too close to the Busy Bees nursery
- Insufficient highway modelling
- A141 is already over capacity
- Sensitivity testing during A1 or A14 closures is required
- A141 underpass not appropriate; a surface-level crossing would be better
- Increased footfall past homes between the site and the railway station
- Alternative routes for the applicant's proposed footway/cycleway link are suggested, including through the existing business park, in preference to the proposed connection point at Flamsteed Drive
- Potential anti-social use of the underpass by motorbikes etc
- Extra traffic would impede ambulances accessing the hospital
- Disruption during construction of the proposed A141 access roundabout
- Poorly served by bus services
- Bus depot element may result in wasteful empty "dead-leg" bus movements

Flooding and drainage

- Pollution to watercourses
- Increased flood risk
- Temporary drainage during construction required
- Over-reliance on existing flood defences which may fail
- Rainwater recycling should be required

Ecology

- Loss of biodiversity
- Effect on Hinchingbrooke Country Park
- Effect on nearby SSSIs
- Loss of mature trees
- Loss of woodland
- Loss of a Giant Redwood tree

Other concerns

- Harm to setting of a listed building
- Increased commercial and industrial waste

- Gas connection to the site would increase carbon emissions
- Loss of archaeology
- Inclusion of “Hinchingbrooke” within the development’s name
- Community engagement by the applicant has been poor

Effects on private property values and anticipated increased insurance premiums are also raised, which are not material planning considerations.

6.4 Across both rounds of consultation representations were received from 6 addresses in support of the application, noting the following benefits:

- Substantial job creation
- Construction jobs
- Would particularly benefit young people
- Creation of gateway jobs particularly supported
- New bus services to the site to avoid having to drive
- New underpass below the A141 would safer than as existing
- Potential for ANPR enforcement of the Views Common Road weight limit

6.5 Hinchingbrooke Residents’ Association was established during the course of the application’s consideration and has raised detailed objections, which can be summarised as follows:

1. Policy Conflicts

- Development results in loss of Grade 2 Best and Most Versatile farmland, contrary to NPPF requirements to protect high quality soil
- Site is designated Countryside (LP2); industrial use conflicts with LP10 and LP11 restrictions
- Conflicts with the Local Plan’s spatial strategy and bypasses allocated employment sites such as Alconbury Weald
- Application is premature ahead of the Local Plan 2046 review

2. Landscape, Design & Heritage Impact

- Proposed warehouse heights (18.5–24m) exceed local context and violate Design Guide expectations
- Major visual intrusion due to rising topography and large massing
- Harm predicted to heritage assets including Hinchingbrooke House (Grade I) and Great Stukeley church (Grade II)

3. Impacts on Hinchingbrooke Country Park & Green Infrastructure

- Continuous industrial operations (24/7) incompatible with the park’s recreational and wellbeing functions
- Conflict with Local Plan policies allocating nearby land for Country Park extension
- Public rights of way routes would be degraded into “industrial corridors”

4. Biodiversity & Ecology

- Risk of creating a “biodiversity island”, severing ecological connectivity with the Country Park
- Additional noise, light and vibration may affect SSSIs at Great Stukeley, the Racecourse and Portholme

5. Traffic, Highways & Emergency Access

- Approx. 2,448 HGV movements/day, plus LGVs and employee vehicles, would exceed network capacity

- Severe risk of delays to ambulances accessing Hinchingbrooke Hospital, already subject to congestion
- No independent, comprehensive traffic or blue light impact assessment has been completed despite requests

6. Flooding & Drainage

- Concerns over increased surface water runoff from 126 ha of hardstanding, risking A141 and downstream impacts
- Uncertainty over foul drainage capacity at Godmanchester WRC

7. Public Engagement

- Direct public engagement by the applicant is considered insufficient

8. Economic Concerns

- The applicant's projected £9.8m business rates uplift is believed to be overstated; council officers now estimate £5–£6m
- Concerns over inconsistent or misleading statements about employment numbers and economic benefits.

9. Community Impacts

- Fears of noise, light pollution, visual intrusion (“cruise ship like” warehouses), and falling house values.
- Strong objections to the A141 underpass, citing safety, crime risk and anti-social behaviour

If members are minded to approve the application, the Residents' Association requests:

- The removal or reduction of the nearest warehouses (particularly 2e and 3d).
- Restricted operations to daytime hours only (no 24/7 use)
- A full, independent traffic assessment before approval
- Replacing the proposed A141 underpass with a Toucan crossing
- S106 funding for a second access road to the Hinchingbrooke estate
- Construction traffic bans on HPR/VCR; enforceable weight limits and ANPR
- Noise mitigation conditions
- Retention and protection of an onsite Giant Redwood tree
- Colour and appearance to be agreed with residents
- Alternative cycleway/footpath routes that avoid residential intrusion
- A penalty clause if visual screening claims prove incorrect.

6.6 In addition to the two rounds of consultation undertaken by the Council, in accordance with best practice the applicant undertook their own public consultation prior to submitting their application. This ran from 13 June to 6 July 2025 and included a dedicated website, two drop-in exhibitions, and a variety of feedback channels including by email, via freephone, and social media. In total, 2,926 flyers were distributed, social media adverts reached nearly 19,500 accounts, and 284 unique visitors accessed the project website. The consultation generated 148 pieces of feedback, with 68 attendees at the exhibitions. According to the applicant's Statement of Community Involvement, feedback revealed mixed views: nearly half of respondents supported the proposals, citing job creation, economic growth, and sustainability benefits, while just over a third opposed them, raising concerns about traffic congestion, noise, and loss of farmland.

7. ASSESSMENT

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area". Section 70(2) also requires, as a matter of law, local finance considerations to be taken into account, defined in this instance as any sums that the Council could receive in payment of Community Infrastructure Levy.

7.3 In Huntingdonshire the Development Plan (relevant to this application) consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- The Stukeleys Neighbourhood Plan 2022-2036
- Huntingdon Neighbourhood Plan 2018-2026 (whose spatial area in respect of this application is limited to the proposed site access)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)

7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22*, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

7.5 The main issues to consider in the determination of this application are:

- Principle of development
- Access Matters
- Flood Risk, Drainage and Water
- Landscape and Design Considerations
- Residential Amenity
- Biodiversity and Ecology
- Trees and Hedgerows
- Heritage
- Developer Contributions
- Other matters

Principle of development

7.6 Local Plan Policy LP1 sets out the target of approximately 14,400 additional jobs during the plan period whilst Policy LP2 directs the majority of employment growth to the Spatial Planning Areas (SPA). The application site relates to the Huntingdon SPA at which Policy LP7 sets out the types of development which are supported on unallocated sites.

7.7 The existing Hinchingbrooke Business Park is identified on the Local Plan Policies Map as an Established Employment Area, thereby engaging Local Plan Policy LP18 and notably, the first paragraph of that policy:

“Areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas. **A proposal for business development (class 'B') will be supported on land within an Established Employment Area or on land immediately adjoining and capable of being integrated with an Established Employment Area.**” (author’s emphasis)

7.8 The proposed development would be immediately adjoining the existing Established Employment Area and would be integrated with it by virtue of:

- 7.8.1 The proposed new A141 roundabout, which would provide vehicular access to both sites;
- 7.8.2 A new pedestrian/cycleway underpass below the A141;
- 7.8.3 Appropriate place-making on the proposed development through both its parameter plans and its Design Code, to visually integrate with the existing business park

7.9 Consequently, the proposed development enjoys specific policy support from Local Plan LP18. Insofar as they are spatially relevant, Huntingdon Neighbourhood Plan Policies E1 and E2 also provide support for the proposed development. Whilst Hinchingbrooke Residents’ Association’s concerns in respect of prematurity are noted, given the policy support from Local Plan Policy LP18 and Government policy at NPPF paragraph 51, issues of prematurity are not considered to be engaged.

7.10 Against this specific policy support, Local Plan Policy LP10 more broadly seeks to use lower agricultural value land in preference to land of higher agricultural value, where possible avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a). The applicant’s Environmental Statement advises that 67ha of Grade 3a agricultural land would be lost, assessing this as a major adverse residual effect. This must temper the level of policy support derived from Local Plan Policy LP18 and the Huntingdon Neighbourhood Plan.

7.11 Additionally, the site is located outside the ‘Built-up Area’ as defined at Policy 1 of The Stukeleys Neighbourhood Plan, which again provides a level of policy conflict.

7.12 Taking all the above into account, and noting the words “will be supported” in Policy LP18 compared with “where possible” in LP10, the proposed development is considered to comply with the spatial strategy of the Development Plan when read as a whole.

Access Matters

7.13 Local Plan Policy LP16 seeks to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals. Local Plan Policy LP17 sets out that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

7.14 Concerns raised by the Parish and Town Councils, Hinchingbrooke Residents' Association and neighbours in relation to existing and potential traffic issues are noted and addressed within this section of the report. Both the County Council and National Highways have sought clarifications and additional information during the course of the application, which has been submitted accordingly. The applicant has engaged with both bodies prior to and during the course of the application's consideration.

Effect on the highway network

7.15 The applicant's Transport Assessment compares 2033 traffic conditions with and without the development, covering severance, pedestrian amenity, fear and intimidation, road safety, and delays for drivers and non-motorised users. Baseline surveys show existing traffic levels, safety records, and receptor sensitivities, with most major roads near the site having few or no sensitive receptors other than the accident cluster sites at the A1/A141 Brampton Hut roundabout and the Ermine Street/A141 junction. Construction traffic in 2027 was found to generate low daily movements relative to the local network, finding no significant construction-stage impacts.

7.16 Their assessment concludes that post-completion the development's transport impacts would be negligible across all topics. Although some links on the A141 and A14 would see increases in traffic flow, these changes would remain well below thresholds for significant severance, amenity change, or increased fear and intimidation, and occur on routes without sensitive receptors. Implications on road safety, driver delay, and pedestrian delay are all expected to remain at negligible levels, reflecting adequate network capacity and resilient junction performance. The applicant's assessment finds that residual and cumulative effects would be negligible.

7.17 They also point out that there is already a 7.5T weight limit on Views Common Road, and that traffic volumes on the A141 (Brampton Hut to Spittals Interchange) have fallen by more than 50% since the A14 Huntingdon southern bypass opened, releasing significant capacity on that route:

A141 Flow Comparison

	AM Peak (0800-0900)			PM Peak (1700-1800)			Approx AADT
	EB	WB	2-Way	EB	WB	2-Way	
2016 (WebTRIS)	1,168	1,255	2,423	1,443	1,700	3,143	42,500
2025 (Observed)	1,057	757	1,813	744	1,022	1,766	21,000
DIFFERENCE	-111	-498	-609	-698	-678	-1,376	-21,500

7.18 The applicant's highway assessment is challenged in a number of public consultation responses and by Hinchingbrooke Residents' Association, who raise particular concerns about the development's effects on the already congested Hinchingbrooke Park Road/Views Common Road signalised junction and more widely on the A1307 between Spittals Interchange through the town and eastwards out towards Fenstanton. Concerns in respect of new traffic on the A141, particularly goods vehicles, are also raised. Huntingdon Town Council recommends specific mitigation measures, whilst Brampton Parish Council raises concerns at the potential use of Thrapston Road by heavy goods vehicles to access the site. Alconbury Parish Council considers key junctions require new surveys and full modelling (e.g., Brampton Hut, A14 slips), whilst the applicant's assumption that 80% of HGVs would travel west is not evidenced and the worker travel assumptions use 2011 Census data, not 2021, making them outdated and unreliable. They are also concerned at the potential for additional rat-running on rural lanes, particularly at times of congestion (including when there are delays on the trunk road network).

7.19 In robustly assessing the proposed development, the Local Highway Authority has interrogated the applicant's traffic modelling and during the course of the application requested additional information/clarifications. In principle they are content that the proposed development would not result in severe residual cumulative highway impacts, subject to:

7.19.1 Confirmation of a comprehensive Bus Strategy
The principle of this has been agreed by the applicant and details of the strategy are being worked up with the applicant, the Local Highway Authority and the Combined Authority. The agreed position will be reported on the Update Sheet and both an interim and a permanent Bus Strategy could be secured as a Section 106 obligation. Huntingdon Town Council's request for a requirement to consult with the CPCA and Cambridgeshire Bus Alliance ahead of any reserved matters applications on the location, number, and equipment of bus shelters given likely usage patterns at the site is noted, which can be incorporated within the relevant Section 106 obligation

7.19.2 Clarification on A141 junction improvements to be delivered by others
The applicant's Transport Statement relies on junction improvements secured by existing planning permissions being implemented as their respective schemes are built-out and occupied, notably on Spittals Way at the A141/Ermine Street roundabout and the A141/Washingley Road roundabout. Cautious that the timing of those improvements is outside the applicant's control, but being relied upon, the Local Highway Authority is satisfied in principle that a "monitor and manage" approach could prevent overloading at these junctions ahead of improvement works being undertaken. Details of that mechanism are in the process of being agreed between the applicant and the Local Highway Authority, and will be reported on the Update Sheet.

7.20 Alconbury Parish Council's concerns in respect of potential cumulative highways impacts in the context of the wider North Huntingdon Growth Arc are noted, but are read in the context that each application must be considered on its own merits and that wider strategic matters lie within the scope of the emerging Local Plan, not

discrete planning applications.

7.21 In terms of mitigating the effects of this development, the applicant proposes a financial contribution for the County Council to undertake local access works comprising carriageway widening and upgraded toucan crossing at the A141/ Kings Ripton Road traffic signals.

7.22 Huntingdon Town Council has additionally requested specific mitigation measures, comprising:

- funding for improved signage for and enforcement of the weight limit on the A1307 between Hinchingbrooke Park Road and Spittals interchange
- a requirement for a contribution to improving active travel infrastructure across Huntingdon for workers coming to the development so that the targets for pedestrian and cycle traffic are met – see paragraph 7.35 below

7.23 Cllr David Shaw has similarly requested mitigation by way of:

- Improved signage for the weight limit on the A1307 between Hinchingbrooke Park Road and Spittals Interchange
- Weight limit enforcement measures via ANPR, with appropriate funding via an S106 agreement

7.24 A Goods Vehicle Signage Strategy could be secured by way of the submission of an appropriate scheme within a Section 106 agreement. The applicant has responded to the suggested ANPR enforcement provision by placing reliance on their traffic modelling's findings that goods vehicles would not use Views Common Road due to the existing weight limit. They further advise that there would be no operational or commercial imperative to do so given occupiers would want their supply chains to be as efficient as possible. The potential for 'wrong turns' onto the local road network could be mitigated through contractual monitoring agreements between the applicant and end occupiers, with commercial enforcement measures in place (e.g. barred routes and the correct programming of Sat Navs). Whilst this explanation is noted, none of these commercial measures would be enforceable by the Local Planning Authority.

7.25 Taking all the above (including mitigation) into account, in terms of Government policy the NPPF at paragraph 116 is clear:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

7.26 Subject to conditions and Section 106 obligations to secure appropriate offsite highway mitigation works, in principle the proposed development's residual cumulative impacts on the road network would not demonstrably be severe (NPPF paragraph 116) and are considered to be in accordance with Local Plan Policy LP16 and Huntingdon Neighbourhood Plan Policies E1 and TT1.

Proposed new A141 roundabout

7.27 Replacing the existing left-in, left-out access to Hinchingbrooke Business Park with a new roundabout would improve its access to/from the West, and in particular from the A14. It would integrate both employment areas from an access perspective. To provide appropriate approach alignments, the applicant proposes to realign the existing A141 and move it slightly further away from the existing homes at Hinchingbrooke (not greater than 37m), resulting in the loss of existing trees on the north-western side of the dual carriageway.

7.28 The Local Highway Authority has confirmed that the proposed new roundabout and A141 realignment are acceptable in design terms, subject to a new Traffic Regulation Order (TRO) to reduce the speed limit. Cambridgeshire Constabulary is supportive of this and the TRO can be secured by Section 106 agreement.

7.29 The proposed complex features such as embankments, vehicle restraint systems, and an underpass form part of the access design, which the Local Highway Authority has also confirmed are acceptable in principle. Detailed design elements (drainage, underpass, earthworks) must be agreed before works begin, which can be secured by condition.

7.30 A separate agreement would need to be entered into under the Highways Act 1980 (Section 278) ahead of any works to the public highway, the applicant's Stage 1 Road Safety Audit and designer's response has been scrutinised by the Local Highway Authority who confirm there are no unmitigable issues. Drainage principles are provided but full details must accompany the Stage 2 Safety Audit, which would be undertaken as part of the Section 278 process.

7.31 The applicant's assessment of existing lay-bys concludes these are no longer required due to alternative nearby facilities and the A141 no longer being a trunk road; the Local Highway Authority supports this conclusion, albeit this does not align with the view of Huntingdon Town Council who would prefer the retention of these facilities.

7.32 Subject then to conditions the proposed means of access would not have an unacceptable impact on highway safety (NPPF paragraph 116) and would be acceptable Local Plan Policy LP17 and Huntingdon Neighbourhood Plan Policies E1 and TT1.

Cycling and pedestrian links

7.33 In order to maximise the potential for employees to walk or cycle to work, the proposed development would include the following direct links to nearby homes:

- A new footway/cycleway under the A141 connecting the development to Flamsteed Drive to the east;
- Improvements to the existing A1307 overbridge, connecting the development to the 1,000 new homes being constructed to the north at Ermine Street;
- Improvements to the existing east-west footpath within Hinchingbrooke Country Park, providing an improved route 4.0m wide hardsurfaced route from the existing A141 underpass towards Hinchingbrooke Park Road

7.34 These improved pedestrian/cyclist routes would integrate the existing and proposed

employment areas from a connectivity perspective, and can respectively be secured through conditions and Section 106 obligations.

- 7.35 The County Council's Rights of Way Officer has recommended conditions and sought clarification on proposed resurfacing and dual-use pedestrian/cyclist routes within the site, which the applicant has provided but upon which the Rights of Way Officer has made no further comment. Officers consider the Rights of Way Officer's comments have been satisfactorily addressed.
- 7.36 Huntingdon Town Council has requested a contribution to improving active travel infrastructure across Huntingdon for workers coming to the development so that the targets for pedestrian and cycle traffic are met, in accordance with Policy TT1 of their Neighbourhood Plan. In response the applicant points to their proposed new underpass and link to Flamsteed Drive as well as the proposed improvements to the footway/cycleway through the Country Park. A Travel Plan condition is recommended which would include measures to maximise walking and cycling.
- 7.37 The Town Council has further asked that consideration be given to the impact of flooding on the proposed A141 underpass including alternative routes during flooding. A detailed design review (including drainage) would be undertaken the Local Highway Authority under their Highways Act responsibilities, and it is noted that an alternative access would remain via the existing A1307 overbridge to the north. Whilst the Town Council and Residents' Association's request for an at-grade A141 crossing (such as a Toucan crossing) has been considered, this has been ruled out by the Local Highway Authority on safety grounds. Similarly, whilst the Residents' Association's request for alternative footway/cycleway arrangements to be explored as an alternative to the proposed Flamsteed Drive link are noted, the proposed development must be considered on its own merits and case law provides that consideration of alternatives is only relevant and necessary where there is clear planning harm, which is not considered to be engaged in this instance (Trusthouse Forte v SSE (1987)).
- 7.38 Subject to conditions and Section 106 obligations to secure offsite footway/cycleway improvements, the proposed development is considered to comply with Local Plan Policies LP16 and LP17, and Policy TT1 of the Huntingdon Neighbourhood Plan.

Leisure routes

- 7.39 As well as the proposed improvements to the existing east-west footpath within Hinchingbrooke Country Park, the applicant proposes new paths through the development's substantial new landscaping and open spaces, including a circular path connecting with the Country Park. These are shown in broad terms on the submitted parameter plans and can be secured in detail through the reserved matters process.
- 7.40 The proposed green infrastructure network is considered to be strong and includes 10m wide multifunctional green corridors, publicly accessible routes and improved links to surrounding countryside and Hinchingbrooke Country Park. Proposals for public car parking within green corridors is welcomed, subject to sensitive screening at reserved matters stage. A signage strategy linking to the Country Park and rights of network is recommended.

7.41 Comments received from the Friends of Hinchingbrooke Country Park seek clarity on the proposed footway/cycleway enhancements through the Country Park. The applicant has liaised with the Council on this, with a specification for hardsurfacing improvements being set by the Council's Leisure Health & Environment Team. Those improvements could be secured by Section 106 agreement, including a timeline for the applicant's direct delivery of the works in accordance with the Council's specification. The proposed works would complement the works already approved in the Council's own enhancements scheme (25/00577/FUL). The Alconbury Flood Group's comments in respect of footpath flooding at the existing A141 underpass are noted, including their constructive advice on potential solutions.

7.42 In summary, the proposed development complies with Local Plan policies LP16 and LP17 relating to transport, access arrangements, and parking provision, and Huntingdon Neighbourhood Plan Policy TT1, subject to conditions and Section 106 obligations.

Flood Risk, Drainage and Water

7.43 Local Plan Policy LP5 sets out that a proposal will only be supported where all forms of flood risk have been addressed. Policies LP6 and LP15 set out the Council's approach to wastewater and surface water management.

Surface water drainage

7.44 The applicant proposes a network of new onsite drainage ponds and swales as the key features of a comprehensive onsite sustainable urban drainage system, which would result in increased wetland planting and biodiversity enhancement. This approach is supported in principle by the relevant technical consultees.

7.45 During the course of the application amendments and additional information were sought from the Lead Local Flood Authority, Internal Drainage Board and the Ellington Flood Group. In response the applicant submitted a revised outline drainage strategy, updated the parameters plan and provided additional detailed calculations. Following a subsequent detailed assessment there is now no technical objection to the proposed development on flood risk or drainage grounds.

7.46 The Lead Local Flood Authority is specifically supportive of the use of attenuation basins and swales given that these have a valuable water quality treatment function as well as controlling the rate of surface water leaving the site.

7.47 The Alconbury Flood Group's initial comments have been taken into account in the applicant's revised proposed surface water drainage strategy, which the Group has welcomed. Notably their comments have resulted in increased attenuation capacity for the southern part of the site and restrictions on surface water run-off rates. Their recommendation that a maintenance regime is conditioned reflects the same advice received from the Environment Agency.

7.48 The Friends of Hinchingbrooke Country Park note that the Park regularly floods but accept that, if properly implemented and maintained, the proposed surface water drainage strategy design would avoid increasing flood risk or siltation in HCP.

Foul drainage

7.49 Given existing treatment capacity constraints at Anglian Water's water treatment works the applicant proposes an onsite treatment facility. There is no objection to this from either Anglian Water or the Environment Agency, subject to an overarching foul drainage strategy condition and noting that any discharges are regulated under a separate environmental permitting regime.

Potable water

7.50 The application site falls within an area of water stress. Anglian Water has underlined that there is no legal requirement for them to supply fresh water for industrial processes if doing so puts the supply of water for domestic uses at risk. The company currently restricts daily non-domestic water supply to 20 cubic metres per occupier, albeit this position may change once strategic water infrastructure including the Fens Reservoir is in place. Consequently, a condition requiring a strategic water resources strategy is recommended, which both Anglian Water and the applicant are content with in principle, and which provides the opportunity for innovative solutions to be explored which may reduce overall water demand.

7.51 With the above, the proposed development is considered to satisfy the requirements of the NPPF and Local Plan policies LP5, LP6 and LP15 in relation to flood risk subject to the recommended conditions.

Landscape and Design Considerations

7.52 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity. Policy LP10(b) says all development in the countryside must recognise the intrinsic character and beauty of the countryside. Furthermore, the Huntingdonshire Design Guide SPD (2017) contains place making principles for 'big box' buildings, this being a general term for any development incorporating office, industrial, retail or warehouses.

Landscape

7.53 The submitted Environmental Statement includes a full landscape and visual impact assessment, including wireline visualisations from several viewpoints (agreed with Officers in advance). This document has been subject to independent review by the Council's Landscape Consultant, who during the course of the application recommended revisions to minimise landscape impact.

7.54 In response the applicant has submitted revised parameter plans reducing the maximum proposed building height in selected locations by 3m, which would allow the treed ridge line to remain visible. This does not alter the overall level of effect but represents an improvement over the original parameters and is an improvement over the original submission from certain key viewpoints including Church Close and footpath 16 south of Great Stukeley.

7.55 Having assessed the revised information the Council's Landscape Consultant has confirmed they have no landscape objection, subject to conditions and recommendations. In reaching this balanced conclusion they note that moderate adverse residual effects on users of some rights of way and nearby residents would remain, and that there would be a long-term loss of tranquillity and visual amenity. Disagreement remains over the level of effect on the Central Claylands Landscape

Character Area, although the Council's Landscape Consultant accepts the applicant has explored reasonable mitigation options.

7.56 The Council's Landscape Consultant recommends a substantial suite of conditions, including:

- Landscape and Ecological Management Plan (LEMP).
- Advanced structural planting prior to commencement.
- 5-year Landscape Management Plan with monitoring and review.
- Demolition and Construction Environmental Management Plan (DCEMP).
- Detailed earthworks strategy.
- Phased landscaping implementation and replacement.
- Detailed soft and hard landscaping schemes.

7.57 Notwithstanding these conditions and the applicant's proposed landscape mitigation measures, residual moderate adverse landscape and visual effects would remain, for up to Year 15 post-development. The Landscape Consultant advises that this harm is not sufficient to warrant planning permission being refused on landscape grounds but rather, the residual harm should be weighed in the planning balance.

Urban Design

7.58 The applicant has submitted a detailed Design & Access Statement, an Environmental Colour Assessment, and an 83-page Design Code. These documents are supported and considered fit for purpose. The Design Code provides high-level controls to ensure that future reserved matters applications meet the high design quality objectives set out in the Design & Access Statement and includes comprehensive prescriptions for:

- Strategic landscaping
- Green corridors and SuDS
- Ecology and biodiversity enhancement
- Gateway spaces and landscape bunds
- Plot-level landscape design (employee spaces, cycle parking, level changes)

7.59 Having reviewed the applicant's revised parameter plans and Design Code, the Urban Design Officer acknowledges that these address many of their initial comments and represent a significant improvement on the initial submission. The updated Design Code now includes:

- Clear mandatory requirements,
- Stronger controls on façade articulation (30–40m intervals),
- Defined character areas:
 - Strategic Distribution Core
 - Flexible Employment Quarter

7.60 The two proposed primary character areas are supported:

- Strategic Distribution Core – large-format logistics with deep setbacks and strong structural planting.
- Flexible Employment Quarter – smaller-scale employment with more human-scaled frontages and amenity planting.

7.61 Key differentiators between character areas (setbacks, articulation frequency, landscaping depth, public realm quality) have been clearly defined and are supported

in design terms. A detailed Environmental Colour Assessment submitted with the application has been taken into account and would continue to provide a useful guide as to the most appropriate external colours at reserved matters stage.

7.62 The proposed site framework of developable areas, green corridors and movement routes is broadly supported, as is a proposed continuous north–south Green Movement Corridor (39.5m wide) and green corridors of between 10m and 20m between development parcels. The cross-sections, planting palettes and drainage details submitted by the applicant provide helpful information.

Impact on Hinchingbrooke Country Park

7.63 Huntingdon Town Council's consultation response sets out a requirement that there be no negative impact on Hinchingbrooke Country Park, and that the issues raised from the Friends of Hinchingbrooke Country Park about the number of connections between the park and the new park areas are addressed to the Council's satisfaction.

7.64 In respect of the Friends of Hinchingbrooke Country Park's comments, these can broadly be summarised as ecology concerns (see report paragraph 7.88 onwards); water management (see report paragraph 7.47); and proposed bridleway/footpath improvements through the park (see report paragraph 7.39 above).

7.65 Within the applicant's Environmental Statement is a Zone of Theoretical Influence diagram which shows that Bob's Wood and topography would screen the proposed development from most viewpoints within the Country Park. Whilst the development would theoretically be visible from parts of the lake to the south, and the green fields between the lake and Brampton, these are not part of the Park itself. The applicant has submitted wireframe photography demonstrating the efficacy of existing landscape planting from this location.

7.66 Taking all the above into account, subject to the conditions recommended within this report, the proposal is considered to broadly accord with the Design Guide SPD (2017) and Policies LP11 and LP12 of the Local Plan, albeit there is not full policy compliance as some residual landscape harm would remain. The extent to which that harm is contrary to Local Plan Policies LP10(b), LP11 and LP12, and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan (insofar as they spatially apply) must be weighed in the planning balance.

Amenity

7.67 Policy LP14 of the Local Plan states that 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. Policy LP10(c) says that development in the countryside must not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

7.68 The Council's Environmental Health Officer has undertaken a detailed assessment of the applicant's supporting information. Comments submitted by nearby residents raising amenity concerns in respect of noise, disturbance, air quality and light pollution have all been carefully noted.

Noise & Vibration

7.69 The applicant has submitted a detailed Noise and Vibration Impact Assessment which concludes that the worst case construction noise and vibration is likely to meet the requirements of BS 5228:2009 +A1:2014 and unlikely to exceed a minor impact. This is with the exception of roadworks to re-align the A141 which are likely to impact the nearest residential properties during their construction. The timing of these works and mitigation measures to ensure any impact is acceptable will need to be considered within the relevant phase CEMP.

7.70 Piling activities would need to be covered within the CEMP and in line with the applicant's submitted assessments, which advised that if piling is required in the vicinity of dwellings, auger piling must be used. For the avoidance of doubt a specific Piling Method Statement condition is recommended.

7.71 In terms of noise once the scheme is occupied, the applicant's assessment is based on assumptions given that the detailed design will not be proposed until reserved matters stage. Whilst (based on those assumptions) no significant effects have been identified, this could change during the detailed design and accordingly an assessment would need to be undertaken with each reserved matters application to ensure no significant effects occur at noise sensitive receptors; this can be conditioned. The proposed re-alignment of the A141 would achieve a slight noise betterment for neighbouring residents as this dual carriageway moves further away from them with reduced speeds.

7.72 The Environmental Health Officer supports this approach and recommends a condition that a further noise impact assessment is required to support any reserved matters application. In doing so they highlight that the BS4142 assessment demonstrates that the rating level from commercial/industrial activities at the units is likely to be more than 10 dB below the background sound level during the daytime and night-time periods at the nearest noise sensitive receptors. Achieving a demonstrable noise rating level of 10dB below background at nearest residential receptors in line with BS4142 should form part of the recommended condition, to ensure no significant effects from noise and/or vibration occur at noise sensitive receptors.

7.73 This also reflects Huntingdon Town Council's recommendation that there is a full noise impact assessment ahead of any reserved matters application, and appropriate mitigations identified in that assessment are included in those assessments. The Town Council's recommendation that there be noise mitigation measures such as noise abatement boards to cover Flamsteed Drive would be subject to detailed design at reserved matters stage, itself subject to further public consultation at that point.

Lighting

7.74 The Environmental Health Officer notes that construction lighting is included as part of the framework Construction Environmental Management Plan (CEMP) and will be included in phase CEMPs. This can be controlled by condition.

7.75 In terms of permanent "operational" lighting they note the applicant's conclusion that there would not be any significant adverse impact for operational lighting if best practice measures are followed. In practical terms this means that, as reserved matters applications come forward, detailed lighting designs should comply with the

lighting strategy and include a luminaire schedule and plan; a modelled prediction of lighting levels and obtrusive light (including horizontal and vertical isolines) at sensitive receptors to confirm the requirements of the lighting strategy have been achieved. A condition to ensure this information is submitted is recommended, which would have a number of requirements including:

- Protection of nearby homes from light spillage (Local Plan Policy LP14)
- Minimising the intrusion of light spill into the surrounding countryside (Local Plan Policy LP10(c))
- Protecting ecologically notable dark corridors (see report paragraph 7.111)

Air Quality

7.76 The Environmental Health Officer has reviewed the submitted Air Quality Impact Assessment, advising a construction dust risk assessment has been submitted along with appropriate construction dust mitigation measures. These would need to be included in the relevant Construction Environmental Management Plans to safeguard air quality during construction, and can be secured by condition.

7.77 The applicant's assessment concludes that the impact on air quality from the proposals would not be significant and advises some Travel Plan Measures to minimise impact; this conclusion has been critically assessed by the Environmental Health Officer. They advise that the proposed development would be unlikely to breach air quality objectives, and that nearby sensitive receptors would not be subject to levels above the objectives. Even so, current advice from public health experts is that the health impacts of air pollution should be minimised, even if there is no risk that air quality objectives will be breached. This is supported by both national and local planning policies promoting air quality improvements and minimisation of impacts.

7.78 Notwithstanding that they judge the likely effect on air quality to be insignificant, the Environmental Health Officer advises that consideration is given to the application of good design and good practice measures during the detailed design phase, including:

- Promoting active travel and ensuring good cycling and walking infrastructure (preferably away from roads) to reduce reliance on vehicle use – this has been discussed.
- The provision of electric vehicle rapid charge points/infrastructure,
- Access to public transport,
- Good property insulation,
- Low emission design.

7.79 In the event that matters change significantly during the detailed design phase, for example a significant increase in the number of vehicles trip being generated and/or significant combustion-based plant or industrial emissions sources be proposed, a further air quality assessment would be required as part of the appropriate reserved matters application. These matters can all be controlled by conditions.

Overshadowing and overbearing impacts

7.80 Local residents have raised concerns at the potential for the proposed development to have an overshadowing or overbearing effect on their homes. Huntingdon Town Council's consultation responses asks that consideration be given for the effect on

residents of the Hinchingbrooke estate of units 2E and 3D, suggesting the removal of these units, or, if unsuitable, a requirement that these are restricted in height to become the development's lowest buildings.

7.81 Cllr David Shaw's consultation response proposes a maximum height cap of 18.5 metres across the whole logistics park as a reasonable compromise. This has been put to the applicant, who has responded by pointing out that this height cap is already proposed for a third of the developable area (Plateau C), which is the most elevated and visually sensitive part of the Site, and also the closest to Hinchingbrooke residences (albeit still some 150 metres away). Their position is there is a commercial imperative to be able to deliver some buildings at their maximum proposed heights.

7.82 Existing homes east of the site at Flamsteed Drive, Bliss Court, Meadow Rise, The Shrubbery and The Glades are on the opposite side of the A141 dual carriageway, alongside which the linear landscaping (comprising existing trees/shrubs) would remain. Assessment of the proposed parameters plans reveals that the closest proposed building would be not less than 150m away, beyond that existing landscaping. Whilst objections to this impact from residents have been noted, given the separation distance and intervening landscaping this is not considered to be an inherently unacceptable relationship.

7.83 Waterloo Farm and two further dwellings are approximately 300m to the north-east. Whilst there would be no significant overshadowing or overbearing impact on those properties, nonetheless the visual presence of the proposed development in what is currently an expansive, open setting would be a substantial change. The applicant's visualisations demonstrate the magnitude of that impact and that landscape screening would not provide effective mitigation until approximately 15 years of growth. This medium term harm would be contrary to Local Plan Policy LP14(b) and must be weighed in the planning balance.

Construction impacts

7.84 The applicant has submitted a Framework Construction Environmental Management Plan which proposes construction times of 07:00 – 19:00 hours Monday to Friday & 07:00 – 16:00 hours on Saturdays. The Environmental Health Officer notes that these differ from those within the applicant's Noise Impact Assessment which are 08:00 – 18:00 Mon – Fri and 08:00 – 13:00 on Saturdays. The shorter construction times set out in the Noise Impact Assessment are those which have been assessed in detail and consequently, a condition is recommended to limit construction to these hours only. A condition is also recommended to require a specific detailed Construction Environmental Management Plan is approved for each development phase.

7.85 Huntingdon Town Council has requested a robust construction traffic management plan is agreed for the construction phase that prohibits anyone involved in construction from parking in or accessing residential areas outside the application site; this is reasonable and can form part of the approval process for each phase's detailed Construction Environmental Management Plan.

Contaminated Land

7.86 The submitted Geoenvironmental Desk Study Report identifies some potential contamination issues that would require further investigation prior to any development, including an intrusive ground investigation to assess the soil chemistry

and ground gas and water characteristics, together with an asbestos survey of the remaining farm buildings prior to demolition and an intrusive ground investigation following their demolition. These can be secured by condition, along with any necessary remediation.

7.87 Summarising all of the above, subject to the recommended conditions, the proposal is considered to comply with Local Plan Policy LP14 and Huntingdon Neighbourhood Plan Policy E1 with the exception of the medium term impact on Waterloo Farm and the adjacent dwellings, whereby conflict with Local Plan Policy LP14(b) must be weighed in the planning balance.

Biodiversity and Ecology

7.88 Local Plan Policy LP30 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated; to ensure no net loss in biodiversity; and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development. This aligns with the ecological and environmental policies at NPPF Section 15.

7.89 One internationally designated site lies within 2km of the site, namely the Portholme Special Area of Conservation (SAC) which has been designated for its lowland hay meadow habitat. A Habitats Regulations Assessment (HRA) has been undertaken in respect of the SAC.

7.90 Four nationally designated sites lie within 2km:

- Brampton Racecourse SSSI
- Brampton Meadow SSSI
- Portholme SSSI
- Great Stukeley Railway Cutting SSSI.

7.91 Seven non-statutory designated sites are also located within 2km, including Hinchingbrooke Gravel Pits and parts of Hinchingbrooke Country Park.

7.92 Whilst Natural England has raised no objection, the Friends of Hinchingbrooke Country Park and other public consultation responses raise concerns in respect of the effect on bats and otters.

7.93 Given the these ecological sensitivities, the extensive habitat and protected species information submitted by the applicant has been reviewed in detail by an independent Ecology Consultant appointed by the Council.

Baseline conditions

7.94 The site is predominantly intensive arable farmland, with additional habitats including:

- Hedgerows and field margins
- Lines of trees and areas of woodland
- Four ponds
- Ditches and a watercourse
- Farm buildings and hardstanding areas

7.95 The onsite habitats of highest ecological value identified in the applicant's Preliminary

Ecological Appraisal comprise:

- The watercourse (a Priority Habitat of County-level importance)
- Mature and veteran trees (of County-level importance)
- Woodland, ponds, hedgerows and field margins (generally Local-level importance)

No hedgerows were classified as “important” under the Hedgerow Regulations. Approximately 500m of the A141 dual carriageway past the site is lit.

7.96 The applicant’s Preliminary Ecological Appraisal identifies potential for protected and notable species, including:

- Bats – roosting potential identified in trees and some buildings; the site also provides suitable commuting and foraging habitat;
- Birds – breeding and wintering bird interest, with confirmed use by barn owl;
- Great crested newts – historic records within on-site ponds;
- Reptiles – suitable habitat present; potential for common species;
- Otters – potential for occasional use of the watercourse;
- Hedgehog and brown hare – both priority species recorded or considered likely to be present.

7.97 Additional surveys have therefore been recommended and undertaken for bats, birds, reptiles, amphibians and invertebrates. Water voles are considered unlikely to be present. These detailed reports have been assessed by the Council’s Ecology Consultant, who has no objection to the survey methodologies and supports their findings.

Bats

7.98 Surveys identified common pipistrelle bats roosting in all three existing onsite buildings, being low-status but legally protected roosts. Four trees were inspected, with two having moderate potential (no bats present) and one low potential (no bats present). The wider site supports regular bat foraging and commuting, including common and soprano pipistrelles, *Nathusius’ pipistrelle*, *Myotis* species, and occasional barbastelle/noctule-type bats.

7.99 The bat survey contained a range of recommendations which are supported by the Council’s Ecology Consultant and can be summarised as:

- A bat licence will be required prior to the demolition of any roost-holding buildings
- Demolition and clearance works must be avoided during the hibernation season (Nov–Feb).
- Trees with roost potential must be checked immediately prior to removal.
- Dark flight corridors to be maintained, and bat-friendly lighting ($\leq 2700\text{K}$, avoid uplighting) used
- Bat boxes provided and bat-friendly planting as compensation/enhancement
- A preconstruction bat survey should be undertaken to ensure any mitigation can reflect the situation immediately prior to works commencing

7.100 Whilst the Friends of Hinchingbrooke Country Park’s suggestion of restricted goods vehicle movements during dusk and dawn (April–October) and extend surveys to

confirm bat commuting routes across the A141 are noted, these are not recommended or supported by the Council's Ecology Consultant. It is noted that the A141 is already lit passing the application site, and that vehicle volumes were more than double on this section of road prior to the A14 Huntingdon southern bypass opening.

Birds

7.101 Surveys recorded a diverse assemblage of farmland and hedgerow birds, including several red-listed species of conservation concern:

- Skylark (S41, Red-listed)
- Yellowhammer (S41, Red-listed)
- Linnet (Red-listed)
- House sparrow (Red-listed)
- Starling (Red-listed)
- Song thrush (S41)

7.102 Common hedgerow/scrub species were also recorded (whitethroat, blackcap, chiffchaff, goldfinch), reflecting the mix of hedgerows, margins, scrub and small ponds. The site is considered at least Local importance for breeding birds due to habitat diversity and presence of declining farmland species. The hedgerow–rough grass–arable mosaic provides important winter foraging habitat, especially in an intensively farmed landscape.

7.103 Barn owl activity was recorded, with use of existing barns as roost/nest structures and good foraging habitat in arable margins and rough grassland. Barn owls are treated as being of local importance.

Reptiles

7.104 The applicant's desk study returned one grass snake record (*Natrix helvetica*) 1.09 km south of the Site. Field surveys identified some suitable reptile habitat (arable margins, woodland edges, scrub). Seven survey visits were completed using 100 artificial refugia, checked between April–June 2025. No reptiles were recorded during any survey visit.

Amphibians and Invertebrates

7.105 The applicant's desk study returned 32 amphibian records within 2 km, including 28 great crested newt (GCN) records and 4 common frog records. A previous positive eDNA result for GCN (2019) exists for a pond on site. Four ponds were retested using DNA sampling, with three testing positive for GCN and the fourth Indeterminate due to lack of water (and therefore considered unsuitable for breeding). Common frogs were recorded in site ditches.

7.106 Because GCN are present a licence from Natural England would be required and an Impact Assessment Certificate for Planning (IACPC) will need to have been received by the Local Planning Authority, counter-signed by Natural England, prior to any planning permission being issued.

Water voles

7.107 A desk study identified one historical water vole record within 2 km of the site, located 230m west of the boundary. Field surveys found no suitable habitat for water vole within the site and no field signs (latrines, feeding remains, burrows, runways). The

watercourses on site (ditches, Alconbury Brook) were recorded as largely unsuitable for water vole occupancy.

Otters

7.108 The Friends of Hinchingbrooke Country Park highlight that otters were confirmed within the Country Park in 2025. The applicant's desk study confirms this, returned two otter records within 2 km and the closest being 10m south of the site, associated with the Alconbury Brook tributary. Field surveys found potentially suitable otter habitat along Alconbury Brook and Brampton Brook, plus some site ditches. No otter field signs (no spraints, slides, feeding remains, holts or couches). Although no individuals were detected on-site, the area forms part of a wider foraging and commuting corridor.

7.109 Potential long-term impacts on otters include disturbance from human activity and vehicle presence and pollution, particularly water quality effects. Controls would be required during construction to prevent pollution/run-off to Alconbury Brook and connected ditches and to manage noise, lighting, and disturbance in riparian areas. There would need to be permanent appropriate habitat management to maintain bankside vegetation and water quality once the development is occupied.

7.110 The Council's Ecology Consultant supports these controls. Additionally, the Friends of Hinchingbrooke Country Park suggest maintaining a 10–15m riparian buffer along Alconbury Brook and keeping a dark buffer dark, in this location; these suggestions are reflected in the submitted parameters plans.

Ecological protection, mitigation and enhancement measures

7.111 The applicant proposes to address potential onsite ecological impacts through:

- Avoidance of high-value habitats where possible, particularly woodland, watercourses, ponds, trees and hedgerows;
- Timing vegetation clearance to avoid bird nesting;
- Development focused on areas of lower ecological value, such as arable land;
- Construction Environmental Management Plan (CEMP) to control impacts during construction;
- Landscape and Ecological Management Plan (LEMP) to secure long-term habitat management and monitoring;
- Retention and enhancement of key habitat features and provision of new habitats, including hedgerows, ponds, wildflower grassland and ecological features such as bat boxes and log piles.
- Licensing and mitigation strategies for bats and Great Crested Newts
- New boxes for swifts, house sparrows, house martins and barn owls
- Farmland Bird Mitigation Strategy
- Creation of 10 skylark plots (16–24 m² bare ground patches) on or adjacent to the site, away from hedges/trees
- A Great Crested Newt Mitigation Strategy
- A detailed Lighting Strategy

7.112 Whilst Huntingdon Town Council's suggestion of restricted goods vehicle movements during dusk and dawn (April–October) and extend surveys to confirm bat commuting routes across the A141 are noted, these are not recommended or supported by the Council's Ecology Consultant.

7.113 Subject to securing appropriate mitigation by condition the proposed development is considered to comply with Local Plan Policy LP30 and Policy NE3 of the Huntingdon Neighbourhood Plan.

Biodiversity Net Gain

7.114 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 submitted Biodiversity Metric Assessment demonstrates measurable net gains across all habitat types assessed.

7.115 In summary, the applicant proposes a 16.5% increase in habitat units overall, including a 15.6% increase in hedgerow units and a 21.1% increase in watercourse units. This is sufficient to demonstrate that a Biodiversity Net Gain can be delivered substantially in excess of the minimum requirement, and can be secured by condition.

7.116 Subject to securing Biodiversity Net Gain via conditions, the proposed development is considered to comply with Local Plan Policy LP30 and the requirements of the Environment Act 2021.

Trees and Hedgerows

7.117 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and where development has any adverse impacts in these regards, that they be minimised as far as possible. The applicant notes that the site is not located within a Conservation Area and there are no trees protected by TPO's present on site.

7.118 The Local Highway Authority has confirmed that, for the proposed new access roundabout to the formed, a section of the A141 to the south of that roundabout would need to be realigned westward into the site. This would inherently result in the loss of a substantial linear woodland parcel, to which the Tree Officer understandably raises concerns. In the absence of an acceptable alternative design solution, the harm caused by the unavoidable loss of that woodland (mitigated to some extent by significant areas of proposed new planting across the site) must be weighed in the planning balance.

7.119 Whilst the applicant's other onsite arboricultural proposals are largely acceptable, the Council's Tree Officer has expressed regret at the proposed loss of a large Category A Giant Redwood located centrally on the site. This concern is shared by Hinchingbrooke Residents' Association. However, if the applicant is to provide the level development plateaux suitable for the proposed uses, that existing tree cannot be retained. In mitigation the applicant proposes to plant 6 no. replacement Giant Redwood trees (or similar native evergreen species such as Scots Pine or Juniper), which in principle the Tree Officer is content with. These can be secured by a specific condition, in addition to the usual conditions requiring landscaping reserved matters to be submitted and approved.

7.120 The Tree Officer also disagrees with some of the tree category assessments submitted by the applicant, notably in respect of mature willows adjacent to the river. Some of the Category A trees could be considered as veteran within the meanings

set out in the Environment Act (relating to Biodiversity Net Gain) and the NPPF. In reflection of this conflict of professional judgement it is appropriate to require a programme of remedial works to these trees, to extend their lifespan; a condition is recommended accordingly. Suitable root protection zones could be identified, secured and controlled within the remit of future reserved matters applications.

7.121 Huntingdon Town Council requests tall tree planting on the eastern side of the A141 from Spittals to the racecourse to reduce the visual impact of the development from Hinchingbrooke and Hinchingbrooke Country Park and maintain the current wooded horizon. Land on the eastern side of the A141 falls outside the applicant's ownership or control, but is it noted that the submitted parameters plans provide for significant new tree planting on the western side of the A141 within the site, which would serve a similar purpose and can be secured at reserved matters stage.

7.122 Overall then despite proposed mitigation measures and the recommended conditions, the proposed development would result in the loss of mature trees and would not therefore fully comply with Local Plan Policy LP31 or Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan insofar as they spatially apply to the site. This harm must be weighed in the planning balance.

Heritage

7.123 The decision on this application has to be made in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duties as respects listed buildings and Conservation Areas in exercise of planning functions). Section 66(1) states, *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall 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"*.

7.124 Section 16 of the NPPF (paragraphs 202 to 221) sets out principles and policies for conserving and enhancing the historic environment, in particular paragraph 212 which advises that 'great weight' should be given to the conservation of designated heritage assets; and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of significance of a designated heritage asset (including from development within its setting) should require clear and convincing justification (paragraph 213). Paragraph 215 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.

7.125 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.126 Local Plan Policy LP34 similarly requires great weight and importance to be given to the conservation of heritage assets and their settings.

Listed buildings

7.127 Whilst there are no designated heritage assets on the application site itself, a 1.5km search surrounding the application site identifies:

- 4 Grade I listed buildings,
- 2 Grade II* listed buildings,
- 48 Grade II listed buildings,
- 5 Scheduled Monuments, and
- 2 Conservation Areas.

7.128 The three Heritage Assets most likely to be impacted by the development are Waterloo Farmhouse (Grade II Listed), Church of St Bartholomew (Grade II* Listed) and Alconbury House (Grade II Listed).

Waterloo Farmhouse

7.129 The development will be approximately 340m to the southeast of Waterloo Farmhouse. The Conservation Officer advises that the closer fields offer the best setting to the farmhouse and that the wider countryside setting to the farmhouse also makes a contribution to the significance of the listed building as part of its historic agricultural context. The applicant's visualisations indicate that due to the relatively close proximity of the development to the listed building the proposed bund and tree planting is likely to offer moderately effective screening in the longer term. This could be made more effective with further development of the types of planting and building finishes at the reserved matters stage.

Church of St Bartholomew (Grade II* Listed)

7.130 The most significant setting to the Church of St Bartholomew is its churchyard. This is currently screened from the proposed development by thick planting to the south, located in the garden of Moat House. The planting is not protected though, and could be removed at any time or suffer natural degradation through disease or climate change. In anticipating long term conservation of the setting to the church it should not be relied upon to offer the same level of screening as at present. Without the existing planting the proposed development would form a dominant modern feature in the landscape, undermining the landscape setting and harming the significance of a traditional rural church. Taking a cautious approach, the potential harm to the significance of the church would be less than substantial.

7.131 More widely, the church is located on the southern edge of the ridge that forms the edge of the wide valley to the Alconbury Brook. The church tower is visible in wider views that will also include the proposed development which is therefore considered to be located in the wider setting to the church. The applicant's visualisations show that the church tower would be relegated to a secondary feature in the landscape against the massing, scale and bulk of the development. This would undermine the significance of the church being a key historic part of a small village in a rural landscape as it is currently experienced. Although the presence of other modern development is noted, consideration should be given to the contribution of the proposed development to the cumulative impact of 20th Century development within the setting of the church.

7.132 Historic England has specifically noted that the proposed development would be visually prominent within long-distance views, especially from Ermine Street, which would cause a permanent change to the character of the church's wider setting. As

this is an outline application, Historic England advise that impacts might be reduced at reserved matters stage through:

- Detailed building design,
- Landscaping, and
- Materials

This would not, however, remove all their concerns. Both Historic England and the Council's Conservation Officer agreed that the proposed development would result in less than substantial harm to the significance of the Grade II* listed church.

Alconbury House (Grade II listed)

7.133 Alconbury House is similarly built on the southern edge of the ridge overlooking the valley to Alconbury Brook. That siting was deliberate, designed to allow views from and to the house across associated parkland and countryside. The house was initially a neo-classical villa, likely built for Sir Peter Burnell (later Lord Gwydir) as part of the English landscape movement. Built on a T-plan it faces the valley with a two storey bay punctuated with 'picture' windows to make the most of the 'romantic' pastoral views. In the mid nineteenth century it was enlarged, taking on the form of a small country house.

7.134 The proposed development would sit within the wider setting to Alconbury House and be clearly visible in views from the house and garden. The distance between the development and the house (approximately 3.5km) would to some degree mitigate the visual impact in those views. However, given the elevation of Alconbury House the scale and extent of the development is unlikely to be successfully screened from view and would clearly feature in the middle distance. Consequently, the proposed development would undermine the landscape setting to Alconbury House which contributes to our understanding of its 'raison d'être' and evolution. Under the terms of the NPPF the harm to its significance would be less than substantial.

Archaeology

7.135 The applicant has undertaken a large onsite archaeological evaluation of 482 trenches which revealed multi-period activity from the Early Neolithic to the Late Roman period, concentrated in five main areas. Key findings were:

- Early Prehistoric: Very limited activity; one Early Neolithic flint assemblage and two Late Bronze Age pits.
- Middle Iron Age: Two small settlement zones with post-built structures, pits, and pottery. These appear short-lived.
- Late Iron Age–Early Roman: Major expansion with substantial enclosure systems, roundhouses, pits, and a Roman inhumation plus scattered human bone. Sites 2 and 5 represent significant settlement areas.
- Later Roman (2nd–4th century AD): Settlement contracted to a single dense zone (Site 3), with large enclosures and abundant pottery, fired clay, and animal bone.
- Medieval/Post-medieval: Mostly ridge-and-furrow, boundary ditches, and later quarry pits; limited finds.

7.136 The site contains multiple phases of prehistoric and Roman rural settlement, with the most substantial activity occurring in the Late Iron Age–Early Roman period and a strong later Roman focus in the west. Post-Roman use was entirely agricultural. The County Archaeologist has confirmed that the submitted archaeological evaluation report is satisfactory and that archaeological remains identified, while significant, are not of equivalent significance to a designated asset (as per NPPF footnote 75). A programme of archaeological excavation and recording and/or preservation in situ is appropriate, which can be secured by condition.

Conservation Areas

7.137 No material impact on the character and appearance of any Conservation Area, or its setting, has been identified by the Council's Conservation Officer.

7.138 Taking all the above into account, notwithstanding the conditions recommended within this report, the proposed development would cause harm to the settings of a number of designated heritages contrary to Local Plan Policy LP34. That harm must be weighed in the planning balance in accordance with NPPF paragraph 215.

Developer Contributions

7.139 The development would be CIL liable in accordance with the Council's adopted charging schedule, with the liability to be calculated once reserved matters have been approved for each phase.

7.140 In order to mitigate the site-specific impacts of the proposed development, the following Heads of Terms have been identified from various consultations responses and an Officer assessment:

Construction and End User Employment and Skills Plans

- Supported by monitoring on an agreed basis delivering significant employment and skills outcomes during both the construction and end user phases of this development, including apprenticeship opportunities, local employment, local subcontracting and support for local VCSE sector organisations and projects.

Public Transport

- An Interim Bus Strategy and a Permanent Bus Strategy, requiring either contracted provision of an appropriate bus service or a financial contribution to the Combined Authority to subsidise that service
- A financial contribution to the County Council for their monitoring of the development's Travel Plan

Highways works

- Requirement to enter s278 Agreement to deliver improvements to A141 comprising the principal vehicular, cycle, and pedestrian access to the development including provision of a new underpass connecting across the A141 (including restoration of a previously severed right of way)
- A financial contribution to the County Council for them to undertake local access works to carriageway widening and upgraded toucan crossing at A141/ Kings Ripton Road and potential improvements to the existing access underpass to Alconbury Brook bordering the site

- An application for a Traffic Regulation Order to be submitted to reduce the speed limit on the A141 from 70mph to 50mph on the approaches to the new roundabout
- A Signage Strategy to clearly direct goods vehicles to/from the strategic road network and highlight the existing 7.5t weight limit on Views Common Road
- Full details of a Monitor and Manage scheme in respect of offsite junction improvements committed in other developments but being delivered by others
- Improvements to the existing A1307 overbridge north of the site to include appropriate lighting

Travel Planning

- Measures, and ongoing monitoring delivering long-term active travel and public transport commitments to support the Site and locality.

Flamsteed Drive Footway/Cycleway Link and Play Area Enhancements

- Measures to provide a footway/cycleway link to Flamsteed Drive and to secure enhancements to the existing play area situated on the Council-owned land located to the southeast of the Site.

Hinchingbrooke Country Park Footway/Cycleway Enhancements

- Widening and resurfacing of the existing path through the Country Park from the A141 underpass (next to the Alconbury Brook) to the existing Country Park car park

Biodiversity Net Gain

- Monitoring contribution relating to the monitoring of the Habitat Management and Monitoring Plan secured separately by condition

Other Matters

Fire hydrants

7.141 Whilst Cambridgeshire Fire & Rescue Service has not commented on this application, it is standard practice to impose a condition securing the provision of fire hydrants in accordance with Policy LP12 of the Local Plan.

Community safety

7.142 NPPF Para 135(f) requires that planning decisions should ensure that developments create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.143 The application has been assessed by Cambridgeshire Constabulary who raise no objections in principle, subject to further consideration at reserved matters stage.

7.144 Huntingdon Town Council, Hinchingbrooke Residents' Association and a number of residents have raised concerns about crime and disorder in the proposed A141 underpass.

7.145 In this respect the Constabulary has recommended that footway/cycleway routes should be as straight and as short as possible with a minimum width of 3m to avoid

potential physical conflict points as pedestrians pass each other. Good lighting will facilitate natural surveillance and enable people to identify a specific risk but for the most part and in a very reassuring way it also serves to enable people to see that they are safe. The general alignment of the proposed underpass and its approach paths accords with this advice, and details of its lighting can be secured by the recommended lighting condition.

7.146 Additionally the Constabulary advises that CCTV, whilst not a universal solution to security problems, can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and a CCTV strategy condition (to include CCTV coverage of the underpass) is recommended accordingly.

7.147 In light of the Constabulary's advice and subject to the recommended mitigation measures it is considered that the proposed development would not impact adversely on the safety and security of its users or the general public and therefore it is in accordance with Local Plan Policy LP14.

Environmental Sustainability

7.148 Local Plan Policy LP12 provides policy support for applications that can demonstrate sustainable design and construction methods including in respect of the efficient use of energy, water and other resources, with a minimum of BREEAM "Good". The Council's recently-published Technical Advice Note on Environmentally Sustainable Design and Construction builds on this and provides practical additional advice.

7.149 The applicant's Framework Sustainability Strategy sets out several key objectives including:

- Reducing carbon emissions
- Enhancing biodiversity
- Promoting wellbeing.

7.150 Their strategy mandates minimum BREEAM "Excellent" certification, EPC rating 'A', and operational net zero carbon compliance. It targets embodied carbon below 400kgCO₂/m² and at least 15% biodiversity net gain, exceeding current policy requirements. Design principles incorporate PV-ready roofs, natural daylighting, WELL Building Standards, and EV charging infrastructure (20% active, 80% passive). Waste reduction measures aim for 95% diversion from landfill during construction, while smart metering and sustainable procurement policies reinforce resource efficiency.

7.151 In going beyond the minimum BREEAM "Good", the applicant's Framework Sustainability Strategy demonstrates the scheme's ability to accord with the Council's recently-published Environmentally Sustainable Design & Construction Technical Advice Note and therefore benefits from the policy support set out in Local Plan Policy LP12.

Training and skills

7.152 The Local Plan does not contain any specific policy in relation to training and skills, albeit both the Council and the Combined Authority have published various documents that provide general support. The

7.153 The applicant's Construction Phase Social Value Framework sets out a detailed Employment and Skills Plan built around four commitments:

- Inward investment through local subcontracting
- Inspiring the next generation via careers events and work experience
- Prioritising local employment and apprenticeships
- Supporting community initiatives.

7.154 Proposed activities include "meet the buyer" events, mentoring, site visits, and partnerships with schools, colleges, and VCSE HDC, Job Centre Plus, and Cambridge Regional College to ensure opportunities are accessible and aligned with local economic priorities. These measures aim to maximise local participation in the construction supply chain and create pathways into high-value employment sectors. They are supported by the Council's Economic Development Team, the Careers Hub at the Cambridgeshire & Peterborough Combined Authority, and the construction skills-focussed CIC *Constructed Pathways*.

Health Impact Assessment

7.155 A Health Impact Assessment has been submitted in accordance with Local Plan Policy LP29, which cross-references various aspects of the scheme with other Local Plan policies.

Planning Balance

7.156 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

Benefits

7.157 The development would contribute significantly to the delivery of employment opportunities in line with Local Plan Policy LP1 and the Huntingdonshire Economic Growth Strategy. The outline planning application is designed to provide flexibility and adaptability at reserved matters stage, catering to a range of occupiers and supporting local economic growth.

7.158 This development supports the Strategy's ambition to create a resilient, inclusive, and sustainable local economy by bringing forward new employment land that responds to market demand for industrial and logistics uses. It would play an important role in strengthening and diversifying Huntingdonshire's employment base, providing a range of job opportunities and supporting both business retention and inward investment within the district.

7.159 Substantial business rates are anticipated (between £5M and £6M per annum, depending on the final mix of uses).

7.160 These economic benefits, including significant local job creation, carry substantial weight in the planning balance. Members will note that the Council's Community Infrastructure Levy Charging Schedule has a zero rating for "B-class" employment uses; noting this fulfils the legal requirement to have regard to this (Town and Country Planning Act 1990 Section 70(2)).

- 7.161 In addition to economic benefits, the proposed development would deliver environmental and social benefits.
- 7.162 The development is capable of achieving measurable net gains across habitats, hedgerows, and river features, exceeding the statutory 10% BNG requirement. Additional biodiversity enhancement measures are also proposed.
- 7.163 A significant proportion of the site is dedicated to soft landscaping, including structural buffer zones, swales, and amenity areas for leisure use. Local Plan Policy LP3 provides specific policy support accordingly.
- 7.164 The proposed development includes off-site highway works to upgrade footpath and cycleway links which would enhance pedestrian and cycle infrastructure.
- 7.165 Enhanced bus services to/from the site would be available for public use.

Harms

- 7.166 Less than substantial harm has been identified in respect of the setting of one Grade II* listed building and two Grade II listed buildings. Considerable importance and weight must be given to the statutory duties under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applying Section 16 of NPPF (2024).
- 7.167 Despite the applicant's proposed landscape mitigation measures, residual moderate adverse landscape and visual effects would remain, for up to Year 15 post-development. This conflicts with Local Plan Policies LP10(b), LP11 and LP12, and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan (insofar as they spatially apply)
- 7.168 Waterloo Farm and two further dwellings approximately 300m to the north-east would experience harm to their setting with a magnitude of that impact that landscape screening would effectively mitigate until approximately 15 years of growth. This medium term harm would be contrary to Local Plan Policy LP14(b).
- 7.169 The proposed development would result in the loss of mature trees, including a linear woodland on the northern side of the A141 and a Category A Giant Redwood, contrary to Local Plan Policy LP31 and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan insofar as they spatially apply to the site.
- 7.170 Other forms of harm have been identified through public consultation and technical consultee responses which, for the reasons set out in this report, are considered capable of mitigation.
- 7.171 Not all developments are entirely without harm or entirely without benefit. In reaching a recommendation, the identified harm has been carefully balanced against the benefits of the development. In this case, the cumulative benefits are considered sufficient to outweigh the identified harms.
- 7.172 Having fully assessed all three objectives of sustainable development; economic, social and environmental within this report, the proposed development would achieve these overarching objectives, and Officers consider the collective material benefits of the proposed development firmly outweigh the identified harm. When considered

holistically the proposal represents sustainable development and is therefore recommended for approval subject to conditions and a Section 106 agreement.

8. RECOMMENDATION - POWERS DELEGATED to the Head of Planning, Infrastructure & Public Protection to APPROVE subject to conditions and completion of a Section 106 obligation:

- Reserved Matters (appearance, landscaping, layout, and scale) to be approved
- Time limit
- Approved plans
- Design Code compliance
- Landscape and Ecological Management Plan (LEMP)
- Advanced structural planting prior to commencement
- 5-year Landscape Management Plan with monitoring and review
- Phased landscaping implementation and replacement
- Phase-specific detailed soft and hard landscaping schemes
- 6 no. replacement Giant Redwood trees
- Tree protection measures
- Detailed earthworks strategy
- Finished floor levels
- Finished ground levels and contours
- Minimum 10% roof mounted PV
- Maximum floorspace quantum
- Site-wide Biodiversity Net Gain plan
- Phase-specific Biodiversity Net Gain plans
- Habitat Management and Monitoring Plan
- Preconstruction Bat Survey
- Bat and bird box provision
- Provision of skylark plots
- Farmland Bird Mitigation Strategy
- Landscape and Ecological Management Plans
- Detailed Site Wide Surface Water Drainage Scheme
- Surface water drainage during construction
- Compliance with Flood Risk Assessment
- Phase-specific/building-specific Water Resources Statement
- Fire hydrants
- Foul water drainage strategy
- Phasing plan
- Construction Environmental Management Plan (CEMP)
- Construction limited to 08:00 – 18:00 Mon – Fri and 08:00 – 13:00 on Saturdays
- Noise and vibration details
- Phase-specific noise reports and mitigation
- Noise rating level of 10dB below background at nearest residential receptors
- Phase-specific air quality reports and mitigation
- Construction and operational lighting strategy
- Electric Vehicle Charge Points
- Phase-specific access provision

- Detailed pedestrian and cycle connections
- Detailed underpass design, including lighting
- Site wide CCTV scheme, to include the underpass
- Building-specific Travel Plans
- Changing and showering provision
- Secure cycle parking
- BREEAM Excellent compliance
- Phased archaeological investigations and recording
- Demolition Method Statement compliance
- Piling Method Statement
- Contamination site investigations
- Soil Management Strategy
- Design Code compliance
- Public Rights of Way strategy
- Any other conditions the Head of Planning, Infrastructure & Public Protection considers necessary

Because Great Crested Newts are present a licence from Natural England would be required and an Impact Assessment Certificate for Planning (IACPC) will need to have been received by the Local Planning Authority, counter-signed by Natural England, prior to planning permission being issued.

OR

REFUSE in the event that the obligation referred to above has not been completed and the Applicant is unwilling to agree to an extended period for determination, or on the grounds that the Applicant is unwilling to complete the obligation necessary to make the development acceptable.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs

CONTACT OFFICER:

Enquiries about this report to **James Croucher** (Interim Development Management Team Leader Strategic Team) james.croucher@huntingdonshire.gov.uk



Alconbury Parish Council

www.alconburyparishcouncil.gov.uk

Parish Clerk: Alison Brown

46 Oakdale Avenue, Peterborough, Cambs PE2 8TA

parishclerk@alconburyparishcouncil.gov.uk

18th November 2025

To: Huntingdonshire District Council

Dear Sir/Madam

Planning Application 25/01922/OUT

Hinchingbrooke Logistics Park (HLP) – OBJECTION

Alconbury Parish Council wishes to register its objection to the outline planning application submitted by Newlands Developments for the proposed Hinchingbrooke Logistics Park at Brookfield Farm, Ermine Street, Great Stukeley.

Whilst we recognise and welcome the principle of sustainable employment growth in Huntingdonshire, particularly the creation of jobs for local residents, we believe that this proposal, both in scale and location, is inappropriate, unsustainable, and premature in the context of the existing and emerging local plan framework.

1. Scale and Visual Impact – Building Heights Incompatible with Local Character

The proposed heights of the buildings, some up to 24 metres, are excessive and entirely out of keeping with both the immediate surroundings and the established character of Hinchingbrooke and its adjoining landscape.

For comparison, national TV news channels have widely reported on the warehouses at Tyldesley are only around 18-metres high and have generated significant public opposition due to their dominating scale. Similarly, in Milton Keynes, an 18-metre warehouse at Blakelands was described in a council review as “oppressive” and a “monstrosity.”

At 24-metres, the proposed buildings on Hinchingbrooke Logistics Park would be one third taller and visible for miles around, particularly from residential areas such as Flamsteed Drive, Bliss Close and The Glades.

Such vertical massing would erode the rural setting of Hinchingbrooke Country Park and the transition between the urban edge of Huntingdon and open countryside to the west. The Parish Council considers this contrary to the Huntingdonshire Design Guide SPD and to Local Plan policies Design Concept LP 11 and Design Implementation LP 12 concerning landscape character and settlement identity.

2. Flood Risk and Water Management

The Alconbury Brook Flood Group (ABFG) has already identified the proposed site as being at moderate to high flood risk, with floodwaters often retained on or near this site for extended periods during peak flow events. The site forms part of a wider natural floodplain and ecological corridor along the Alconbury Brook.

We are particularly concerned that the submitted Environmental Statement downplays the residual flood risk and fails to demonstrate how the development will integrate with existing and proposed flood mitigation strategies downstream.

The Parish Council endorses the ABFG's position that:

- Significant additional mitigation beyond minimum policy compliance is required;
- Smart drainage systems, rainwater storage and permeable surfaces must be integral, not optional.

We further note and endorse the detailed technical observations submitted by the Alconbury Brook Flood Group to both Newlands Developments and HDC, which demonstrate unresolved surface water and flood storage concerns.

Given the recent flooding events across the Alconbury and Hinchingbrooke catchments, approving a logistics park of this scale without comprehensive hydrological modelling and flood resilience design would be reckless and contrary to national planning guidance (NPPF paragraphs 170-182).

3. Cumulative Impact of Development – Need for Strategic Assessment

The cumulative impact of this proposal has been seriously underestimated by the applicant.

The Environmental Statement's conclusion (produced by David Lock Associates dated September 2025) that "*the Proposed Development would have few adverse effects of more than minor or moderate significance*" is demonstrably inaccurate when considering:

- The ongoing redevelopment of Hinchingbrooke Hospital;
- The A141 & St Ives Improvements Scheme proposal;
- Planned housing growth at Alconbury Weald; and
- The emerging North Huntingdon Growth Cluster identified in the draft Local Plan (currently under consultation) which includes both allocated and unallocated sites.

Taken together, these projects represent a major concentration of development on the north-western side of Huntingdon, all of which will funnel traffic towards and through the A1307 and Hinchingbrooke Park Road (HPR) corridor, a road network that already operates at or beyond capacity.

It is entirely inappropriate to consider the HLP application in isolation when its impacts clearly interact with the cumulative traffic, pollution, and amenity pressures of these other developments. Indeed, the Parish Council does not accept that "*in overall terms, the outcome of the EIA is that significant beneficial effects would be substantial, while significant adverse effects would be few and limited, such that its beneficial effects would outweigh its adverse ones.*"

A comprehensive strategic transport assessment covering the whole North Huntingdon Growth Area should be undertaken before any further large-scale development is consented.

4. Highway and Access Constraints

The Parish Council shares local residents' concerns that Hinchingbrooke Park Road remains the only vehicular access for thousands of residents, hospital staff and visitors, school traffic, and emergency services. The addition of substantial HGV and van traffic to this constrained network would cause further congestion, worsen air quality around schools and the hospital, and increase risks to emergency response times.

The development's reliance on the A1307 and Views Common Road, both already under strain, is unsustainable. Enforcement of existing weight limits and the long-overdue provision of a second access road to the Hinchingbrooke estate, must be prerequisites before any further expansion in traffic-generating development is permitted.

5. Prematurity and Conflict with Emerging Policy

The site lies outside the current Local Plan allocation and sits on high-quality agricultural land. Proceeding with this proposal now would pre-empt decisions being made through the Draft Local Plan Preferred Options, which is currently under public consultation.

The Draft Local Plan identifies the North Huntingdon Growth Cluster as a strategic focus for coordinated employment and housing development. Granting permission for HLP at this stage would undermine the plan-led process, set an undesirable precedent for unallocated industrial development, and compromise the strategic spatial vision that Huntingdonshire District Council and Cambridgeshire County Council are currently consulting on.

Conclusion

For the reasons set out above - with particular regard to the excessive building heights, the unresolved flood risk, the unmitigated cumulative impact on road infrastructure and the proposal's conflict with the emerging spatial strategy - Alconbury Parish Council objects to the outline application for Hinchingbrooke Logistics Park.

We respectfully request that Huntingdonshire District Council refuse this application or defer its determination pending the completion of a comprehensive cumulative impact and flood risk assessment aligned with the Draft Local Plan and North Huntingdon Growth Cluster.

Yours faithfully

Alconbury Parish Council

CC

Michelle Sacks, Chief Executive, Huntingdonshire District Council

Mike Gildersleeves, Deputy Chief Executive, Huntingdonshire District Council

Stephen Moir, Chief Executive, Cambridgeshire County Council

Emma Fitch, Service Director Environment, Planning & Economy, Cambridgeshire County Council

Paul Bristow, Mayor of Cambridgeshire and Peterborough

Ian Gardener, County Councillor, Cambridgeshire County Council

Rt Hon Ben Obese-Jecty MP

Spatial Planning (East Region), National Highways



Alconbury Parish Council

www.alconburyparishcouncil.gov.uk

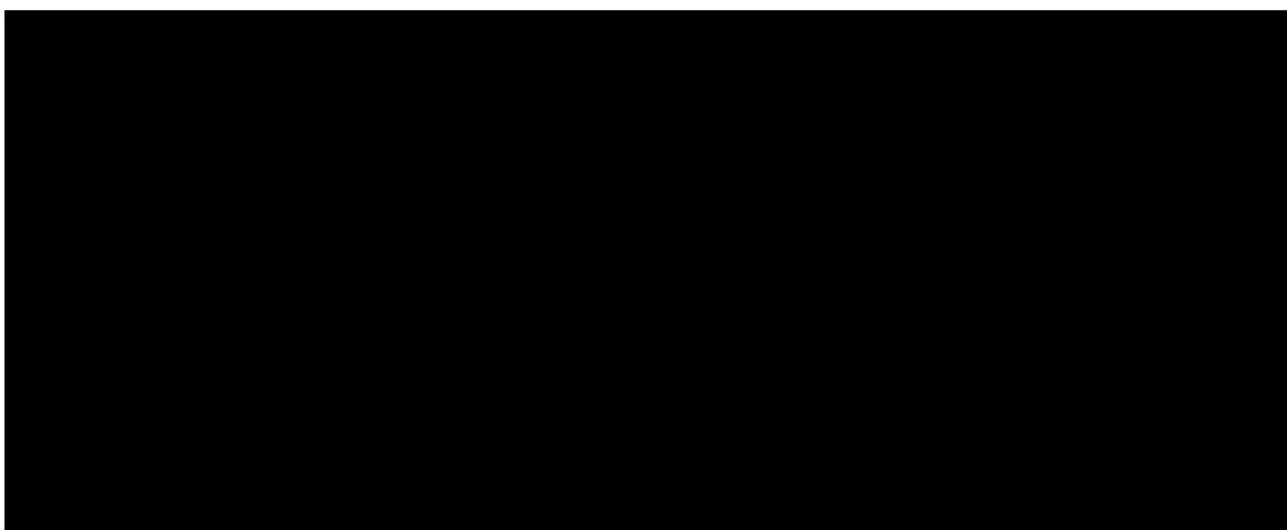
Parish Clerk: Alison Brown

46 Oakdale Avenue, Peterborough, Cambs PE2 8TA

parishclerk@alconburyparishcouncil.gov.uk

28 January 2026

To: Huntingdonshire District Council



Dear Sir/Madam,

**Planning Application 25/01922/OUT – Hinchingbrooke Logistics Park (HLP)
Further Objection from Alconbury Parish Council**

Alconbury Parish Council writes further to its formal objection submitted in November 2025 in respect of the above outline planning application. This additional representation is intended to assist the Development Management Committee by drawing attention to material cumulative transport, safeguarding and infrastructure impacts which remain unresolved and which, in the Parish Council's view, have not been adequately or robustly assessed.

In particular, the Parish Council considers that the application must be assessed in the context of the North Huntingdon Growth Cluster, as identified in the Huntingdonshire District Council Preferred Options Local Plan to 2046. The Cluster explicitly anticipates multiple employment, housing and infrastructure proposals coming forward within the same geographic area. It follows that development proposals within the Cluster cannot be considered in isolation and that planning authorities have a clear duty to consider cumulative impacts on transport networks, communities and essential services.

1. Existing highway constraints at Hinchingbrooke Estate

The Parish Council wishes to formally reference and support the detailed concerns raised by the Hinchingbrooke Residents' Association, whose members experience the day-to-day reality of the transport network adjacent to the proposed development site.

The Parish Council further notes the recent representation made by the Interim Chair of the Hinchingbrooke Residents' Association to Huntingdon Town Council, which highlighted residents' strong objection to the use of the name "Hinchingbrooke Logistics Park". The site at Brookfields Farm has never historically formed part of Hinchingbrooke Estate and the Parish Council endorses the request made on behalf of residents that the development be renamed. This will avoid misleading any association with the established residential area.

Hinchingbrooke Estate comprises approximately 2,000 residents living in over 800 properties, yet is served by a single vehicular access route of Hinchingbrooke Park Road. This single route must already accommodate, often within the same peak periods:

- Commuting movements of approximately 2,000 hospital staff and access for patients and visitors to Hinchingbrooke Hospital (with circa 1,300 parking spaces);
- The daily arrival and departure of over 2,100 pupils and 300 staff at Hinchingbrooke School, including significant numbers of school buses from surrounding villages;
- Movements associated with Cromwell Academy (circa 200 pupils and staff);
- Around 900 staff at Cambridgeshire Police Headquarters and 100 staff at Fire & Rescue HQ;
- Commuter traffic accessing Huntingdon town centre and Huntingdon railway station;
- Seasonal and event-related traffic associated with Hinchingbrooke Country Park.

This convergence already creates a severe and well-documented bottleneck, with residents reporting routine delays of 30–60 minutes during peak periods, and significantly longer delays during incidents or when the strategic network is disrupted (including A14 closures).

Despite recent traffic signal changes at the junction of Hinchingbrooke Park Road and Views Common Road in November and December 2025, it is widely acknowledged that signal optimisation alone cannot resolve a junction that is operating at or beyond practical capacity.

2. Safeguarding and duty of care

The Parish Council is particularly concerned that safeguarding considerations are not being afforded sufficient weight.

Hinchingbrooke Park Road and its immediate vicinity are used daily by large numbers of children travelling on foot, by bicycle and by bus to and from Hinchingbrooke School and Cromwell Academy. Increased congestion, queuing, driver frustration and the presence of additional HGV and LGV movements will materially increase risk at junctions, crossings and along pathways used by pupils.

The Parish Council considers that planning authorities have a clear duty of care to ensure that development proposals do not worsen conditions for children and other vulnerable road users. This duty extends beyond abstract modelling outputs and requires a realistic appraisal of how additional traffic will interact with an already constrained, mixed-use access corridor.

3. Hinchingbrooke Logistics Park – scale and traffic generation

The Parish Council notes that the Hinchingbrooke Logistics Park proposal comprises approximately 2.2 million square feet of warehouse floorspace, operating 24 hours a day, 365 days a year, with buildings of up to 24 metres in height immediately adjacent to an established residential area.

Based on figures presented within the submitted Environmental Statement, the development is expected to generate approximately 2,448 HGV movements per day, equating to an average of 1.7 HGVs per minute, in addition to substantial LGV and employee traffic.

Provided that Hinchingbrooke Estate continues to have only a single access route, the Parish Council shares the Residents' Association's concern that the proximity and scale of this traffic generation will exacerbate an already notorious congestion problem, with direct consequences for residents, emergency response times, school travel and hospital access.

4. Inadequate assessment of traffic displacement and wider impacts

A critical deficiency in the submitted Transport Assessment is the failure to assess traffic displacement and driver behaviour beyond the immediate junctions.

Experience already demonstrates that when congestion occurs at the A141/A1307 Spittals interchange, drivers actively seek to avoid the area. As congestion increases, it is entirely foreseeable that:

- Traffic diverts through Great Stukeley and Little Stukeley, placing additional pressure on village roads not designed to function as distributor routes, particularly given that the Alconbury Weald development is still ongoing;

- Commuter and HGV traffic routes via Brampton, using Huntingdon Road and Thrapston Road;
- Some drivers seek to bypass the area altogether by rat-running through Abbots Ripton and surrounding rural roads.

These impacts are not speculative; they are a predictable and already observed response to congestion in this part of Huntingdonshire. Yet they are not adequately captured within the scope of the Transport Assessment, resulting in a systematic underestimation of the true area-wide effects of the proposal.

This omission is particularly concerning given that other proposals within the North Huntingdon Growth Cluster, including the Sapley Garden Village concept (currently unallocated but promoted within the Cluster), will also exert pressure on the same network. The cumulative impact of these proposals must be assessed collectively, not incrementally.

5. Transport modelling and data completeness

The Parish Council further notes and supports the concerns raised by National Highways in consultee comments submitted on 11 December 2025, which state that:

- Full modelling data has not been provided;
- Certain data entries appear identical or contain anomalous negative values; and
- Insufficient information has been submitted to properly determine highway impacts at this time.

In the Parish Council's view, this alone is sufficient reason for the application not to be determined, as the Development Management Committee cannot discharge its responsibilities without a robust and complete evidence base.

6. Additional concerns regarding traffic modelling assumptions

The Parish Council wishes to highlight concerns arising from a presentation by the applicant's developers and consultants held on 27 January.

Slides shown identified a number of key junctions where traffic survey data is required, including the Brampton Hut interchange, A14 slip roads and local junctions linking the A141 to Brampton. This demonstrates the applicant's own recognition of the sensitivity of these locations.

However, the presentation also showed 80% of HGV movements are predicted to travel west from the logistics park towards Brampton Hut, despite it being shown that no completed traffic modelling or supporting data underpins this assumption.

The Parish Council considers it unacceptable for such a critical traffic flow prediction to be presented without evidence. The direction and volume of HGV movements are central to understanding impacts on the A14 and for surrounding villages.

This further reinforces concerns that the Transport Assessment is incomplete and unreliable, and that infrastructure impacts cannot be properly assessed at this stage.

Furthermore, the applicant confirmed reliance on 2011 Census data to assess worker profiles and commuting patterns, with the 2021 Census discounted due to the pandemic. This means employment travel assumptions are based on data that is now around 15 years old.

Given the scale of growth and change in and around Huntingdon over recent years, the Parish Council considers this wholly inappropriate. Using such outdated data further undermines confidence in the robustness of the Transport Assessment.

7. Plan-led decision making and cumulative infrastructure capacity

The Parish Council emphasises that the Preferred Options Local Plan to 2046 explicitly identifies the North Huntingdon Growth Cluster as requiring coordinated, strategic consideration of infrastructure capacity. Granting consent for a major logistics development in advance of such coordination risks undermining the plan-led system and prejudging decisions that are currently subject to public consultation.

Major infrastructure constraints, particularly transport, cannot be retrospectively resolved once multiple large developments are consented independently.

Conclusion

Alconbury Parish Council respectfully submits that the Hinchingbrooke Logistics Park application raises serious and unresolved concerns in relation to:

- Severe existing highway constraints at Hinchingbrooke Estate;
- Safeguarding of children and vulnerable road users;
- Significant HGV and 24/7 operational impacts adjacent to residential areas;
- Failure to assess traffic displacement into surrounding villages;
- Incomplete and unreliable transport modelling; and
- The absence of a coordinated, cluster-wide infrastructure assessment, especially given HDC's own admission in the recent Sustainability Appraisal that the landscape will "fundamentally change" in the North Huntingdon area.

For these reasons, and consistent with the Parish Council's objection submitted in November 2025, Alconbury Parish Council urges Huntingdonshire District Council to

refuse the application, or at the very least defer determination pending a comprehensive, cumulative transport and infrastructure assessment aligned with the North Huntingdon Growth Cluster and the emerging Local Plan.

Yours faithfully,



Alconbury Parish Council

From: [REDACTED]
Sent: 28 October 2025 16:32
To: DMAAdmin
Subject: Planning application 25/01922/OUT

Good afternoon

Please see the response to the above planning application 25/01922/OUT

Planning Application: 25/01922/OUT Brookfield Farm Ermine Street Great Stukeley

Huntingdon PE28 4AB Outline Planning Application with all matters reserved except for site access for construction of storage and distribution (Use Class B8), General Employment (Use Class B2), Bus depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works).

This was discussed at length, and the committee asked the question if/why this development is needed in an area that is currently facilitating this type of major construction and asked if there had been a survey carried out to determine if there is a need here, especially when there are already vacant buildings in the area. If so, the committee would welcome the information.

It was felt that the area where the attenuation ponds are to be situated (North west of the site) is not enough and will make little difference to any flooding. It was requested that the subject of Flooding is re-visited as the council feels that the information contained is incorrect as the flooding will affect Alconbury Brook at the southern edge of the site causing it to flood more significantly than before the development. In an effort to alleviate this further attenuation ponds should be located in this area.

Concerns were also raised around the underpass (walking and cycling access). This underpass could be due to potential anti-social behaviour often found in such underpasses; the committee considers a footbridge similar to A1307 will be far more suitable and ask that this is reconsidered in the application for this to be installed. In addition to this the committee have concerns on how this will be cleaned and maintained and by which party.

With regards to the new roundabout. The committee understands the traffic to the roundabout, is not to be controlled by traffic lights. In addition to this the committee is questioning confirmation on whether there will be street lighting in this area.

The number of HGV's that would use Thrapston Road Brampton for access to the site is also a concern and the council would welcome clarification of vehicular movement, i.e. the number of vehicles expected per day.

Kind regards

[REDACTED]

[REDACTED]
Assistant Clerk

Correspondence address:

Brampton Parish Council, Brampton Memorial Centre, Thrapston Road, Brampton, Huntingdon PE28 4TB

Telephone: 01480 454441

Website: www.brampton-cambs-pc.gov.uk

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From: [REDACTED]
Sent: 29 January 2026 14:04
To: DevelopmentControl; DMAAdmin
Subject: Planning Application 25/01922/OUT- Additional Comments

Importance: High

Categories: [REDACTED]

Planning Application: 25/01922/OUT Brookfield Farm, Ermine Street, Great Stukeley, Huntingdon

Proposal: Outline Planning Application with all matters reserved except for site access for construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2) ,Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from the A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works)

Following a meeting with the Developers on 27 January, and consideration of their presentation, the Council has further comments to add to its response dated 28 October 2025.

The Council remains concerned about the lack of car parking proposed for the site. While it acknowledges the objective of reducing car usage, there is currently no evidence to demonstrate how this will operate effectively in practice. In addition, the Council notes that modelling has been undertaken to assess the impact of construction traffic and finds this reassuring. However, no modelling has been provided to assess the highways impact once the site becomes operational and up to 2,000 people are accessing the site for work. The Council considers that this is likely to result in a detrimental impact on the roads surrounding the village.

Regards

[REDACTED]
Locum Clerk

Correspondence address:

Brampton Parish Council, Brampton Memorial Centre, Thrapston Road, Brampton, Huntingdon PE28 4TB

Telephone: 01480 454441

Website: www.brampton-cambs-pc.gov.uk

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Huntingdon Town Council Comments – 21st October 2025



25/01922/OUT Outline Planning Application with all matters reserved except for site access for construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2) ,Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from the A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works)

Brookfield Farm Ermine Street Great Stukeley Huntingdon PE28 4AB

Consultation closes 29th October 2025

Recommend approval on the basis of policy E1, but conditional on the following: We also request that the applicants and Huntingdonshire District Council approach the owners of the Hinchingbrooke Business Park about allowing access through the gate off Parkway off the estate at peak times.

We also request, because of the size of the proposal and its wide-ranging impacts, that this matter be considered by the Development Management Committee.

1. Further study of the potential flooding impact including other developments in the area.
2. The implementation of appropriate noise mitigation measures, in particular for Flamsteed Drive because of the underpass, and consideration of noise abatement boards.
3. A condition for a robust traffic management plan for the construction phase that prohibits anyone involved with the construction from parking in or accessing Hinchingbrooke.
4. Improved signage for the weight limit on the A1307 between Hinchingbrooke Park Road and Spittals Interchange, and enforcement via ANPR, with appropriate funding via a S106 agreement.
5. A report into the potential for constructing a road from Parkway to the A1307, bearing in mind the requirement for developments over 200 houses to have 2 access points as per Cambridgeshire Highways Development Management General Principles for Development, with appropriate funding via a S106 agreement.
6. A report into the potential for replacing the interchange between Views Common Road, Brampton Road, and Hinchingbrooke Road with a roundabout, with appropriate funding via a S106 agreement.

7. An S106 contribution to improving cycling infrastructure across Huntingdon as a whole to improve non-motorised access to the site for workers.



Huntingdon Town Council Comments – 20th January 2026

25/01922/OUT Outline Planning Application with all matters reserved except for site access for construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2), Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from the A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works). The proposed development is phased with each phase being a separate and severable part of the development.

Brookfield Farm Ermine Street Great Stukeley Huntingdon PE28 4AB

Recommend support on the basis of economic development, jobs, skills, accessible landscaped areas, and sustainable travel (Huntingdon Neighbourhood Plan E1, BE1, partially TT1), welcoming the changes to the plans, natural areas including use of native species, SuDS, and the significant number of jobs, and significant investment in skills; however, the development does need mitigation, and so our support is conditioned on the following conditions being imposed in order to ensure that the requirements of BE2, NE3 and TT1.

To fulfil BE2 and TT1

- a requirement that consideration be given to the impact of flooding on the proposed A141 underpass including alternative routes during flooding (BE2(4), TT1)
- the s106 or s278 agreement to include funding for improved signage for and enforcement of the weight limit on the A1307 between Hinchingbrooke Park Road and Spittals interchange (BE2(4), TT1)

To fulfil TT1

- a requirement for a contribution to improving active travel infrastructure across Huntingdon for workers coming to the development so that the targets for pedestrian and cycle traffic are met (TT1)
- a requirement to consult with the CPCA and Cambridgeshire Bus Alliance ahead of any reserved matters applications on the location, number, and equipment of bus shelters given likely usage patterns at the site (TT1)

To fulfil NE3

- a requirement that there is a full noise impact assessment ahead of any reserved matters application, and appropriate mitigations identified in that assessment are included in those assessments (NE3)
- separately, a requirement that there be noise mitigation measures such as noise abatement boards to cover Flamsteed Drive (NE3)
- a requirement that there be no negative impact on Hinchingbrooke Country Park (NE3)
- a requirement for tall tree planting on the eastern side of the A141 from Spittals to the racecourse to reduce the visual impact of the development from Hinchingbrooke and Hinchingbrooke Country Park and maintain the current wooded horizon. (NE3)

- a requirement that the issues raised from the Friends of Hinchingbrooke Country Park about the number of connections between the park and the new park areas are addressed to the satisfaction of HDC. (NE3)
- a requirement that the development reduces the working hours on the site and incorporates a dark skies policy during closing times to reduce the effect on the bats within the nearby conservation area Bobs Wood, Hinchingbrooke Park. (NE3)

During construction to fulfil BE2

- a requirement that there be a robust construction traffic management plan agreed by HDC for the construction phase that prohibits anyone involved in construction from parking in or accessing the area outlined in red in the image (area1.png)

Additionally, we require the following considerations are made.

- Consideration of a name change of the site to Brookfield Logistics Park to ensure that the focus of Hinchingbrooke is kept as a nature conservation area.
- Consideration of a different route across the A141, possibly the previously proposed Toucan Crossing, to prevent the potential increase of crime and disorder in the currently proposed underpass.
- Consideration of the retention of the existing layby on the A141. If this is not an appropriate request, Huntingdon Town Council would ask for an explanation of why this must be removed from the highway.
- Consideration be given for the effect on residents of the Hinchingbrooke estate of units 2E and 3D. We ask for the removal of these units, and, if unsuitable, then a requirement be made that these units are the shortest on the site, due to the potential for loss of light and an adverse impact outside the Hinchingbrooke Estate spatial planning area.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

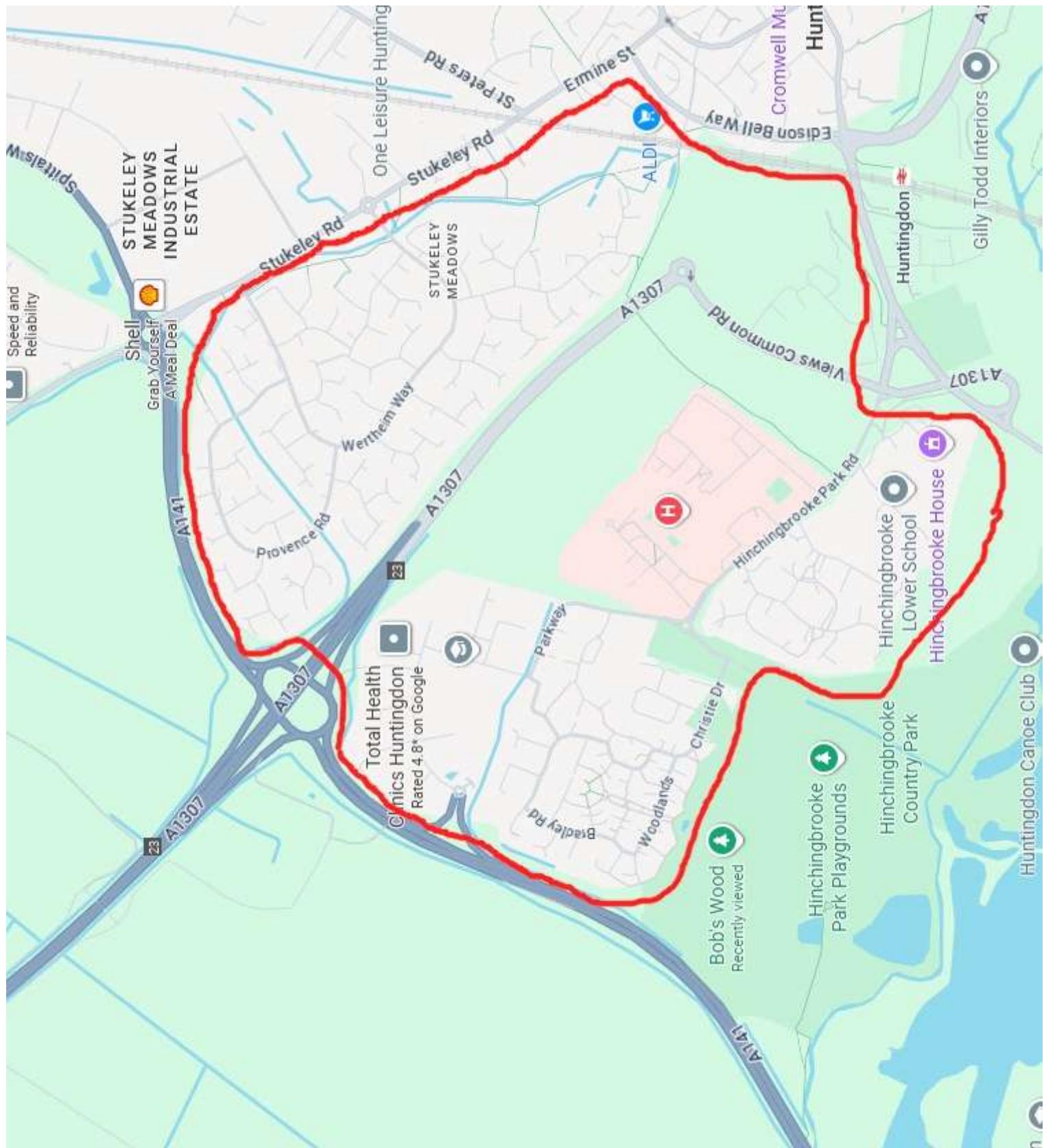
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]





From: [REDACTED]
Sent: 28 January 2026 14:16
To: DevelopmentControl
Subject: Planning Application 25/01922/OUT – Hinchingbrooke Logistics Park (HLP)

Categories: [REDACTED]

Dear Sir/Madam,

Apologies for the email but the website does not appear to be working.

Objection from Spaldwick Parish Council

Spaldwick Parish Council writes to formally object to this planning application and draw attention to material transport, safeguarding and infrastructure impacts.

1. Existing highway constraints at Hinchingbrooke Estate

Spaldwick Parish Council wishes to formally reference and support the detailed concerns raised by the Hinchingbrooke Residents' Association, whose members experience the day-to-day reality of the transport network adjacent to the proposed development site.

Hinchingbrooke Estate comprises approximately 2,000 residents living in over 800 properties, yet is served by a single vehicular access route of Hinchingbrooke Park Road. This single route must already accommodate, often within the same peak periods:

Commuting movements of approximately 2,000 hospital staff and access for patients and visitors to Hinchingbrooke Hospital (with circa 1,300 parking spaces); The daily arrival and departure of over 2,100 pupils and 300 staff at Hinchingbrooke School, including significant numbers of school buses from surrounding villages; Movements associated with Cromwell Academy (circa 200 pupils and staff); Around 900 staff at Cambridgeshire Police Headquarters and 100 staff at Fire & Rescue HQ; Commuter traffic accessing Huntingdon town centre and Huntingdon railway station; Seasonal and event-related traffic associated with Hinchingbrooke Country Park. This convergence already creates a severe and well-documented bottleneck, with residents reporting routine delays of 30–60 minutes during peak periods, and significantly longer delays during incidents or when the strategic network is disrupted (including A14 closures) which have impacted Spaldwick.

Despite recent traffic signal changes at the junction of Hinchingbrooke Park Road and Views Common Road in November and December 2025, it is widely acknowledged that signal optimisation alone cannot resolve a junction that is operating at or beyond practical capacity.

2. Safeguarding and duty of care

Spaldwick Parish Council is particularly concerned that safeguarding considerations are not being afforded sufficient weight.

Hinchingbrooke Park Road and its immediate vicinity are used daily by large numbers of children travelling on foot, by bicycle and by bus to and from Hinchingbrooke School and Cromwell Academy. Increased congestion, queuing, driver frustration and the presence of additional HGV and LGV movements will materially increase risk at junctions, crossings and along pathways used by pupils.

Spaldwick Parish Council considers that planning authorities have a clear duty of care to ensure that development proposals do not worsen conditions for children and other vulnerable road users. This duty extends beyond abstract

modelling outputs and requires a realistic appraisal of how additional traffic will interact with an already constrained, mixed-use access corridor.

3. Hinchingbrooke Logistics Park – scale and traffic generation

Spaldwick Parish Council notes that the Hinchingbrooke Logistics Park proposal comprises approximately 2.2 million square feet of warehouse floorspace, operating 24 hours a day, 365 days a year, with buildings of up to 24 metres in height immediately adjacent to an established residential area.

Based on figures presented within the submitted Environmental Statement, the development is expected to generate approximately 2,448 HGV movements per day, equating to an average of 1.7 HGVs per minute, in addition to substantial LGV and employee traffic.

Provided that Hinchingbrooke Estate continues to have only a single access route, the Parish Council shares the Residents' Association's concern that the proximity and scale of this traffic generation will exacerbate an already notorious congestion problem, with direct consequences for residents, emergency response times, school travel and hospital access.

4. Inadequate assessment of traffic displacement and wider impacts

A critical deficiency in the submitted Transport Assessment is the failure to assess traffic displacement and driver behaviour beyond the immediate junctions.

Experience already demonstrates that when congestion occurs at the A141/A1307 Spittals interchange, drivers actively seek to avoid the area. As congestion increases, it is entirely foreseeable that:

Traffic diverts through Great Stukeley and Little Stukeley, placing additional pressure on village roads not designed to function as distributor routes, particularly given that the Alconbury Weald development is still ongoing; Commuter and HGV traffic routes via Brampton, using Huntingdon Road and Thrapston Road; Some drivers seek to bypass the area altogether by rat-running through Abbots Ripton and surrounding rural roads.

These impacts are not speculative; they are a predictable and already observed response to congestion in this part of Huntingdonshire. Yet they are not adequately captured within the scope of the Transport Assessment, resulting in a systematic underestimation of the true area-wide effects of the proposal.

This omission is particularly concerning given that other proposals within the North Huntingdon Growth Cluster, including the Sapley Garden Village concept (currently unallocated but promoted within the Cluster), will also exert pressure on the same network. The cumulative impact of these proposals must be assessed collectively, not incrementally.

5. Transport modelling and data completeness

Spaldwick Parish Council further notes and supports the concerns raised by National Highways in consultee comments submitted on 11 December 2025, which state that:

Full modelling data has not been provided; Certain data entries appear identical or contain anomalous negative values; and Insufficient information has been submitted to properly determine highway impacts at this time.

In Spaldwick Parish Council's view, this alone is sufficient reason for the application not to be determined, as the Development Management Committee cannot discharge its responsibilities without a robust and complete evidence base.

6. Plan-led decision making and cumulative infrastructure capacity

Spaldwick Parish Council emphasises that the Preferred Options Local Plan to 2046 explicitly identifies the North Huntingdon Growth Cluster as requiring coordinated, strategic consideration of infrastructure capacity. Granting consent for a major logistics development in advance of such coordination risks undermining the plan-led system and prejudging decisions that are currently subject to public consultation.

Major infrastructure constraints, particularly transport, cannot be retrospectively resolved once multiple large developments are consented independently.

Conclusion

Spaldwick Parish Council respectfully submits that the Hinchingbrooke Logistics Park application raises serious and unresolved concerns in relation to:

Severe existing highway constraints at Hinchingbrooke Estate; Safeguarding of children and vulnerable road users; Significant HGV and 24/7 operational impacts adjacent to residential areas; Failure to assess traffic displacement into surrounding villages; Incomplete and unreliable transport modelling; and The absence of a coordinated, cluster-wide infrastructure assessment, especially given HDC's own admission in the recent Sustainability Appraisal that the landscape will "fundamentally change" in the North Huntingdon area.

For these reasons, Spaldwick Parish Council urges Huntingdonshire District Council to refuse the application, or at the very least defer determination pending a comprehensive, cumulative transport and infrastructure assessment aligned with the North Huntingdon Growth Cluster and the emerging Local Plan.

Yours faithfully,

Spaldwick Parish Council

[REDACTED]
Chair of Spaldwick Parish Council

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From: [REDACTED]
Sent: 07 November 2025 11:32
To: James Croucher
Subject: Fw: Planning Permission Consultation - Brookfield Farm Ermine Street Great Stukeley (ref 25/01922/OUT)

[REDACTED]
Please see below Stukeleys Parish Councils objection to the above planning application.

Many Thanks
[REDACTED]

Clerk of Stukeley PC
[REDACTED]

From: [REDACTED]
Sent: Tuesday, November 4, 2025 4:15 pm
To: 'DMAAdmin' <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - Brookfield Farm Ermine Street Great Stukeley (ref 25/01922/OUT)

Stukeley Parish Council objects to this application on the following grounds:

Flood Risk: The potential flooding impact has not been sufficiently assessed, particularly in relation to this and other nearby developments. A more detailed study is required.

Traffic Impact: The development is likely to increase traffic on the surrounding roads. A comprehensive traffic management plan must be approved as a condition of any consent.

Many Thanks

Kind Regards

[REDACTED]
Clerk of Stukeley PC
[REDACTED]

From: DMAAdmin [REDACTED]
Sent: 09 October 2025 15:03
To: clerk@thestukeleys-pc.gov.uk
Subject: RE: Planning Permission Consultation - Brookfield Farm Ermine Street Great Stukeley (ref 25/01922/OUT)

[REDACTED]

4th November should be fine. I will inform the case officer who will be in touch if any concerns.

Thanks
[REDACTED]

From: [REDACTED]
To: [DMAdmin](#)
Subject: Re: Planning Permission Consultation - Brookfield Farm Ermine Street Great Stukeley (ref 25/01922/OUT)
Date: 13 January 2026 10:29:51

Stukeley Parish Council had no comments on this application, however, it was noted that a secondary access should be provided, as the current entrance to and from the development is considered unsuitable.

Many Thanks
Kind Regards

[REDACTED]
Clerk of Stukeley Parish Council
clerk@thestukeleys-pc.gov.uk
[REDACTED]

From: Dmadmin@huntingdonshire.gov.uk · [REDACTED]
Sent: 29 December 2025 12:19 PM
To: [REDACTED]
Subject: RE: Planning Permission Consultation - Brookfield Farm Ermine Street Great Stukeley (ref 25/01922/OUT)

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: Outline Planning Application with all matters reserved except for site access for construction of Storage and Distribution (Use Class B8), General Employment (Use Class B2), Bus Depot (Sui Generis) floorspace with ancillary offices and gatehouses, provision of landscaping, access infrastructure (including new and improved vehicular access from the A141, highway, parking, cycle and pedestrian access), utilities (including gas, electricity, water, sewerage, telecommunications), sustainable drainage systems, and all associated engineering works (including demolition of existing structures and buildings, breaking-up and reuse of hardstanding and ground remodelling and enabling works). The proposed development is phased with each phase being a separate and severable part of the development.

Site Address: Brookfield Farm Ermine Street Great Stukeley

Reference: 25/01922/OUT

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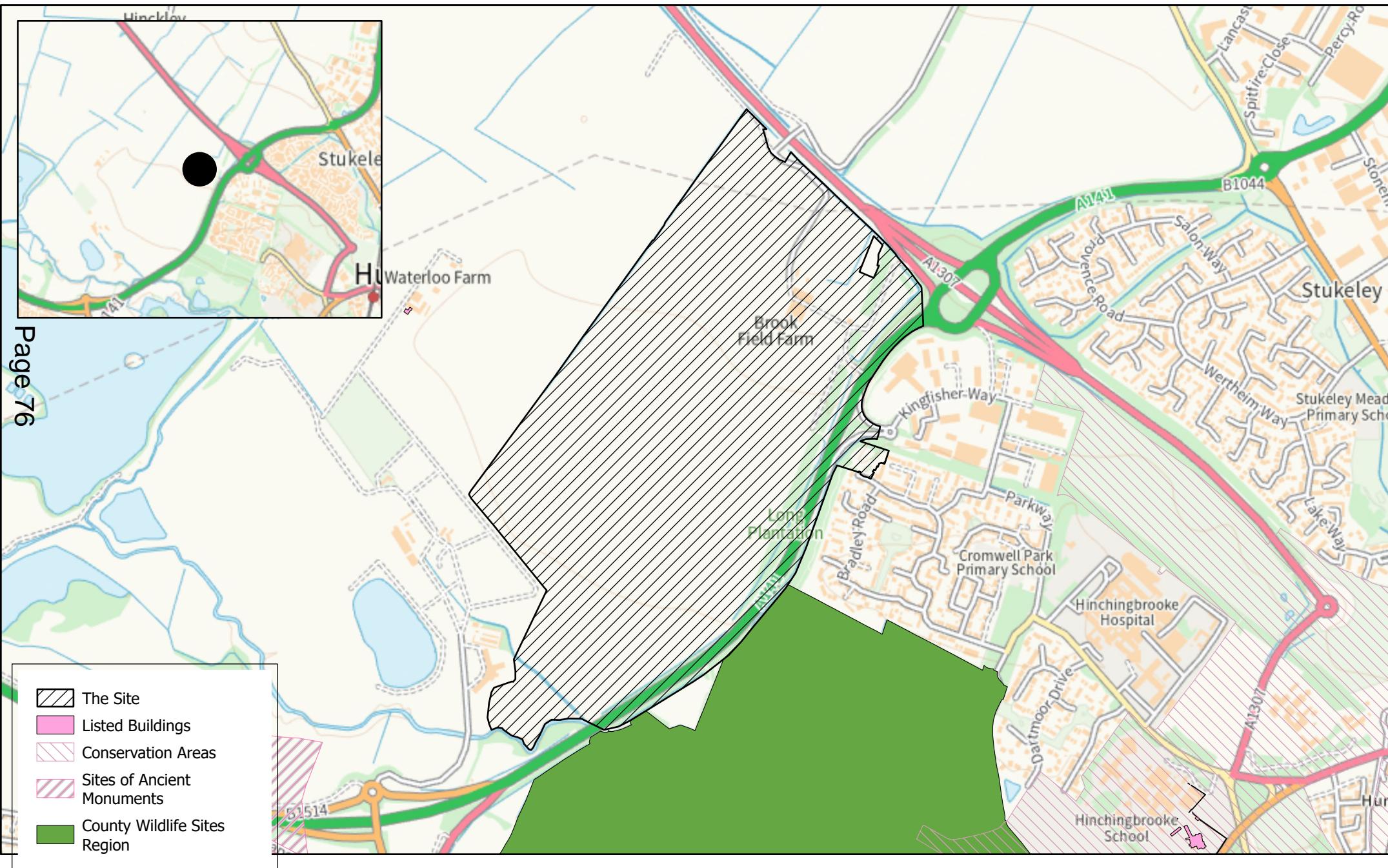
Development Management Committee

Application Ref: 25/01922/OUT



Scale = 1:12,500

Date Created: 03/02/2026



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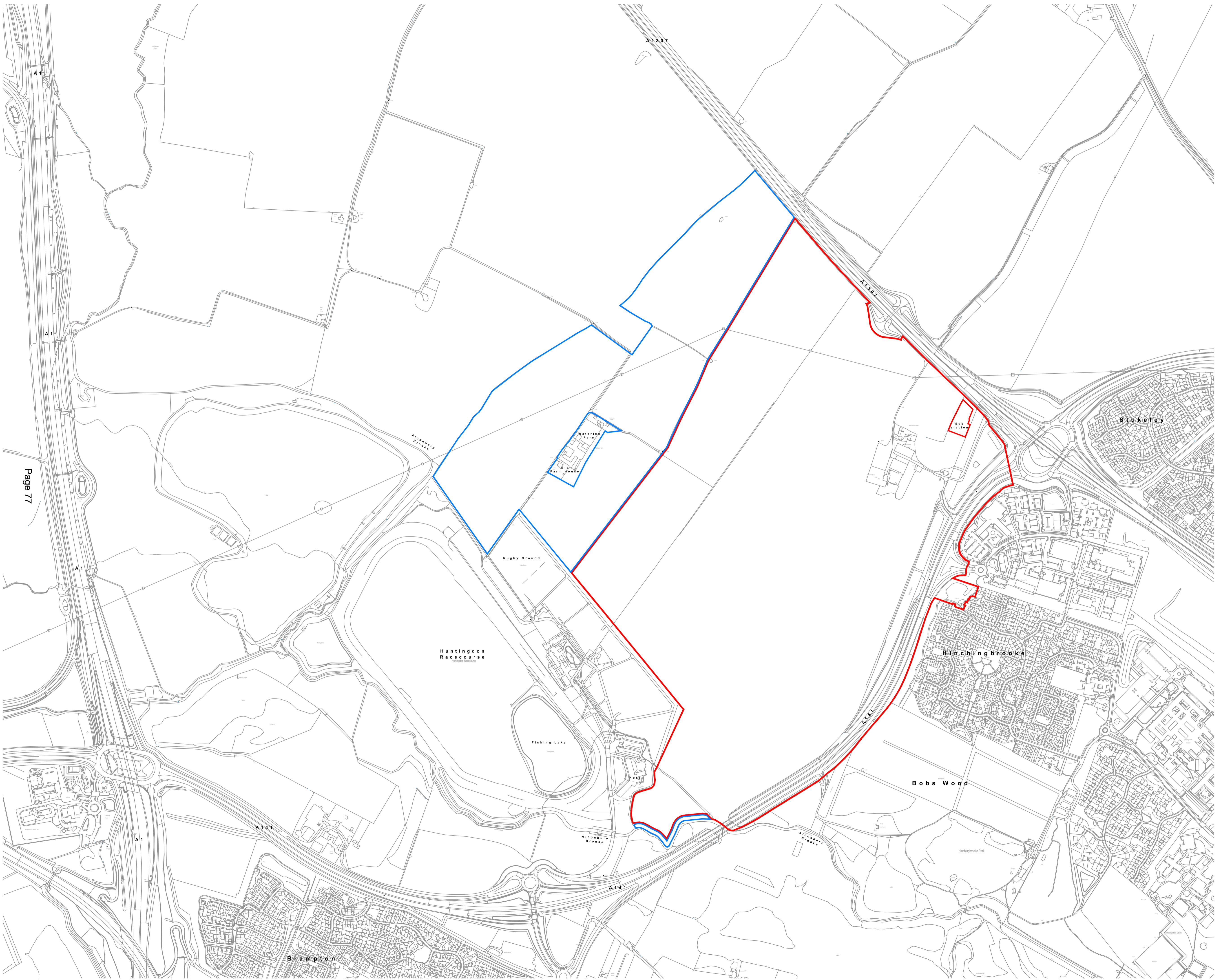
Document Scale(s)

100m SCALE 1:5000

Key

Proposed application boundary	311.94 ac 126.24 ha
Applicant Controlled Land	110.89 ac 44.88 ha

Page 77



**newlands
developments**

Project Name

Hinchingbrooke Logistics Park

Employer Project Address

Newlands Developments Hinchingbrooke, Huntingdon

RIBA Workstage Suitability

2 - Concept Design **S2 - Information**

Drawn Checked Created Size

LM MS 29.07.2025 A1

UMC Project Reference Scale LOD LOI

22573 1:5000 1 1

Document Title

Location Plan

Document Reference

22573 - UMC - S101 - SI - DR - A - 149

Revision Note

Layout amended

Issue Date Status

16.09.2025

Current Revision

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100m SCALE 1:5000

Key

- Proposed Application Boundary**
- Indicative location of utilities infrastructure**
- Subject to detail design
- Existing A141 alignment and area for A141 re-alignment, principal site access works, and associated hard and soft landscaping**
- Open Land / Landscaping Area**
- Refer to Strategic Landscape parameters plan
- Proposed A141 Underpass**
- Existing Underpass to Hinchingbrooke Country Park**
- Primary Site Access and Proposed Highway Realignment (Street Type 1)**
- Movement Corridor (Street Type 2)**
- Green Movement Corridor (Street Type 3)**
- Indicative Car Park Access**
- Indicative Service Yard Access**
- Proposed PROW and Main Cycle Access (ATR 1)**
- Proposed PROW (ATR 2)**
- Proposed Shared Use Path (ATR 3)**
- Proposed Pedestrian / Maintenance Track (ATR 4)**
- Existing PROW**
- Existing Bridleway**

Please Note:
- A tolerance of 25m is given to all movement routes to account for design development.

**newlands
developments**

Project Name

Hinchingbrooke Logistics Park

Employer Project Address

Newlands Developments **Hinchingbrooke, Huntingdon**

RIBA Workstage Suitability

2 - Concept Design **S2 - Information**

Drawn Checked Created Size

LM **MS** **02.07.2025** **A1**

UMC Project Reference Scale LOD LOI

22573 **1:5000** **1** **1**

Document Title

Parameter Plan - Access and Movement

Document Reference

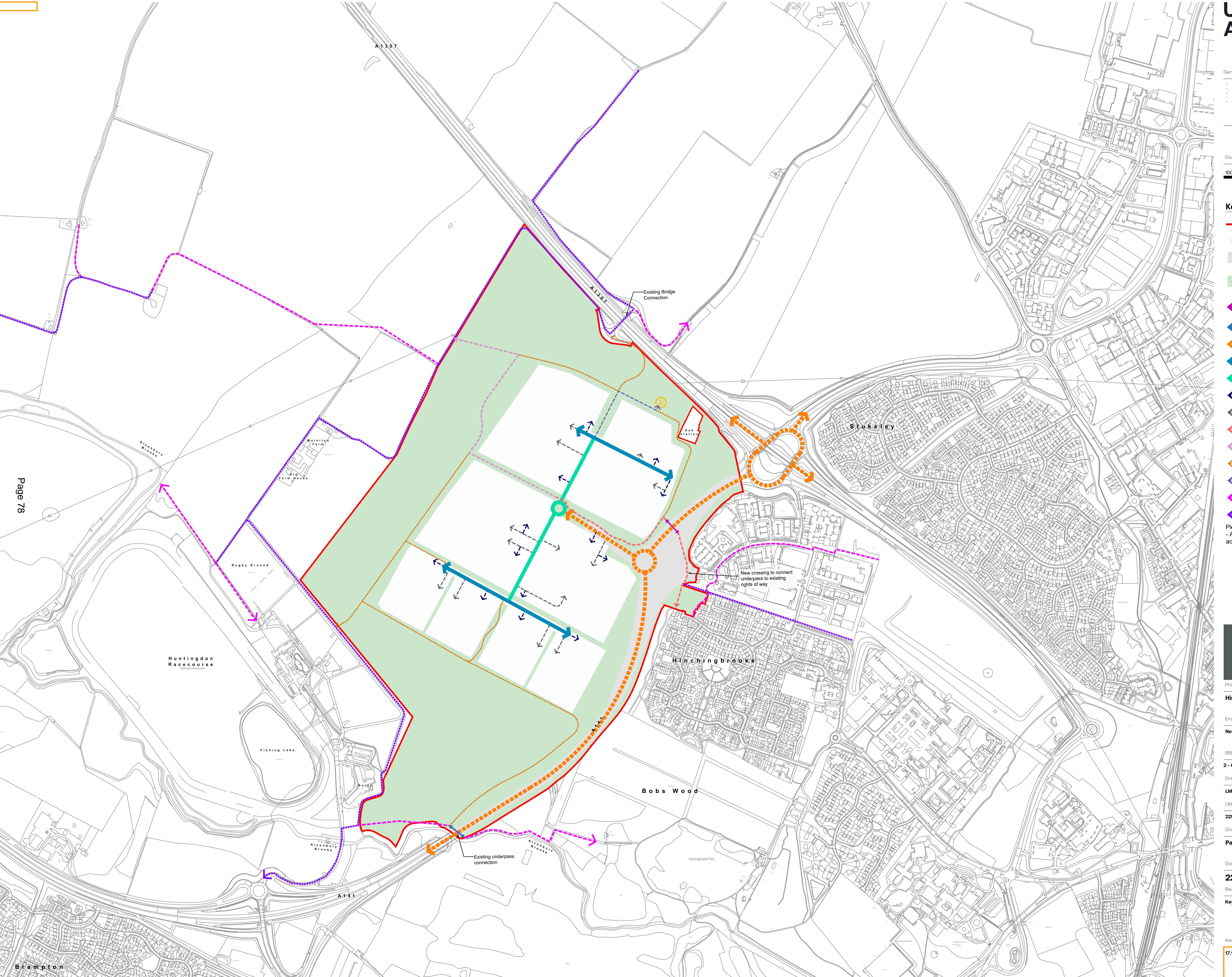
22573 - UMC - S102 - SI - DR - A - 0144

Revision Note

Key amended

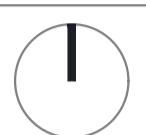
Issue Date Status Current Revision

17.12.2025



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Document Scale(s)

100m SCALE 1:5000

Key

- Proposed Application Boundary
- Existing A141 alignment and area for A141 re-alignment, principal site access works, and associated hard and soft landscaping
- Developable Area - 18.5m Max Build Height Above FFL
- Developable Area - 21.0m Max Build Height Above FFL
- Developable Area - 24.0m Max Build Height Above FFL
- Proposed Area for Bunding

24.50m
24.00m
25.00m
Fixed spot heights in metres above ordnance datum, identified along the ridge-line of each length of strategic bunding +/- 0.5m.

Between any two consecutive spot heights marked on the ridge, the height of the bund is its ridge will be no lower than the lower of the two spot heights and no higher than the higher of the two spot heights.

Area of level change
- Indicative area of site contouring related to plateaus

Please Note:

- A tolerance of variation in height to the plateaus is to be allowed for at +/- 25mm to allow for variability in material.
- For future flexibility a 25m deviation is allowed to the position of the internal boundaries between developable areas. The outer perimeter of the developable area is fixed as indicated.
- The green / movement corridors can be repositioned to suit the confirmed extent of developable area within the 25m deviation.
- Any variation in the plateau development areas and / or movement corridors shall ensure clear sight lines and visual breaks are maintained through the development areas, across connecting corridors.
- 50mm variation between the plateau level and FFL is to allow for build-up between road, footpath, unit DPC and related falls for site drainage.

**newlands
developments**

Project Name

Hinchingbrooke Logistics Park

Employer Project Address

Newlands Developments Hinchingbrooke, Huntingdon

RIBA Workstage Suitability

2 - Concept Design S2 - Information

Drawn Checked Created Size

LM MS 02.07.2025 A1

UMC Project Reference Scale LOD LOI

22573 1:5000 1 1

Document Title

Parameter Plan - Site Levels and Building Heights

Document Reference

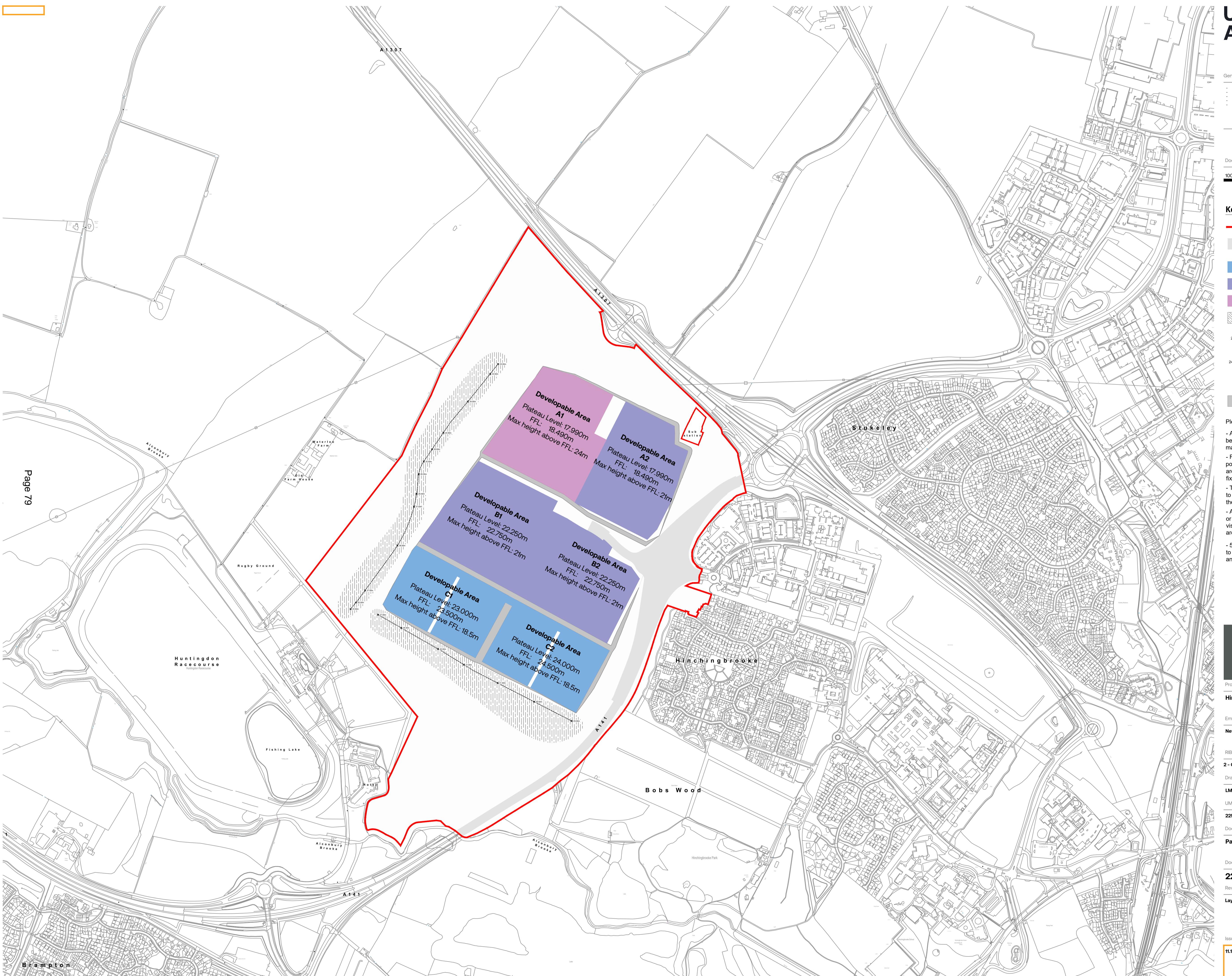
22573 - UMC - S102 - SI - DR - A - 0143

Revision Note

Layout and key amended

Issue Date Status Current Revision

11.12.2025 P09



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- All relevant drawings and specifications should be read in conjunction with this document.



Document Scale(s)

100m SCALE 1:5000

Key

- Proposed Application Boundary** (Red line)
- Indicative location of utilities infrastructure** (Yellow circle)
- Existing A141 alignment and area for A141 re-alignment, principal site access works, and associated hard and soft landscaping** (Grey area)
- Open Land / Landscaping Area** (Green area)
 - Refer to Strategic Landscape parameters plan
- Developable Area** (Blue area)
 - Use classes B2/B8/Sui Generis
 - Area of level change
 - Indicative area of site contouring related to plateaus
- Green Corridor** (Green dashed line)
 - To include landscaped planting areas
 - Minimum widths indicated on plan
- Movement Corridor** (Blue dashed line)
 - No buildings to be placed in this zone.
 - Highways, landscaping and footpath permitted
 - Highway widths subject to detail design
- Green Movement Corridor** (Green dashed line)
 - No buildings to be placed in this zone.
 - Highways, landscaping and footpath permitted
 - Highway widths subject to detail design
 - To include landscaped planting areas in addition to highway verge.
 - Minimum widths indicated on plan

Note

- For future flexibility a 25m deviation is allowed to the position of the internal boundaries between developable areas. The outer perimeter of the developable area is fixed as indicated.
- All corridors can be repositioned to suit the confirmed extent of developable area within the 25m deviation.
- Any variation in the plateau development areas and / or movement corridors shall ensure clear sight lines and visual breaks are maintained through the development areas, across connecting corridors.

**newlands
developments**

Project Name

Hinchingbrooke Logistics Park

Employer Project Address

Newlands Developments Hinchingbrooke, Huntingdon

RIBA Workstage Suitability

2 - Concept Design S2 - Information

Drawn Checked Created Size

LM MS 02.07.2025 A1

UMC Project Reference Scale LOD LOI

22573 1:5000 1 1

Document Title

Parameter Plan - Development Extents and Land Use

Document Reference

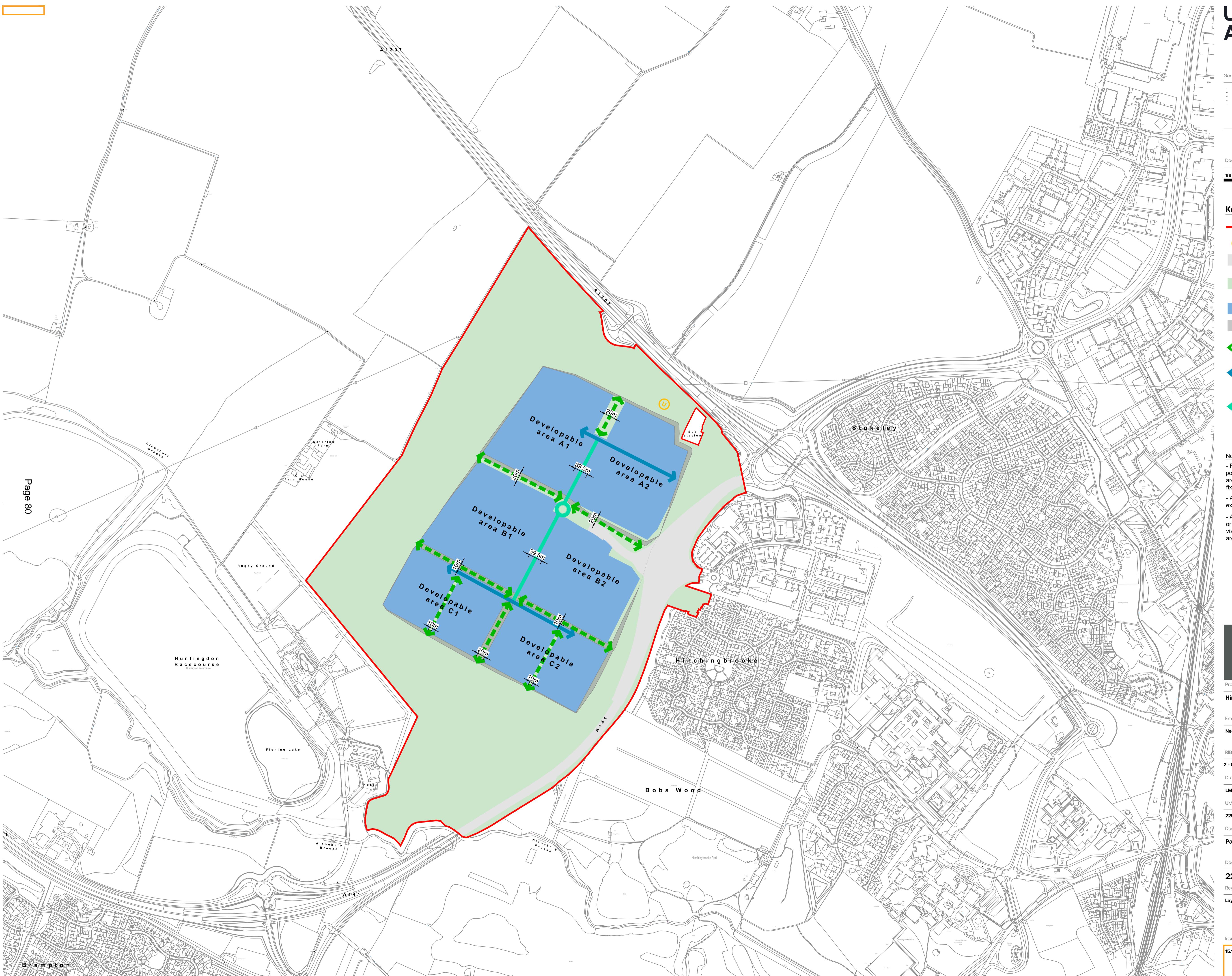
22573 - UMC - S102 - SI - DR - A - 0142

Revision Note

Layout and key amended

Issue Date Status Current Revision

15.12.2025



Key

Proposed Application Boundary

Indicative location of utilities infrastructure
- Subject to detail design

Character Area: Strategic Distribution Core

Character Area: Flexible Employment Area

Marker Building

Green Corridor
- To include landscaped planting areas
- Minimum widths indicated on plan

Open Land / Landscaping area to include
retained vegetation, mitigation mounding,
proposed planting, paths, attenuation & SuDS,
retaining walls, retained agricultural land,
publicly accessible landscape space and
other applicable features.

Proposed Area for Bunding

Proposed Attenuation Basins and Swales

Fixed spot heights in metres above ordnance
datum, identified along the ridge-line of each
length of strategic bunding +/- 0.5m.

Between any two consecutive spot heights
marked on the ridge, the height of the bund at
its ridge will be no lower than the lower of the
two spot heights and no higher than the
higher of the two spot heights.

Proposed Woodland Biome

Proposed Scrubland Biome

Proposed Wetland Biome

Proposed Meadow Biome

Proposed locations for biodiversity ponds
- Subject to ecologist specification

Proposed locations for skylark habitats
- Subject to ecologist specification

Proposed A141 Underpass

- linked to existing pedestrian network, to
allow flexibility for tolerance

Existing Underpass to Hinchinbrooke
Country Park

Primary Site Access and Proposed Highway
Realignement (Street Type 1)

Movement Corridor (Street Type 2)

Green Movement Corridor (Street Type 3)

Indicative Car Park Access

Indicative Service Yard Access

Proposed PROW and Main Cycle Access
(ATR 1)

Proposed PROW (ATR 2)

Proposed Shared Use Path (ATR 3)

Proposed Pedestrian / Maintenance Track

Existing PROW

Existing Bridleway

Please Note:

- A tolerance of 25m is given to all movement routes to
account for design development.

Project Name:

**newlands
developments**

Hinchinbrooke Logistics Park

Employer:

Newlands Developments

Project Address:

Hinchinbrooke, Huntingdon

RIBA Workstage:

Suitability

2 - Concept Design

S2 - Information

Drawn:

MS

Checked:

Created:

10.10.2025

Size:

A1

UMC Project Reference:

22573

Scale:

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LOD:

1 1

Document Title:

Regulatory Plan

Document Reference:

22573 - UMC - S102 - SI - DR - A - 0162

Layout and Key amended

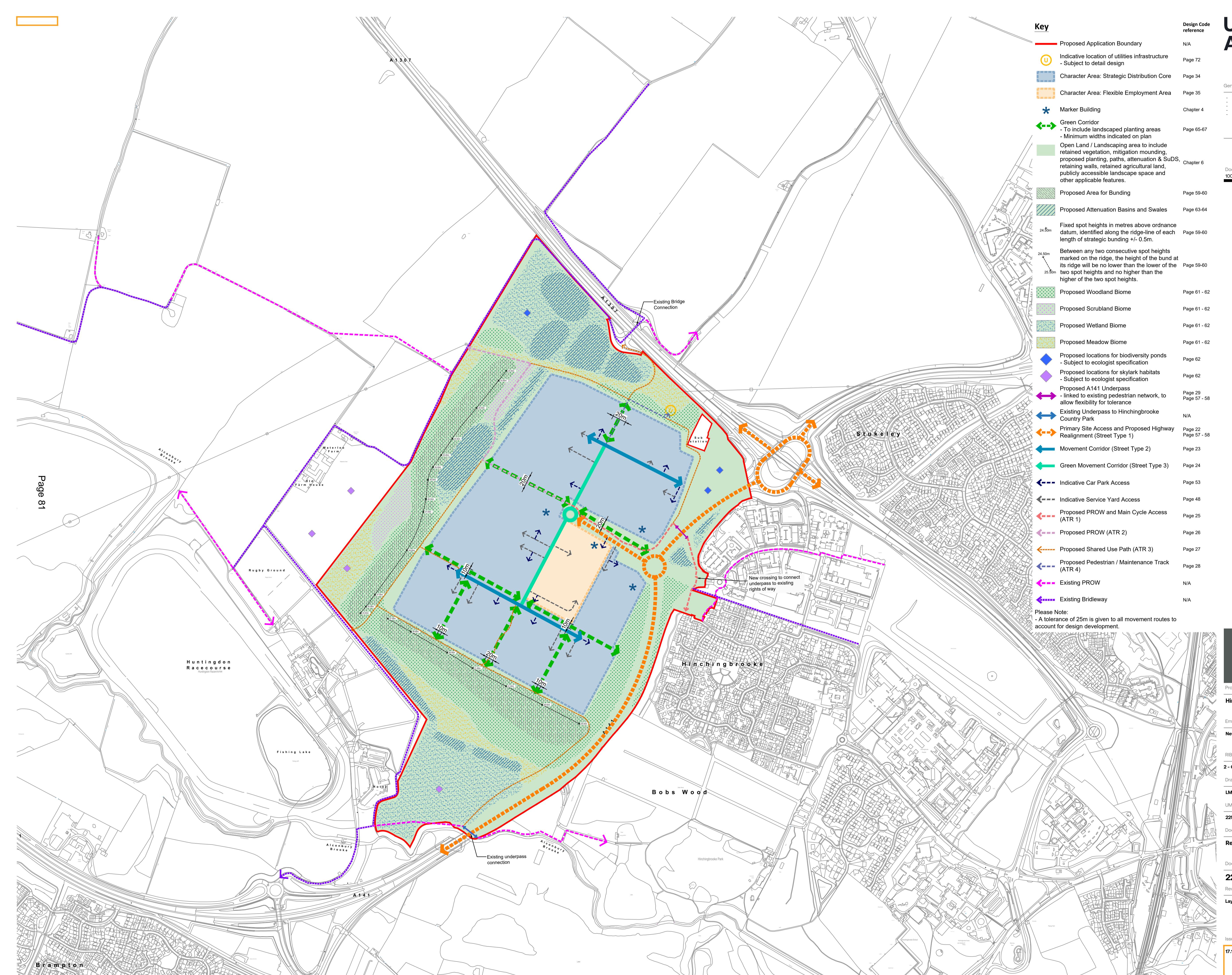
Issue Date:


17.12.2025

Status:

Current Revision:

PO2





Key

- Proposed Application Boundary**
- Indicative location of utilities infrastructure**
- Subject to detail design
- Existing A141 alignment and area for A141 re-alignment, principal site access works, and associated hard and soft landscaping**
- Open Land / Landscaping area to include retained vegetation, mitigation mounding, proposed planting, paths, attenuation & SuDS, retaining walls, retained agricultural land, publicly accessible landscape space and other applicable features.**
- Green Corridor**
- To include landscaped planting areas
- Minimum widths indicated on plan
- Green Movement Corridor**
- No buildings to be placed in this zone.
- Highways, landscaping and footpath permitted
- Highway widths subject to detail design
- To include landscaped planting areas in addition to highway verge.
- Minimum widths indicated on plan
- Retained Tree**
- Retained Hedge**
- Retained Tree Cluster**
- Removed Tree**
- Removed Hedge**
- Removed Tree Cluster**
- Proposed Area for Bunding**
- Proposed Attenuation Basins and Swales**

Fixed spot heights in metres above ordnance datum, identified along the ridge-line of each length of strategic bunding +/- 0.5m.

Between any two consecutive spot heights marked on the ridge, the height of the bund at its ridge will be no lower than the lower of the two spot heights and no higher than the higher of the two spot heights.

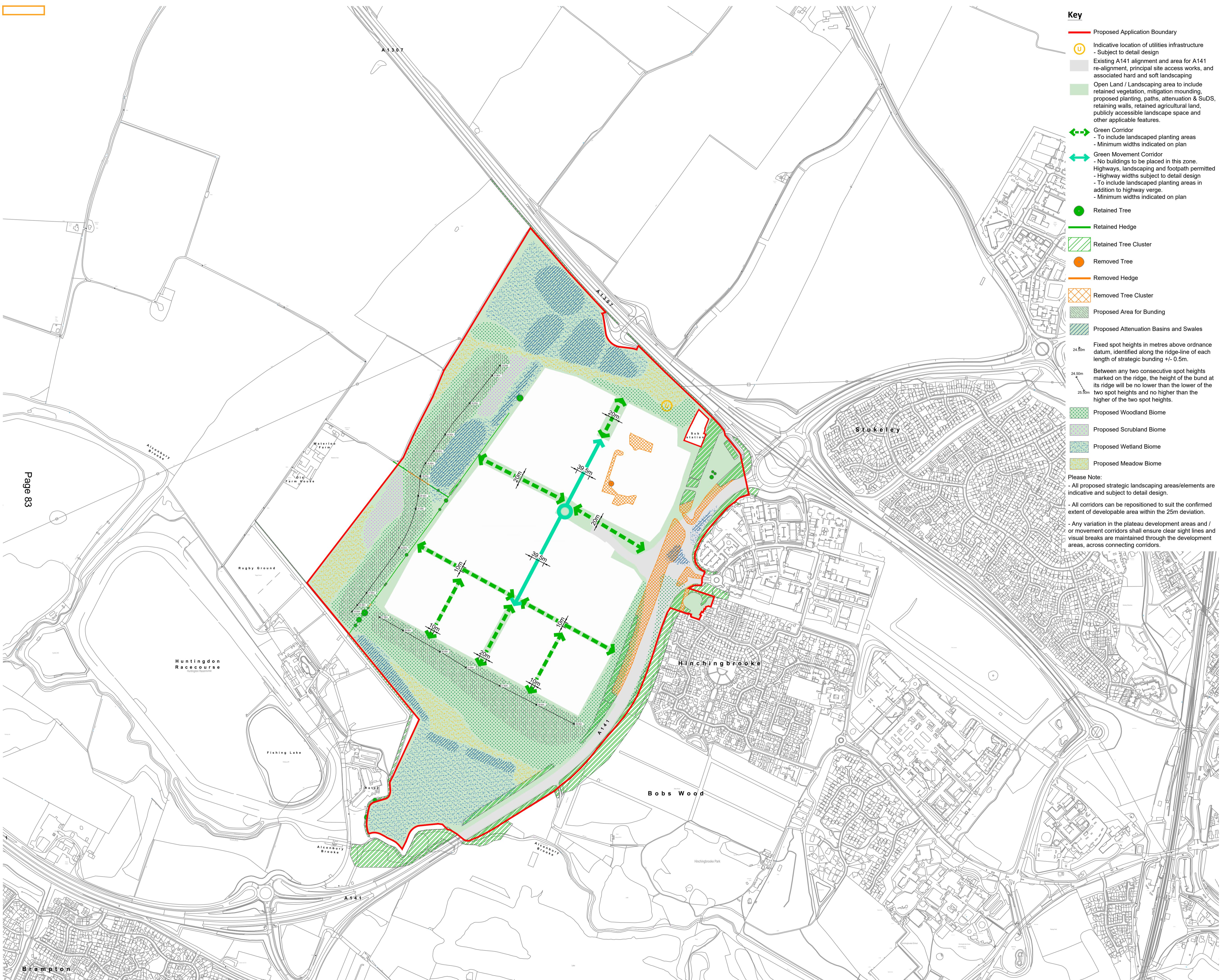
- Proposed Woodland Biome**
- Proposed Scrubland Biome**
- Proposed Wetland Biome**
- Proposed Meadow Biome**

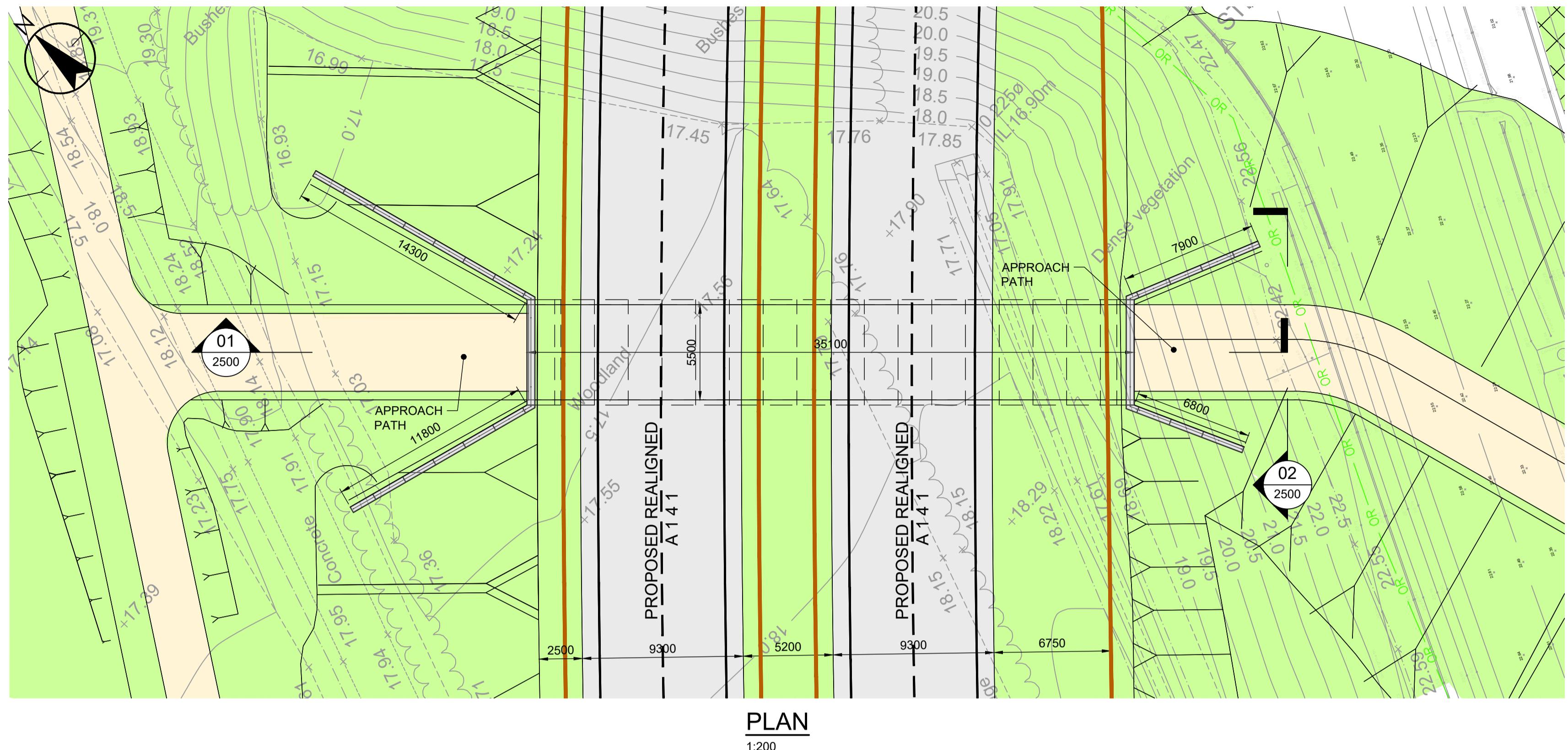
Please Note:

- All proposed strategic landscaping areas/elements are indicative and subject to detail design.
- All corridors can be repositioned to suit the confirmed extent of developable area within the 25m deviation.
- Any variation in the plateau development areas and / or movement corridors shall ensure clear sight lines and visual breaks are maintained through the development areas, across connecting corridors.

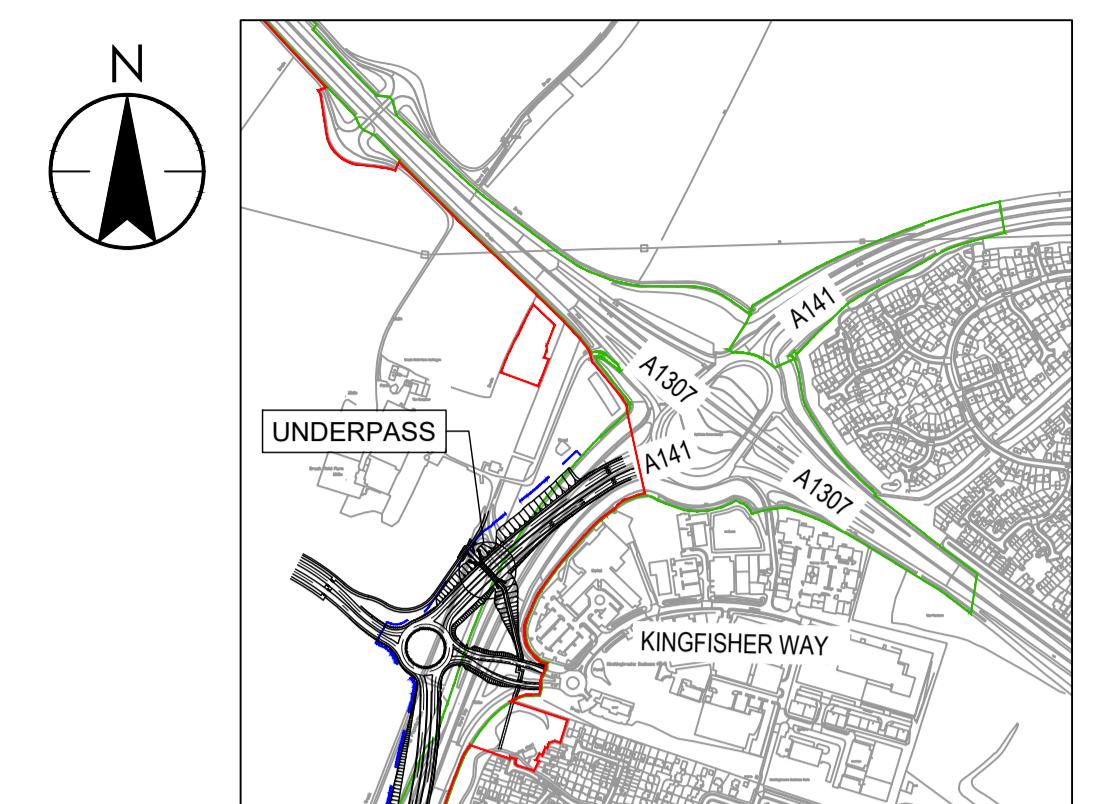
**newlands
developments**

Project Name			
Hinchingbrooke Logistics Park			
Employer			
Newlands Developments	Project Address		
Hinchingbrooke, Huntingdon			
RIBA Workstage	Suitability		
2 - Concept Design	S2 - Information		
Drawn	Checked	Created	Size
LM	MS	02.07.2025	A1
UMC Project Reference	Scale	LOD	LOI
22573	1:5000	1	1
Document Title			
Parameter Plan - Strategic Landscaping			
Document Reference			
22573 - UMC - S102 - SI - DR - A - 0145			
Revision Note			
Layout and key amended			
Issue Date	Status	Current Revision	
15.12.2025			





PLA



LOCATION PLAN

1:10000

NOTES :

100.1 THIS DRAWING IS BASED UPON PRELIMINARY DATA AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

100.2 DO NOT SCALE FROM DRAWINGS.

100.3 THIS DRAWING IS BASED UPON THE FOLLOWING SUPPLIED DIGITAL INFORMATION:

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- EXISTING TOPOGRAPHY AS PER TOPOGRAPHICAL SURVEY CONDUCTED BY STAFSURV REF. 14053, ISSUED TO STANTEC ON THE 21/02/2025.
- GENERAL ARRANGEMENT PLAN: Drg. REFERENCE 332611944_STN_HGN_XX_DR_CH_0101.

100.4 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE IN MILLIMETRES. ALL CHAINAGES ARE SHOWN IN METRES.

100.5 ALL LEVELS ARE IN METRES AND RELATIVE TO ORDNANCE DATUM (NEWLYN).

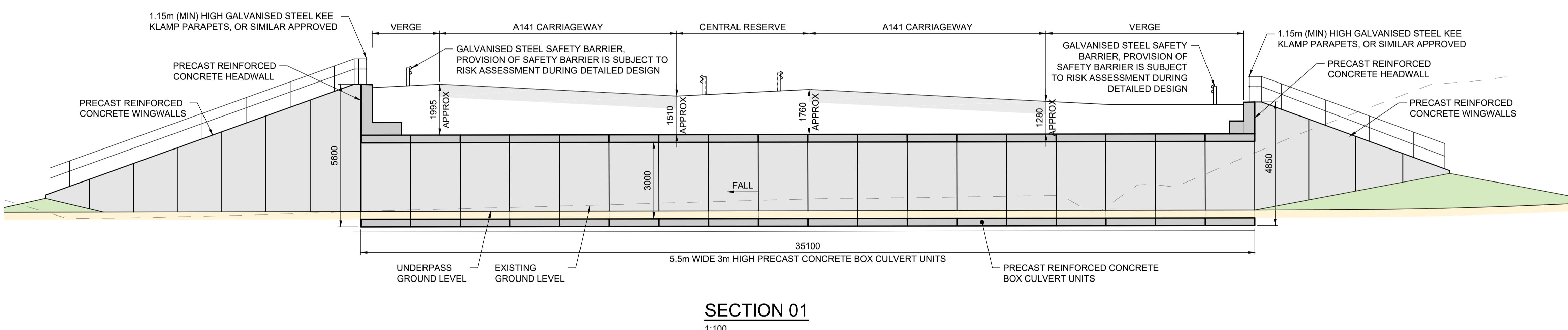
100.6 THE GEOMETRY DEPICTED IN THIS DRAWING HAS BEEN DETERMINED FROM THE FOLLOWING:

- THE DEPARTMENT FOR TRANSPORTATION / HIGHWAYS ENGLAND DESIGN MANUAL FOR ROADS AND BRIDGES.

KEY:

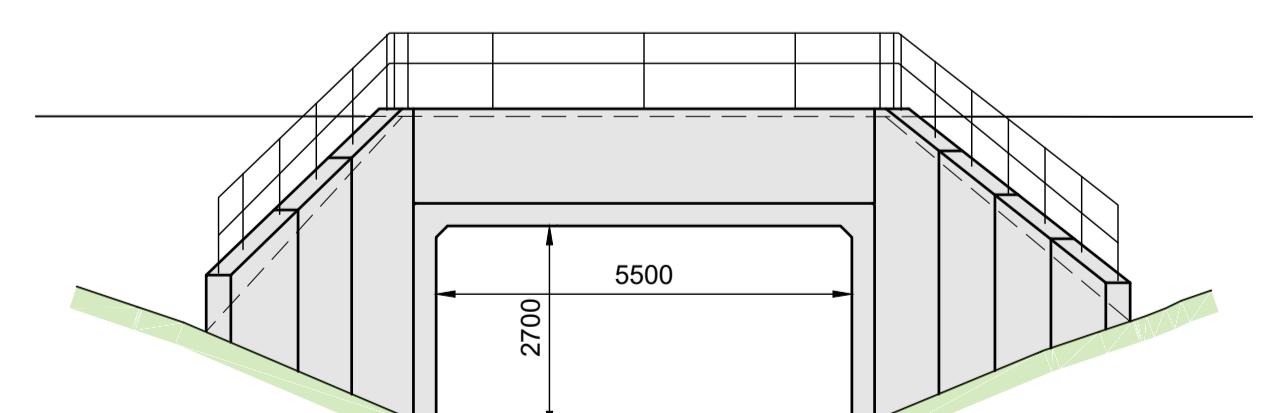
- DEVELOPMENT BOUNDARY
- EXISTING HIGHWAY BOUNDARY
- PROPOSED HIGHWAY BOUNDARY

EXISTING UTILITIES:



SECTION 01

3



ELEVATION 02

4-16

AMENDED FOLLOWING COMMENTS FROM DLA	KAI	19-09-25	JCS/SW
FOR PLANNING	CRD	01-09-25	JCS/SW

HINCHINGBROOKE LOGISTICS PARK

newlands developments

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INCINGBROOK A141 UNDERPASS GENERAL ARRANGEMENT

awing Status: FOR INFORMATION
D Reference: 332611944-STN-SBR-XX-DR-CB-2500.dwg
awn: CRD
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DEVELOPMENT MANAGEMENT COMMITTEE 16th FEBRUARY 2026

Case No: 25/02361/HDC

Proposal: TWO-STOREY EXTENSION AND REFURBISHMENT OF LEISURE CENTRE TO INCLUDE NEW SWIMMING POOLS, FITNESS SUITES, THE RELOCATION OF AN ARTIFICIAL PITCH, NEW RACKET COURTS, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS

Location: ONE LEISURE, ST PETERS ROAD, HUNTINGDON, PE29 7DA

Applicant: HUNTINGDONSHIRE DISTRICT COUNCIL

Grid Ref: 523702 272636

Date of Registration: 11th December 2025

Parish: HUNTINGDON

RECOMMENDATION – APPROVE subject to conditions.

This application is referred to the Development Management Committee (DMC) as the application has been submitted by Huntingdonshire District Council for its own development.

1. DESCRIPTION OF SITE AND APPLICATION

The site

- 1.1 One Leisure, Huntingdon is located on St Peter's Road, within the Spatial Planning Area of Huntingdon. The site measures approximately 3.3 hectares and currently operates across two separate buildings, dividing dry-side (gym, health and wellbeing facilities, studios and sports hall) and wet-side facilities (swimming pool). The two buildings are connected via a footpath with approximately 100 metres in between.
- 1.2 The surrounding area comprises a mix of residential, educational, and recreational uses. To the north are facilities associated with St Peter's School. To the east and south lies the Spring Common County Wildlife Site, while residential properties are situated to the west, across St Peter's Road.
- 1.3 The dry-side building is a two storey 1980's building with light buff brick elevations. The building is situated approximately 130 metres from St Peter's Road, to the south of St Peter's School

and immediately to the west of Spring Common. A cricket pitch is located to the west of the dry-side building; this is not included within the application site boundary. A single tennis court is positioned immediately to the south of the dry-side building, with a 3G artificial sports pitch located further south. To the west of the artificial pitch, and southwest of the dry-side building, there are five tennis courts, two of which are covered by a year-round dome.

- 1.4 The main car park is to the front of the leisure centre, between the main building and St Peters Road. There is a further car park serving the existing bowls club and a row of car parking space along the access road, parallel to the main car park. Vehicular and pedestrian access is currently provided via St Peter's Road. Pedestrian access is also available from Ambury Road via Public Footpath 133/49, which connects to St Peter's Road. Public Footpath 133/17 runs along the eastern boundary of the site within Spring Common.
- 1.5 The site lies within the Huntingdon Conservation Area (Area 1.2c) and is bordered by mature woodland forming part of the Spring Common County Wildlife Site to the east and south. The area falls within Character Area 11: West of Ambury Road of the Huntingdonshire Landscape and Townscape SPD (2022).

The proposed development

- 1.6 The application proposes a two-storey extension and refurbishment of Huntingdon Leisure Centre to include new swimming pools, fitness suites, the relocation of an artificial pitch, new racket courts, car parking, landscaping and other associated works.
- 1.7 The refurbished and extended building would comprise:
 - Lobby and Reception with Café seating
 - New Office linked with Reception
 - WCs and accessible facilities
 - 25 metre 8-lane Swimming Pool with Spectator Seating
 - 13 metre Learner Pool
 - Unisex Village Change area, including family and accessible room
 - Fitness Suite
 - Changing rooms including accessible facilities, WCs and showers
 - Plant Room
 - Pool Store and First Aid Room
- 1.8 A new vehicular access route is proposed from the bowls club car park to the plant area associated with the proposed extension for deliveries and maintenance purposes. 10 additional car parking spaces are proposed along the access road.

- 1.9 The area identified for the proposed extension would necessitate the relocation of the existing children's play area, tennis court, and 3G pitches. It is proposed that the existing 3G pitches would be replaced by a new and enhanced artificial sports pitch adjacent to the existing wet-side building within St Peters School grounds. The existing play area would be relocated adjacent to the existing tennis club building to the south of the cricket pitch. The proposed development also includes the provision of 4 new covered dedicated pickleball courts and 3 new covered padel courts.
- 1.10 The planning statement sets out that the existing wet side facility is to be refurbished for non-pool related activities, however no proposed plans or details have been submitted for this aspect and it does not form part of the application.
- 1.11 Improvements to One Leisure facilities are a corporate priority within Huntingdonshire District Council's Corporate Plan 2023 – 2028 (paragraph 4).

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (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).'
- 2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment.
- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance, the National Design Guide 2021, the Town and Country Planning Act 1990 (as amended) and the Environment Act 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
 - Policy LP1 - Amount of Development
 - Policy LP2 – Strategy for Development
 - Policy LP3 – Green Infrastructure

- Policy LP4 – Contributing to Infrastructure Delivery
- Policy LP5 – Flood Risk
- Policy LP6 – Waste Water Management
- Policy LP7 – Spatial Planning Areas
- Policy LP11 – Design Context
- Policy LP12 – Design Implementation
- Policy LP14 – Amenity
- Policy LP15 – Surface Water
- Policy LP16 – Sustainable Travel
- Policy LP17 – Parking Provision and Vehicle Movement
- Policy LP22 – Local Services and Community Facilities
- Policy LP30 – Biodiversity and Geodiversity
- Policy LP31 – Trees, Woodland, Hedges and Hedgerows
- Policy LP32 – Protection of Open Space
- Policy LP34 – Heritage Assets and their Settings
- Policy LP36 – Air Quality
- Policy LP37 – Ground Contamination and Groundwater Pollution

3.2 Huntingdon Neighbourhood Plan 2014-2029 (Adopted 9 October 2019)

- Policy TL2 – Leisure and Community Facilities
- Policy TL3 – Provision of Sports Facilities
- Policy TL4 – Protection of Community Assets
- Policy NE2 – Open Space and Green Infrastructure
- Policy NE3 – Setting of Huntingdon
- Policy BE1 – Design and Landscaping
- Policy BE2 – Local Distinctiveness and Aesthetics
- Policy BE3 – Heritage Assets
- Policy TT1 – Sustainable Transport

3.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Environmentally Sustainable Design & Construction Technical Advice Note (2025)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2022)
 - Huntingdon Character Area 11: West of Ambury Road
- Cambridgeshire Flood and Water SPD (2017)
- Huntingdonshire Tree Guidance Note 3

For full details visit HDC's website [Local policies](#)

4. PLANNING HISTORY

4.1 9001383HDC for Sports hall facility with car parking and floodlit multi activity area King George V Playing Fields, St. Peter's Road, Huntingdon. Approval 10.10.1990.

- 4.2 9100136HDC for Erection of Sports hall with car park and access (siting, design, materials and car parking) King George V Playing fields, St. Peters Road, Huntingdon. Approval 03.03.1991.
- 4.3 0101539FUL for Extensions and alterations to health suite. Approval 18.09.2001.
- 4.4 0500957FUL for Extensions to existing car park. Approval 22.06.2005.
- 4.5 0802114FUL for Insertion of new door. Approval 18.08.2008.
- 4.6 0802976FUL for Provision of fire escape and new door (retrospective). Approval 21.11.2008.
- 4.7 17/01850/FUL for Insertion of new windows and doors., Approval 24.11.2017.
- 4.8 25/00297/PSPPA for installation of 101.70kWp roof mounted solar on the centres building at One Leisure Huntingdon. Prior approval approved 28.03.2025.

5. CONSULTATIONS

- 5.1 Huntingdon Town Council – Recommend approval due to its benefits for sports and leisure and its compliance with Policy TL2, but seeks conditions. These relate to managing increased vehicle movements and parking pressures, including access controls for the One Leisure car park and exploration of additional secure parking. They request a Construction Management Plan to restrict construction traffic to the north-eastern end of St Peter's Road. They also seek assurance on CCTV and lighting (particularly for cycle racks), native and on-site biodiversity net gain, and no adverse impact on Spring Common.
- 5.2 CCC Highways – No objection. The Planning Statement states that an additional 10 spaces will be created within the site. There are 237 existing spaces so an additional 10 spaces will not be a significant increase in the use of the access. In addition, 35 spaces in the school car park will be available outside of school hours which will result in an intensification of use of the car park entrance. No visibility splays have been provided however, indicative highway records indicate that 2.4m x 25m visibility onto the back of the cycleway are achievable. Therefore, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.
- 5.3 CCC Rights of Way – No objection.

5.4 CCC Archaeology – No objection subject to condition. Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.

5.5 Local Lead Flood Authority – Objection. Concern with proposed surface water discharge rate.

Updated comments (09/01/2026): Objection. Concern with proposed surface water discharge rate and pump failure modelling.

Updated comments (29/01/2026): No objection in principle subject to recommended conditions.

5.6 HDC Arboricultural Officer – The main building and car park works are accepted but the application has not included information on any vegetation near the new all weather pitch. If this demonstrates that nothing would be impacted then there would be no objection.

Officer comment: Revised arboricultural information has been submitted by the applicant for the Arboricultural Officer to review. An update will provided on the Late Update Sheet.

5.7 HDC Ecology – The site mainly supports low-value habitats, with higher-value trees, woodland and hedgerows retained. No bat roosts were found and a sensitive lighting strategy is proposed. The applicant must confirm use of District Level Licensing or submit great crested newt surveys before determination. Precautionary measures and an updated badger survey are required, and suitable habitat exists for several protected species. Habitats Regulations screening found no likely significant effects. Biodiversity calculations show a 13.97% habitat gain and 20.14% hedgerow gain, though additional BIA and habitat condition details are still needed, and a suite of standard ecological conditions is recommended.

5.8 HDC Environmental Health – No objection on air quality or lighting, subject to conditions requiring construction-phase mitigation and lighting controls. Concerns regarding the Noise Impact Assessment, particularly monitoring times, receptor distances, and potential pickleball noise impacts. Conditions are recommended to secure noise mitigation measures and limit plant noise to modelled levels.

(Updated comments 27/01.2026): The proposed Pickleball and Padel activities are likely to generate higher and more intrusive noise levels than tennis, particularly due to harder bat-and-ball

impacts within a frequency range more sensitive to human hearing. Given the proximity of residents, evening and weekend use remains a concern. As Pickleball courts will not be enclosed as stated in the Planning Statement, an acoustic barrier is considered necessary on the southern and eastern sides to minimise disturbance. Conditions are recommended to control hours of use, require approval and installation of an acoustic barrier, restrict construction hours in line with HDC guidance, require a Construction Environmental Management Plan, and prohibit burning of waste on site.

5.9 HDC Urban Design – The proposed extension represents a substantial and much needed investment in the One Leisure Huntingdon site. The architectural approach, overall massing strategy and internal layout are well considered and align with preapplication advice. The design successfully integrates a range of modern leisure facilities, enhances operational efficiency and has the potential to significantly improve the user experience. In principle, the extension is supported in urban design and placemaking terms. However, the application as submitted contains omissions relating to landscape integration, external works, access and movement, parking strategy, boundary treatments and public realm improvements.

Officer comment: These matters are explored later in the 'Design and Visual Amenity' section of this report.

5.10 HDC Landscape Officer – supports the enhancements to the Leisure Centre but requests amendments to strengthen landscaping, biodiversity and public-realm design. Key points include: improving visual mitigation along the eastern boundary with additional tree planting; revising the secure fenceline and court layout to maintain access and surveillance; formalising long-used pedestrian routes with a new access point and hoggin path; enhancing car park landscaping to reduce visual impact and improve safety; and delivering stronger biodiversity gains through hedgerow improvements, native planting and removal of non-native species. Technical corrections to the planting plan and clarification of access arrangements for shared school parking are also sought.

Officer comment: These matters are explored later in the 'Design and Visual Amenity' section of this report.

5.11 HDC Conservation Officer – most of the proposals sit comfortably within the existing leisure centre, but considers the new all-weather pitch and its lighting/fencing to cause less than substantial harm to the character of the Huntingdon Conservation Area. This harm must be weighed against the public benefits in line with NPPF paragraph 215.

5.12 Sport England – Sport England raises no objection to the application, subject to conditions. The proposal delivers significant improvements to indoor and outdoor sports facilities, including a new swimming pool, padel and pickleball courts, a full-size 3G artificial grass pitch (AGP), and replacement cricket non-turf pitches. These benefits are considered to outweigh the loss of existing playing field under Exception 5 of Sport England's Playing Fields Policy. Conditions are required to secure detailed design and timely delivery of the 3G AGP and cricket pitches, management and maintenance schemes, and a community use agreement. Sport England also advises that lighting and hours of use should not be overly restrictive to maintain community benefit.

5.13 Anglian Water – Objection due to intended connection to public foul drainage network due to capacity constraints and pollution risk.

Officer comment: These matters are explored later in the 'Foul Water Drainage' section of this report.

5.14 Natural England – No objection.

5.15 Cambridgeshire Constabulary - Consider the proposed location to be an area of high risk to the vulnerability to crime. There does not appear to be any crime prevention or a security section within the Planning Statement, however, it is evident with the lighting plan that is has been considered. It is important that these are considered and discussed at the earliest opportunity to ensure that the security of buildings, amenity space and the environment provide a safe place for people working in and visiting this location.

6. REPRESENTATIONS

6.1 1 representation received in objection to the planning application, raising the following concerns:

- No Construction Environmental Management Plan (CEMP) provided for an 18–24 month build near homes and school.
- Risks of noise, dust, traffic disruption, and safety issues without controls.
- Requests pre-commencement condition for comprehensive CEMP and Considerate Contractors Scheme.
- Parking assessment flawed: school spaces and bowling club spaces not genuinely available.
- Only 10 new spaces for significantly expanded facilities.
- No parking demand or junction capacity assessment for St Peters Road/Ermine Street.
- Risk of overspill parking, congestion, and safety issues.
- Insufficient detail on secondary access route and no parking prevention measures.

- No BREEAM assessment or commitment despite Council's decarbonisation targets and water stress context.
- Unclear if conversion works to existing swimming pool are part of this application; no plans or specifications provided.
- No works proposed to cricket pavilion.

6.2 2 representations received in support of the planning application, raising the following matters:

- Welcomes the equality and access assessment and inclusion of a Changing Places facility, but urges continued engagement with the disabled community on accessibility features like colour contrast and signage.
- Support retention of squash courts and suggest these are upgraded in the future

6.3 1 representation received neither objecting to or supporting the planning application, raising the following matters:

- Welcomes continued provision of squash courts in the existing building. Requests evening access until at least 9pm, ideally 10pm, to accommodate post-work play and team matches.
- Seeks assurance that modernised showers and changing rooms will remain alongside squash courts.
- Squash court improvements suggested.
- Any works affecting squash courts be scheduled during quieter periods (summer or school holidays).
- Note potential for an evening café service to enhance social experience and generate income.

6.4 A representation has been submitted in support on behalf of the St Ives Racquets Club (Huntingdon) raising the following matters:

- Request reassurance that squash remains viable options for both casual and competitive players.
- Maintain adequate evening staffing for safety, support and building operations.
- Improve squash changing/shower facilities; current provision is minimal.
- Provide communal/social space within the refurbished building.
- Include catering to support soft-play users unable to access main café.
- Improve the pathway between the main complex and refurbished pool building.

6.5 A representation has been submitted by Mother Goose Corner Nursery & Pre-School raising the following matters:

- Welcome the modernisation of the leisure centre but raises concerns.

- Parking capacity - existing provision already struggles at peak times and would be unable to accommodate increased demand
- Construction traffic noting the surrounding roads and access points are already busy and request separate construction access
- Loss of parking during construction particularly during the conversion of the pool to soft play which could affect day-to-day operations and business viability

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Visual Amenity
- Impact on Heritage Assets
- Residential Amenity
- Highway Safety and Parking
- Foul Water Drainage
- Flood Risk and Surface Water Drainage
- Biodiversity
- Trees and Hedgerow
- Other Matters

Principle of Development

7.2 The site falls within the built-up area of the Huntingdon Spatial Planning Area and Policy LP7 of the Huntingdonshire Local Plan to 2036 supports development proposals for leisure facilities (formerly Use Class D2, now split between Use Classes F2(d) and E(d)).

7.3 The principle of the extension and refurbishment of One Leisure Huntingdon is therefore supported by Policy LP7, subject to compliance with specific Local and Neighbourhood Plan policies as set out below.

Community Facilities/Assets

7.4 Health centres and sports venues are community facilities which are covered by Policy LP22 of the Local Plan.

7.5 Policy LP22 states:

“A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built up area, will be supported where it:

- a. is of a scale to serve local needs;*
- b. comprises up to a maximum of 600m² net internal floorspace for a main town centre use; and*

c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions.”

7.6 The existing swimming pool/wetside building, constructed in the early 1980s, has surpassed its intended operational lifespan and is in a substandard condition despite minor refurbishment in 2018. This application seeks to consolidate wet and dry leisure functions within a single, modernised building through the construction of a two-storey extension. This would accommodate an 8-lane, 25-metre pool and a learner pool with a moveable floor, and the existing dry-side spaces including fitness suite would be refurbished. The submitted Planning Statement also sets out that there is a current under provision of both swimming facilities and fitness suite stations in the District which is anticipated to increase with population growth.

7.7 The scale and nature of the proposed development is considered proportionate to the needs of the local population and would enhance the existing leisure and recreational offering at the site. It is therefore considered the proposal would accord with Policy LP22 criteria a) and c) of the Local Plan.

7.8 Sport and recreation uses, including health and fitness centres, are identified as ‘main town centre uses’ within the Glossary of the Local Plan (page 270). The proposal involves the reprovision and enhancement of existing facilities through works to the existing building and the proposed extension. Given the nature and scope of the development, which focuses on improving existing provision rather than introducing a new standalone use, it is considered that the proposal would not conflict with the requirements of Policy LP22(b), including the specified floorspace threshold.

7.9 One Leisure Huntingdon is also identified as a community asset under Policy TL4 of the Huntingdon Neighbourhood Plan which states that *“development proposals to enhance or expand community assets will be supported where no adverse impact to the amenity or character and appearance of the surrounding area will arise.”*

7.10 The proposed refurbishment and expansion of the existing leisure centre is therefore supported by Policy TN4, subject to consideration of matters relating to amenity, character and visual appearance, which will be addressed in subsequent sections of this report.

Open Space and Green Infrastructure

7.11 Land At King George V Playing Field St Peters is designated as an Area of Important Green Infrastructure under Policy NE2 of the Huntingdon Neighbourhood Plan. Policy NE2 states:
“Proposals for built development within these sites will be permitted where it relates to supporting their ongoing community use as green infrastructure including the provision of additional facilities for leisure and recreation.”

7.12 The proposed new play area (which would replace the existing play area to facilitate the proposed extension) and the proposed secondary vehicular access route from the bowls club car park to the plant area of the proposed extension, would be located on the designated King George V Playing Field. These elements would support the existing leisure and recreation function of the site and are directly associated with the enhancement of the wider facility. They therefore accord with the aims of Policy NE2.

7.13 The King George V Playing Field and the formal sports facilities within the application site, including outdoor and indoor tennis courts, artificial pitches and part of the school playing field, are considered open spaces.

7.14 Policy LP32 (Protection of Open Space) of the Local Plan seeks to protect against the loss of open space and outdoor recreation facilities.

7.15 Similarly, Policy NE2 of the Neighbourhood Plan states:

“Open spaces within Huntingdon that provide an amenity area or make a positive contribution to the streetscene or form part of the overall form and character of the settlement will be protected from encroachment.

A proposal involving the loss of open space that provides an amenity or recreation function will only be supported where:

- Alternative open space of equal or higher quality is provided in close proximity; or*
- The alternative use would address locally identified issues and the loss of open space would be compensated for by qualitative improvements to open space in close proximity.”*

7.16 The proposed extension would occupy the current location of the play area, two small-sided 3G pitches and one outdoor tennis court. The play area would be re-provided adjacent to the tennis club building, securing no net loss of play facilities. A condition is recommended to secure details of the play equipment and delivery timetable.

7.17 There would a loss of one outdoor tennis court to facilitate the proposed extension, however this would be replaced by padel and pickleball courts. Sport England has advised that these

would represent an enhanced sports offer with potential to make a significant contribution to meeting local sporting needs.

- 7.18 The proposed padel and pickleball courts would be sited where two small-sided artificial pitches currently exist. It is proposed that these pitches would be re-provided as a full-size 3G pitch on school grounds, marked for a range of football formats. The Football Foundation has confirmed this would not represent a loss for football and would constitute equal or better re-provision.
- 7.19 To accommodate the new 3G pitch, two cricket non-turf pitches (NTPs) would be displaced. The submitted masterplan and sports pitch plan show that both NTPs would be re-provided across the application site and school grounds. Sport England has confirmed this complies with relevant guidance and represents a sport-related benefit.
- 7.20 Sport England has concluded that the proposed development as a whole would deliver improvements to indoor and outdoor sports facilities, including a new swimming pool, improved internal sports facilities, padel and pickleball courts, a full-size 3G pitch and replacement cricket NTPs.
- 7.21 In line with the recommendations of Sport England, conditions are proposed to secure the detailed design and timely delivery of the replacement and enhanced facilities (including the full-size 3G AGP, replacement cricket NTPs and racket courts), together with management/maintenance schemes and a Community Use Agreement to ensure continuity and long-term community access.
- 7.22 Given the number of interlinked elements within the scheme, a phasing plan condition is also recommended to ensure works are delivered in a coordinated sequence that maintains continuity of sports provision throughout construction.
- 7.23 In accordance with Policy LP32 and Policy NE2 and subject to the conditions recommended above, the proposed development ensures that any loss of open space used for recreation is re-provided to an equal or higher quality. It would also comply with Neighbourhood Plan Policies TL2 and TL3 which support leisure and community facilities for young people and the provision of sports facilities.
- 7.24 Accordingly, the proposals are considered policy compliant, and the principle of development is supported.

Design and Visual Amenity

- 7.25 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its

surroundings and contribute positively to the area's character and identity. The Huntingdonshire Design Guide Supplementary Planning Document (2017) is also relevant.

7.26 Policy BE1 of the adopted Neighbourhood Plan states proposals will be supported where they provide landscaping and green public open space to help it integrate into the built form and the surrounding landscape as appropriate to the scale and form of development proposed.

Proposed Extension

7.27 The proposed extension would be located on the southeast side of the existing dry-side building, comprising four distinct built elements, each expressed with different heights and materials which break up the massing and respond to functional needs. The proposed linear arrangement responds directly to the internal circulation of the existing building, enabling a coherent sequence of spaces and internal level access throughout.

7.28 The overall scale, massing and architectural treatment of the proposed extension is considered acceptable by HDC's Urban Design Officer. The varied heights and material palette effectively break up the building's length, particularly when viewed from St Peter's Road, the cricket pitch and the main car park. The proposed parapet design - extending 1.2 m above the fitness suite and main pool hall successfully screens the PV array and avoids the visual clutter of guardrail systems. Similarly, the parapet around the plant deck provides adequate screening.

7.29 Soft landscaping has been incorporated to the west of the learner pool and main pool hall (between the extension and the extended footpath) helping mitigate the raised finished floor level and enhancing the setting of the new terrace.

7.30 To secure design quality, further material information is required by condition including onsite sample panels for buff and dark grey brickwork, detailed drawings showing projection, spacing and detailing of extruded brick headers, RAL specifications for all cladding, windows, doors and metalwork (louver vents and copings).

7.31 Policy LP12 j) requires non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum. Furthermore, the Environmentally Sustainable Design & Construction Technical Advice Note (November 2025) includes guidance for all scales of development on site-specific design and sustainable construction, and complements the Huntingdonshire Design Guide Supplementary Planning Document (2017).

7.32 The submitted Design and Access statement includes a Sustainability Strategy at Section 9 which notes that the scheme adopts a fabric-first approach, with the building fabric U-Values, air tightness and sustainability ratings considered early on to ensure the project meets the requirements for a 'Good' BREEAM rating. A condition is recommended to secure this.

Main entrance enhancements

7.33 The application seeks to improve the appearance of the entrance of the existing dry-side building, which is currently dominated by visually intrusive features such as external fire-escape stairs, roller-shutter doors to the plant room and air-conditioning condenser units. It is proposed to remove the external escape stairs and roller-shutter doors. A 4.5-metre-high perforated dark-grey aluminium cladding screen would be installed to provide a unified frontage and fully screen the plant room and condenser units. The proposal also incorporates new soft landscaping in front of the screen and along the north elevation to soften the appearance of the building and enhance the overall entrance experience. New cycle and refuse stores are also proposed to the front of the building and it is recommended that the design details of these are secured by way of condition.

Car Parking

7.34 The application includes the provision of 10 additional vehicle parking spaces along the access road, together with a proposed substation. When combined with the existing parking bays, this would result in an uninterrupted line of 28 consecutive spaces. The Urban Design Officer has advised that landscape interventions are needed to soften the linear expanse of parking and provide screening to the adjacent proposed substation. A condition is therefore recommended to secure soft landscaping along the rear of the parking bays, as well as details of the substation and any associated screening.

7.35 No alterations are proposed to the main car park. It is acknowledged that this area is currently in a poor state of repair and is visually dominated by long runs of unrelieved parking bays, with limited internal planting and poorly maintained perimeter landscaping. Both the Urban Design and Landscape Officers have noted the absence of proposed enhancements as a missed opportunity to improve the site's overall character, safety and visual quality. The existing car park forms part of the established site, and the detailed guidance within the Council's Design Guide SPD is primarily directed towards new development and the creation of new parking areas. Nevertheless, officers consider that improvements to the existing landscaping around the car park can reasonably be secured through condition to enhance the appearance of the site.

Sports pitches and other external improvements

7.36 The siting of the sport pitches is considered appropriate and in keeping with the existing recreational context of the site. It is recommended that conditions are imposed to secure further details of boundary treatment, in particular the treatment and height of the fence enclosing the proposed 3G pitch.

7.37 The submitted Proposed External Lighting Layout identifies floodlighting, bulkhead lighting, and 5 m and 6 m lighting columns positioned around the building extension, new courts, and the secondary access road. While this provides essential illumination for key areas, Urban Design have identified areas which would benefit from lighting including the proposed cycle store. A condition is therefore recommended for an updated lighting design.

7.38 The Urban Design Officer has highlighted the importance of Footpaths 133/20 and 133/49 which run east–west through the site, noting its current shortcomings in relation to width, overgrown and encroaching vegetation, and the absence of lighting. The applicant has been made aware of these recommendations and may consider improvements to the footpath as a potential future phase of works. However, such enhancements are not considered necessary to make the proposed development acceptable in planning terms. Any alterations to a public right of way would also require engagement with Cambridgeshire County Council.

Townscape and Visual Impact Assessment and Landscaping

7.39 The application is supported by a Townscape and Visual Impact Assessment which has been reviewed by HDC's Landscape Officer.

7.40 The site is bordered to the east and south by mature woodland linked to Spring Common County Wildlife Site (CWS), providing strong visual containment and forming a clear green edge to the One Leisure site.

7.41 HDC's Landscape Officer generally agrees with the conclusions of the report and with the assessment of viewpoints, particularly the identification of significant visual effects on public footpaths crossing Spring Common to the east of the site. From these locations, the Proposed Development would appear as a noticeable new element in the view.

7.42 To mitigate the impact on views from Spring Common, the Landscape Officer has suggested tree planting to the rear of the proposed extension where there is an existing gap in the vegetation. The applicant has agreed to this and it is recommended that a revised landscaping scheme including

details of the siting and species of trees be secured by condition. The Landscape Officer has also suggested various amendments to the planting plans and proposed species which could also be secured through the revised landscaping scheme condition.

Summary

7.43 Subject to the recommended conditions, the proposed development is considered to integrate well with its surroundings. The proposed development is considered to comply with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036, Policy BE1 of the Huntingdon Neighbourhood Plan, and the Huntingdonshire Design Guide SPD (2017).

Impact on Heritage Assets

7.44 The decision on this application has to be made in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duties as respects listed buildings and Conservation Areas in exercise of planning functions). Section 72(1) imposes a duty on local planning authorities *“with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

7.45 Policy LP34 of the Local Plan states that great weight and importance should be given to the conservation of heritage assets which reflects the statutory protections afforded to heritage assets and their management through the NPPF (2024).

7.46 The Historic Environment Team at Cambridgeshire County Council have been consulted and they have indicated due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. It is recommended that this is secured through the inclusion of a suitably worded pre-commencement archaeological condition.

7.47 The site is within the Huntingdon Conservation Area. The Huntingdon Conservation Character Area Assessment (March 2007) states the following:
“Spring Common (previously also known as Horse Common) has survived least well of all the common land around Huntingdon. A controversial housing development adjacent to Great Northern Street has virtually separated it from the historic core. However, it remains an important open space and has a history of providing recreational opportunities for townsmen. For example,

the sports centre is on land occupied by the cricket field in the nineteenth century.”

- 7.48 Since the conservation area boundary revision in 2007, the leisure centre has expanded considerably and now occupies a large part of the western third of Spring Common. The common is named for the spring that provided fresh water to St Peters Priory and medieval Huntingdon. The medieval stone spring head was replaced in the 20th Century and the water drains into a pond before being channelled into Barracks Brook and then the River Great Ouse. There are some well-preserved areas of medieval ridge and furrow remaining to the north of the spring. To the west, on the other side of St Peters Road, are located the three Grade II listed buildings associated with the former Huntingdon Gaol.
- 7.49 The conclusions presented regarding the development associated with the existing buildings within the applicant's Heritage Assessment are generally supported. The existing buildings are well screened from views from the east and the proposed extension and structures would sit within the context of the existing built form of the leisure centre.
- 7.50 The proposed all-weather pitch to the northeast of the main building would introduce lighting columns, fencing, and associated infrastructure into the sports fields. This represents an intensification of use that may not preserve the open character of Spring Common, whose significance is derived from its role as an open space. The proposal should be considered in the context of the cumulative impact of other modern development in the locality.
- 7.51 Overall, the harm to the conservation area is considered to be less than substantial due to existing screening of the site in views across the common from Ambury Road and footpaths running across the park. For this reason, the harm is considered to fall at the lower end of the scale.
- 7.52 In accordance with paragraph 215 of the NPPF (2024), where a proposal would lead to less than substantial harm to the significance of designated heritage assets, this harm must be weighed against the public benefits of the proposal. This assessment will be considered in the overall planning balance.
- 7.53 In summary, it is considered that there would be conflict Policy LP34 of the Local Plan and that the NPPF (2024) paragraph 215 is engaged as the proposed development would result in less than substantial harm to the Huntingdon Conservation Area.

Residential Amenity

7.54 Policy LP14 of the Local Plan states that 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.

7.55 The nearest residential properties are located to the south (Harebell Close, Hawthorn Drive, Walnut Tree Drive and Astilbe Lane) and west (St Peter's Road). Given the separation distances and the established leisure use of the site, no detrimental impacts on residential amenity are anticipated during operation. It is also not considered that the proposed development would materially affect other nearby non-residential uses, including the adjacent school and nursery.

7.56 Due to the scale of the proposed development and its proximity to residential properties, it is recommended that a Construction Environmental Management Plan (CEMP) be submitted and approved prior to any works commencing. The CEMP should set out mitigation measures for controlling pollution during the construction and clearance phases, including (but not limited to) noise, dust, and lighting. In addition, construction working hours and delivery times during these phases should be restricted by condition.

7.57 HDC's Environmental Health Officer considers that the proposed Pickleball and Padel activities could give rise to noise impacts to the closest neighbouring properties (5, 6 and 7 Harebell Close) which would be situated approximately 50 metres from the southern boundary of the pickleball courts. The noise created from this activity is likely to generate higher and more intrusive noise levels than tennis, particularly due to harder bat-and-ball impacts within a frequency range more sensitive to human hearing. To mitigate the potential adverse noise impacts, an acoustic barrier is necessary on the southern and eastern sides of the pickleball courts to minimise disturbance. Conditions are therefore recommended to require approval and installation of an acoustic barrier and to limit hours of use.

7.58 A 'plant deck' is proposed at the southern end of the proposed extension. The Environmental Health Officer has raised no concerns, subject to the mitigation measures identified within the noise modelling being implemented, including the acoustic screening and attenuators. A condition is therefore recommended to secure these measures. Should any additional plant be required in the future, or plant with higher sound levels than those modelled be proposed, further information would need to be submitted to demonstrate that the noise impacts can be appropriately controlled.

- 7.59 Having regard to the lighting assessment and proposed lighting layout and noting that external lighting will be switched off between 22:00 and 06:00, with exterior sports courts only bookable from 08:00 onwards, the impacts on amenity are considered acceptable. A condition is recommended to secure these controls.
- 7.60 With regard to contamination, HDC's Environmental Health Officer has reviewed the submitted Phase 1 Desk Study. The report recommends a small amount of intrusive ground investigation to confirm the site's geology, as other deposits may be present that could allow contaminants to reach groundwater. A condition requiring further investigation is therefore recommended.
- 7.61 The submitted Air Quality Impact Assessment has been reviewed, and a condition is recommended to ensure the applicant adheres to the 'highly recommended' mitigation measures to be implemented during construction which should be included within the CEMP.
- 7.62 Subject to the conditions recommended above, the proposed development would therefore comply with Policy LP14 of the Local Plan.

Highway Safety and Parking

- 7.63 Policy LP16 of the Local Plan looks to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals. Policy LP17 of the Local Plan sets out that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.
- 7.64 Policy TT1 (Sustainable Transport) of the Huntingdon Neighbourhood Plan states that development proposals will be supported where they demonstrate how opportunities for the use of sustainable modes of transport are maximised. Policy TL3 (Provision of Sports Facilities) of the Huntingdon Neighbourhood Plan states proposals for the provision of sports facilities where safe pedestrian, cycle and vehicular access can be achieved to and from the existing built-up area.
- 7.65 The application is supported by a Transport Assessment and Travel Plan.
- 7.66 Huntingdon Town Council have recommended approval subject to conditions to manage increased vehicle movements and parking pressures, including access controls for the One Leisure car park and exploration of additional secure parking. The Town

Council have also requested a Construction Management Plan to restrict construction traffic to the north-eastern end of St Peter's Road.

- 7.67 The site is located within the built-up area and benefits from good opportunities for staff and visitors to access the site by active and sustainable travel modes, and some informal car sharing is already likely to be taking place amongst users of the existing facilities.
- 7.68 The existing access arrangements to the site would remain as existing, with main access taken from St Peters Road to the main car park and existing wet-side building car park. A further gated access of St Peters Road which gives access to the western car park (bowls club). A new vehicular access route for emergency vehicles and for maintenance purposes is proposed from the existing bowls club car park to the southern end of the proposed extension.
- 7.69 The submitted Transport Statement sets out that the site comprises 237 car parking spaces (including 11 accessible bays) across the main car park, the eastern car park (existing wet-side) and the western car park (bowls club). However in the letter from the applicant's agent dated 26th January 2026, it has been clarified that the bowls club car park would not be accessible for visitors to the leisure centre. The baseline car parking provision is therefore approximately 188 spaces across the main car park and eastern car park.
- 7.70 To assess existing parking capacity and demand, and to justify the additional spaces proposed, the applicant has undertaken a parking accumulation survey on a typical weekday and weekend. This establishes current usage patterns and the operational pressures within the available car parks. Surveys recorded a maximum of 208 vehicles on a weekday and 180 on a Saturday, indicating sufficient capacity for existing uses. The proposed padel and pickleball courts and the additional AGP are forecast to generate up to 52 additional vehicles during peak changeover periods.
- 7.71 The application includes the provision of an additional 10 car parking spaces along the main access road. In addition, the Transport Statement suggests car park management measures (introduction of parking controls or charges) would reduce demand by discouraging long-stay and non-leisure-centre users who currently occupy spaces without restriction. These measures would help ensure that parking capacity is prioritised for leisure centre users. A condition is therefore recommended to secure a Car Park Management Plan and its implementation.
- 7.72 The applicant has indicated that 35 car parking spaces to the front of St Peter's School could be made available for overflow

use at peak times, such as during swimming galas, with access to the site achievable via St Peter's Road. It is also suggested that a gate between the two sites could be reinstated to provide a more direct pedestrian link. Although the school car park lies outside the application site boundary, it is located on publicly owned land. A Grampian condition can therefore be imposed as there is a realistic prospect of the off-site works being delivered. Accordingly, a condition is recommended to secure a scheme for off-site car parking provision. Subject to this, and the implementation of a Car Park Management Plan, the proposed car parking arrangements are considered acceptable to serve the development.

7.73 In terms of cycle parking, 13 existing stands would be retained and 19 new covered Sheffield stands are proposed to the front of the main building and adjacent to the existing tennis dome. Policy LP17 of the Local Plan requires developments that introduce new main town centre uses of 600 m² or more to provide at least one cycle space per 25 m² of net internal floorspace, or otherwise justify a different level of provision. As the application relates to the refurbishment and extension of an existing facility, rather than the creation of new main town centre uses, this policy requirement is not directly applicable. Nevertheless, the development is expected to generate additional cycle parking demand, and the provision of safe, secure cycle storage is an important measure to support and encourage sustainable travel. Following comments from the Council's Urban Design Officer regarding cycle parking provision, the applicant has identified opportunities for additional cycle parking provision within the site. It is recommended that the detailed design, phasing, and implementation of the overall cycle parking strategy are secured by condition.

7.74 A Travel Plan has been submitted which aims to promote sustainable travel to and from the One Leisure site by reducing reliance on private car use, encouraging walking, cycling, public transport and car sharing, and ensuring visitors and staff are well-informed about their travel choices. A condition is recommended to secure the implementation of the Travel Plan and ensure ongoing compliance.

7.75 Following further consultation with the Highway Authority, a condition is recommended requiring a Construction Environmental Management Plan (CEMP). While no significant concerns were raised about traffic routing, the CEMP should set out how construction vehicle movements would avoid school start and finish times and include provision for wheel-washing facilities.

7.76 In summary, the proposed development complies with Local Plan policies LP16 and LP17 and Neighbourhood Plan policy TT1 and TL3 in terms of transport, access arrangements, and parking

provision subject to the conditions recommended above being imposed should permission be granted.

Flood Risk and Surface Water Drainage

7.77 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed. Policy LP15 sets out the Council's approach to surface water management. The application is supported by a Flood Risk Assessment and Drainage Strategy.

7.78 The site lies entirely within Flood Zone 1 and at low risk of fluvial flooding, as identified on the Environment Agency's Flood Map for Planning and confirmed in the Strategic Flood Risk Assessment (SFRA 2024). The SFRA (2024) identifies a small area of surface water flood risk along the western elevation of the existing dry-side building.

7.79 Following submission of an updated Drainage Strategy, the Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development. It has been demonstrated that surface water from the proposed development can be managed through the use of attenuation tanks discharging from site via two pumping station each accepting flows from the two separate surface water networks on site. Each pump discharges at an agreed rate of 1.5l/s to make a total site discharge rate of 3l/s into the existing watercourse. Maintenance plans have been submitted outlining maintenance practices and adoption details of the surface water drainage network.

7.80 Subject to conditions as recommended by the LLFA to secure a detailed surface water drainage scheme, and measures to manage surface water run-off during construction, the proposed development is considered to be acceptable in terms of flood risk and surface water drainage meeting the objectives of Policies LP5 and LP15 of Huntingdonshire's Local Plan and the NPPF 2024.

Foul Water Drainage

7.81 Policy LP6 of the Local Plan sets out the approach necessary to ensure that waste water capacity is maintained through the plan period.

7.82 Paragraph 201 of the National Planning Policy Framework (2024) states the focus of planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.

7.83 Anglian Water (AW) have raised an objection to the proposed foul water drainage arrangements. The Huntingdon (Godmanchester) Water Recycling Centre is reported as having insufficient capacity to accept the additional flows from the development, and the public sewer network is identified as constrained, presenting pollution and flood risks.

7.84 Officers issued letters to both the applicant and AW. AW was asked to identify: (1) the extent to which the development would result in a net increase in waste water flows (noting that this is an existing leisure centre); (2) the extent of any consequent increase in discharges through Storm Overflows; (3) the sensitivity of the receiving water; and (4) the additional environmental or amenity harm caused. A response from AW is expected by 5th February 2026 and will be reported to Members in the Late Update Sheet.

7.85 The applicant was asked to provide further information, as Policy LP6 places the responsibility on the applicant to demonstrate that wastewater constraints can be addressed. The applicant's response, set out in the Technical Note prepared by Furness Consulting Engineers (23 January 2026), explains that Anglian Water's objection does not take account of the fact that the proposal is a refurbishment and extension of an existing leisure centre rather than a wholly new facility, and therefore would not result in 100% additional foul flows given that existing foul connections already serve the site.

7.86 The Technical Note states that surface water will continue to be discharged to a watercourse rather than the foul network, meaning the development would not add hydraulic loading during wet weather events. It also confirms that foul flows from the new facilities would be limited to approximately 3 l/s, with pool backwash restricted to around 5 l/s, compared with the existing unrestricted backwash rate of approximately 16 l/s. This is presented as an improvement during peak discharge conditions.

7.87 The availability of treatment capacity at Huntingdon (Godmanchester) WRC and capacity of the public sewer network, and any environmental or amenity harm arising from increased discharges via storm overflows associated with the application, is a material planning consideration in the assessment of this application. The weight to be attached to this matter is for the decision-maker.

7.88 Whilst Anglian Water's objection is acknowledged, officers consider that the existing foul water discharge from the site must be taken into account in determining the application. Notwithstanding this, the proposal would generate additional foul flows from the expanded facilities, which would enter a network that Anglian Water has identified as operating with limited capacity. These additional flows have the potential to contribute

to increased storm overflow discharges and pose a risk of exceedance of permit obligations issued by the Environment Agency, resulting in associated environmental harm. Such harm would be contrary to the requirements of Policies LP6 and LP30 of the Local Plan and is therefore a material consideration that must be weighed in the overall planning balance.

Biodiversity and Ecology

7.89 Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development. This mirrors the ecological and environmental policies set out at Section 15 of the NPPF (2024).

7.90 The application is supported by a Preliminary Ecological Appraisal (PEA), Biodiversity Impact Assessment (BIA) and Bat Survey Report.

7.91 Huntingdon Town Council have raised that biodiversity net gain should be native species where practicable, for biodiversity net gain to be kept on site as far as possible and that there are no negative effects on Spring Common.

7.92 The site comprises mainly low-value habitats, with higher-value woodland, trees and hedgerows retained and buffered within the layout which should be protected during construction and a Construction Environmental Management Plan (CEMP). In terms of impacts on bats, one tree with bat roost potential is to be retained, a single survey found no roosts within the building and a sensitive lighting strategy is recommended to protect nocturnal species.

7.93 The site lies in the amber risk zone for great crested newts and the applicant has confirmed that they have applied for a District Level Licence from Natural England. Any recommendation for approval of the application would be subject to receipt of evidence of the licence certificate prior to the decision being issued.

7.94 The PEA includes Information to Inform a Habitats Regulations Stage 1 Screening Assessment. This concludes that none of the identified impact pathways are considered to result in a likely significant effect on Portholme Special Area of Conservation (SAC)/Site of Special Scientific Interest (SSSI) or Great Stukeley Railway Cutting SSSI and the Ecology Officer agrees with this conclusion.

7.95 In terms of biodiversity net gain (BNG), the submitted BIA demonstrates that the development is capable of providing a minimum 10% net gain and therefore complies with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). While 10% BNG is a default condition attached to planning permissions for major developments under the Town and Country Planning Act 1990, for the avoidance of doubt a specific BNG condition is recommended to secure the proposed net gain.

7.96 A Landscape and Ecological Management Plan (LEMP) is also recommended to secure the long-term management, maintenance and ecological enhancement of all new and retained landscaping.

7.97 Subject to conditions including BNG, PEA compliance, badger checks, breeding bird protection, and submission of a CEMP and LEMP prior to commencement, it is considered the proposal would protect and enhance ecological features and therefore accords with Policy LP30 of the Local Plan.

Trees and Hedgerow

7.98 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and where development has any adverse impacts in these regards, that they be minimised as far as possible.

7.99 The application is supported by an Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

7.100 Following pre-application advice, concerns raised by the Arboricultural Officer regarding the proximity of building and the location of sport pitches have been addressed in the submitted Arboricultural Impact Assessment, Method Statement and Tree Protection Plan.

7.101 The Arboricultural Officer requested an updated tree survey to assess the potential impact of the proposed 3G pitch given its proximity to nearby trees. The additional survey has been submitted and it does not anticipate any adverse effects. Further comments have been sought from the Arboricultural Officer on the latest arboricultural information which will be reported to Members in the Late Update Sheet.

7.102 Subject to a condition ensuring compliance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, the proposed development would accord with Policy LP31 of the Local Plan.

Other matters

Community Safety

7.103 The application has been assessed by Cambridgeshire Constabulary who raise no objections in principle, noting that crime prevention and security has been considered within the lighting plan. The applicant is advised to review the guidance contained in the consultation response. It is considered that the proposed development would not impact adversely on the safety and security of the users and the general public and therefore, it is in accordance with Policy LP14 of the Huntingdonshire's Local Plan to 2036.

Water Supply

7.104 Anglian Water has advised that it is not legally obliged to supply potable water for non-domestic uses where this could compromise domestic supply. Due to current water stress, non-domestic supply is restricted to 20m³ per building. To ensure this limit is not exceeded, Anglian Water requests a condition requiring a Water Resources Statement to confirm compliance and explore measures to reduce demand which in this instance may include offsetting against the unrestricted water usage at the existing wet side facility. This is considered a reasonable approach and is recommended accordingly.

Conclusion and Planning Balance

7.105 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

7.106 The application seeks to significantly enhance and modernise an established leisure facility through the provision of a two-storey extension, new swimming pools, fitness facilities, relocated and improved sports pitches, and associated external works. These improvements would deliver substantial community, health and recreation benefits and are strongly supported in principle by Policies LP7, LP22 and LP32 of the Huntingdonshire Local Plan to 2036, as well as Policies TL2, TL3 and TL4 of the Huntingdon Neighbourhood Plan.

7.107 As set out within this report, the proposal is considered to comply with relevant policies relating to design, amenity, transport, ecology, trees and flood risk subject to the recommended conditions.

7.108 The development would result in less than substantial harm to the character and appearance of the Huntingdon Conservation Area arising from the new all-weather pitch and associated infrastructure. In accordance with paragraph 215 of the NPPF

(2024), and in exercising the special duty at Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this harm has been weighed against the public benefits of the scheme.

7.109 Weight is given to the potential environmental risks arising from the additional foul flows generated by the expanded wet-side facilities, which would enter a network Anglian Water has identified as constrained and could contribute to increased storm overflow discharges and potential exceedance of Environment Agency permit limits. This results in an increased risk of environmental harm contrary to Policies LP6 and LP30 and weighs materially against the proposal. While officers recognise that the site already discharges foul water and that the applicant proposes controlled discharge rates that may limit the scale of uplift, these factors do not remove the residual risk. This matter therefore attracts adverse weight in the planning balance.

7.110 The proposed development would, however, deliver clear and substantial public benefits, including upgraded health and recreation facilities, enhanced outdoor sports provision and an improved leisure offer. These benefits strongly support the social objective of sustainable development by improving access to modern, inclusive facilities that promote health, wellbeing and community use. In terms of the economic objective, the investment would support the local service economy and job creation within a strategic leisure asset. From an environmental perspective, the scheme would secure landscape enhancements and deliver biodiversity net gain. Collectively, these benefits attract substantial weight.

7.111 Not all developments are entirely without harm or entirely without benefit. In reaching a recommendation, the identified harm has been carefully balanced against the benefits of the development. In this case, the cumulative benefits are considered sufficient to outweigh the identified less than substantial harm to a designated heritage asset and the environmental harm arising from the additional foul flows arising generated by the proposed development.

7.112 Having regard to all relevant material considerations, the proposal is considered to accord with the development plan when read as a whole, and it is therefore recommended that planning permission be granted, subject to conditions.

8. RECOMMENDATION – APPROVE subject to conditions.

- Time limit
- Phasing plan
- Approved plans
- Contamination site investigations

- Materials
- Architectural details
- Boundary treatment
- External lighting scheme
- Substation details
- Electric Vehicle charging details
- Landscaping
- BREEAM Standards of 'Good' as a minimum
- Biodiversity Net Gain plan
- Archaeological investigation
- Compliance with Preliminary Ecological Appraisal
- Bat precautionary method statement
- Badger survey
- Breeding bird activities
- Construction Environmental Management Plan (CEMP)
- Landscape and Ecological Management Plan (LEMP)
- Travel Plan
- Car Park Management
- Scheme for off-site parking
- Cycle parking
- Arboricultural Method Statement and Tree Protection Plan
- Detailed surface water drainage design
- Surface water drainage during construction
- Compliance with Noise Impact Assessment
- Details of acoustic barrier
- Times of use
- Water Resources Statement
- Cricket NTP design
- 3G pitch design
- Replace cricket NTPs
- Replace 3G pitches
- 3G pitch certification
- Racket courts management
- 3G pitch management
- Community Use Agreement

Because Great Crested Newts are present a licence from Natural England would be required and an Impact Assessment Certificate for Planning (IACPC) will need to have been received by the Local Planning Authority, counter-signed by Natural England, prior to planning permission being issued.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER: Lucy Pateman (Senior Planning Officer) –
lucy.pateman@huntingdonshire.gov.uk

Huntingdon Town Council Comments – 6th January 2026

25/02361/HDC Two-storey extension and refurbishment of leisure centre to include new swimming pools, fitness suites, the relocation of an artificial pitch, new racket courts, car parking, landscaping and other associated works One Leisure St Peters Road Huntingdon PE29 7DA

Recommend approval, subject to conditions, of the application because of its considerable benefits to both the existing provision for sports and leisure and for the further development thereof; and that it is supported by TL2 of the Huntingdon Neighbourhood Plan.

The recommendation for approval is dependent on the following conditions.

The proposal makes the site likely to have significantly more vehicle movements. Huntingdon Town Council believes the area already has insufficient parking, and this will be worsened with the development, which includes an NHS facility as well as One Leisure and other sporting facilities. Accordingly, Huntingdon Town Council would ask for conditions on appropriate access controls for the One Leisure car park; and that Huntingdonshire District Council use its best efforts to secure other options in the area subject to concerns around security raised in the report from Cambridgeshire Constabulary for parking.

Because there are schoolchildren who cross the road at its south-western end, and because of the potential impact on traffic under the iron bridge, Huntingdon Town Council asks for a condition that a construction management plan be agreed in consultation with Huntingdon Town Council that limits access to St Peter's Road for construction traffic to the north-eastern end and not via Ermine Street.

Huntingdon Town Council asks for confirmation of appropriate CCTV and additional lighting, particularly covering cycle racks as per police recommendations and in support of active travel.

Biodiversity net gain should be native species where practicable, and for biodiversity net gain to be kept on site as far as possible.

Huntingdon Town Council asks for a condition that there be no negative effect on Spring Common.

[REDACTED]

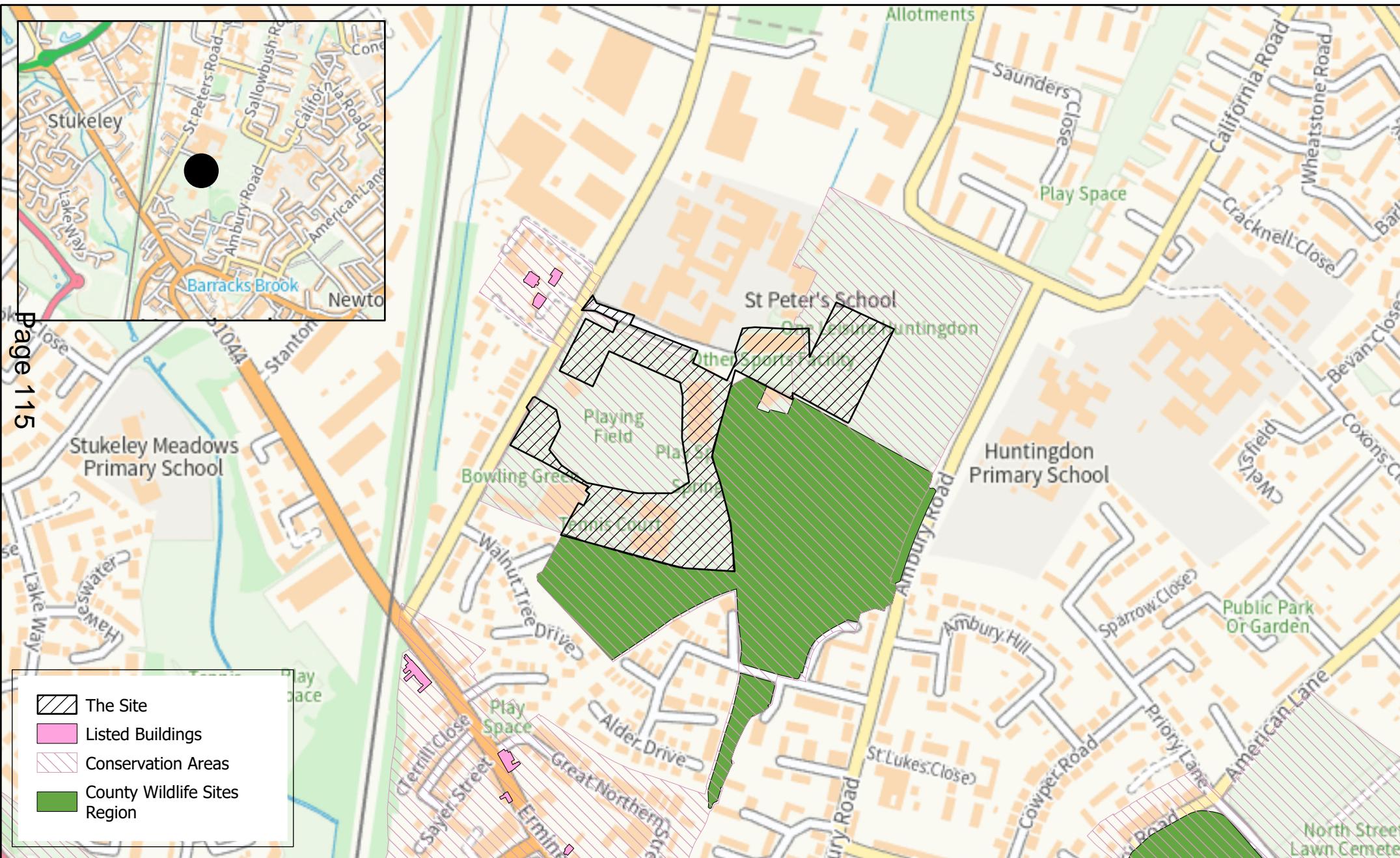
Development Management Committee

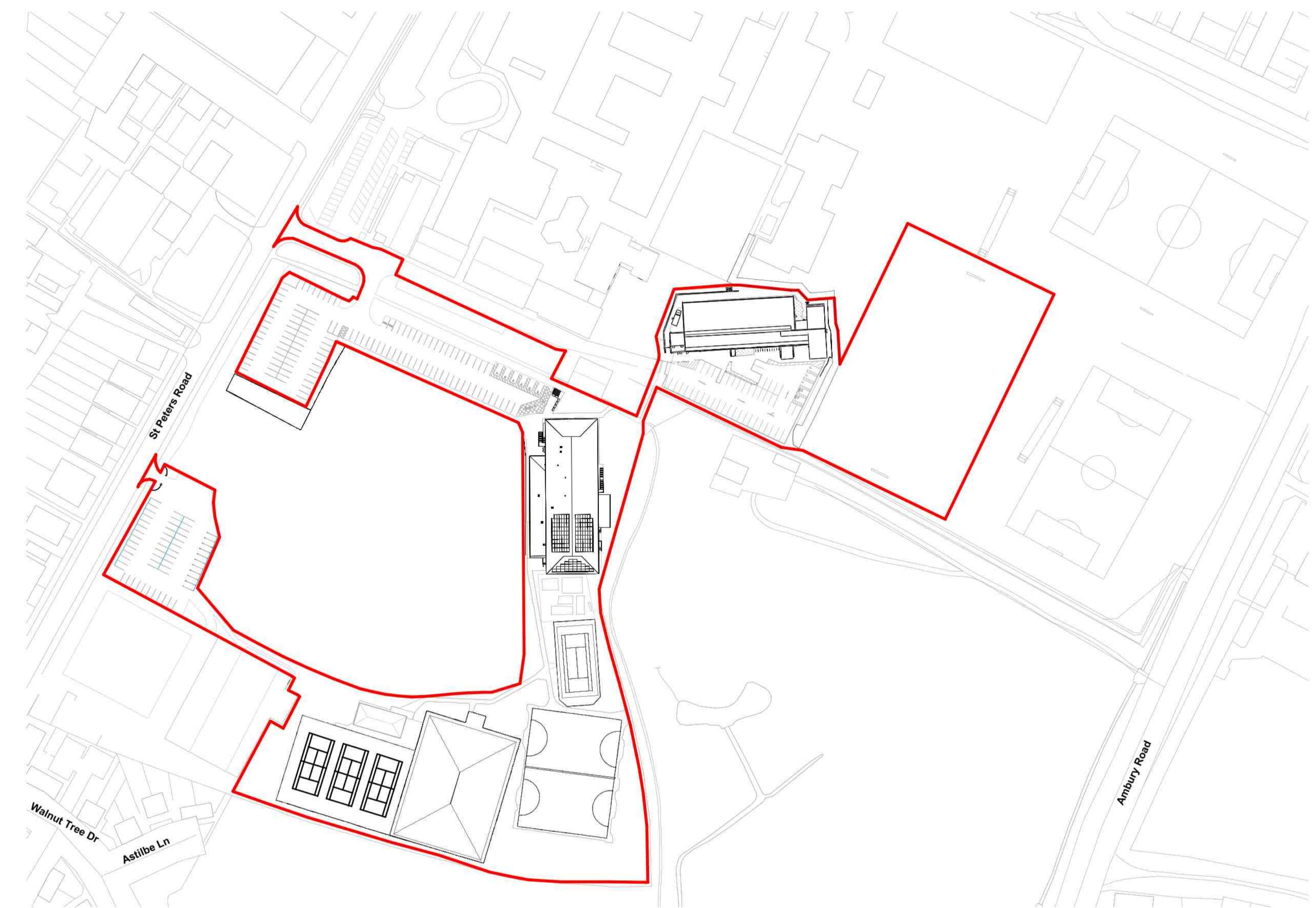
Application Ref: 25/02361/HDC



Scale = 1:5,000

Date Created: 03/02/2026





1 Site Location Plan
1:1250

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6	It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.

Site Location Plan Key

— Site Boundary

Scale 1:1250
0 12.5 25 37.5 62.5m



P01		Planning Issue Revision	04/12/25	HZ	BH
Client	Alliance Leisure				
Job	Huntingdon Leisure Centre				
Drawing	Site Location Plan				
SBA		Saunders Boston Architects			
Eastern Gate House, 119 Newmarket Road, Cambridge, CB5 8HA T:01223 367733 office@saunderston.co.uk		The Gallery, The Gallery, King's Wharf The Quay, Exeter EX2 4AN T:01392 349827 www.saundersboston.co.uk			
PLANNING		As indicated @A1			
SBA Project Code 2103	Drawn EC	Date 07/08/2025	project	originator	zone level type role number
	Checked CM				2103-SBA-XX-XX-DR-A-0105



No	Note
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Planning GA Key

- Existing
- Proposed

SBA Accommodation Schedule GF

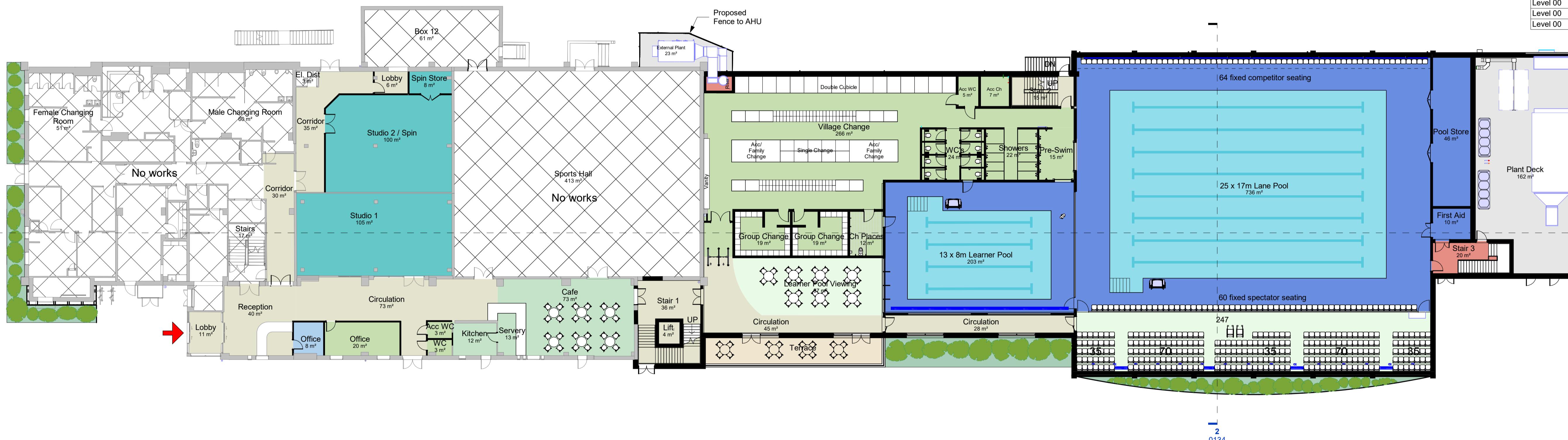
Level	Department	Name	Area
Level 00	Cafe/Seating	Kitchen	12 m ²
Level 00	Cafe/Seating	Cafe	73 m ²
Level 00	Cafe/Seating	Servery	13 m ²
Level 00	Changing/WC	Village Change	266 m ²
Level 00	Changing/WC	WC's	24 m ²
Level 00	Changing/WC	Group Change	19 m ²
Level 00	Changing/WC	Group Change	19 m ²
Level 00	Changing/WC	Showers	22 m ²
Level 00	Changing/WC	Ch Places	12 m ²
Level 00	Changing/WC	Pre-Swim	15 m ²
Level 00	Changing/WC	Acc WC	3 m ²
Level 00	Changing/WC	WC	3 m ²
Level 00	Changing/WC	Office	20 m ²
Level 00	Changing/WC	Acc Ch	7 m ²
Level 00	Changing/WC	Acc WC	5 m ²
Level 00	Circulation	Stair 2	15 m ²
Level 00	Circulation	Circulation	28 m ²
Level 00	Circulation	Circulation	45 m ²
Level 00	Circulation	Circulation	73 m ²
Level 00	Circulation	Reception	40 m ²
Level 00	Circulation	Lobby	11 m ²
Level 00	Circulation	Lift	4 m ²
Level 00	Circulation	Corridor	30 m ²
Level 00	Circulation	Stair 1	36 m ²
Level 00	Circulation	Corridor	35 m ²
Level 00	Circulation	Lobby	6 m ²
Level 00	External Plant	Plant Deck	162 m ²
Level 00	External Plant	External Plant	23 m ²
Level 00	Office	Office	8 m ²
Level 00	Plant	Stair 3	20 m ²
Level 00	Plant	Riser	3 m ²

Department Key

Cafe/Seating
Changing/WC
Circulation
External Plant
No Works

Office
Plant
Pool Hall
Studio
Viewing

Page 118



Proposed Ground Floor Plan

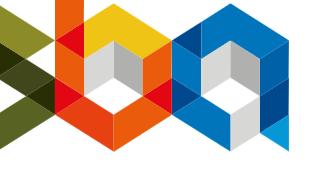
1 : 200

Scale 1:200
0 2 4 6 10m

P03	Planning Issue	04/12/25
P02	Updated layout to client's requirements	HZ
P01	First Issue	BH

Revision No. CM VF Chk Auth

Date 07/08/25

 Saunders Boston Architects Eastern Gate House, 119 Newmarket Road, Cambridge, CB5 8HA T: 01223 367733		Client Alliance Leisure	
		Job Huntingdon Leisure Centre	
Drawing Proposed Ground Floor Plan		Scale 1:200 @A1	
PLANNING		Revision P03	
SBA Project Code 2103	Drawn EC	Date 07/08/2025	project originator zone level type role number
	Checked CM		2103-SBA-02-00-DR-A-0131

No	Note
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Planning GA Key

- Existing
- Proposed

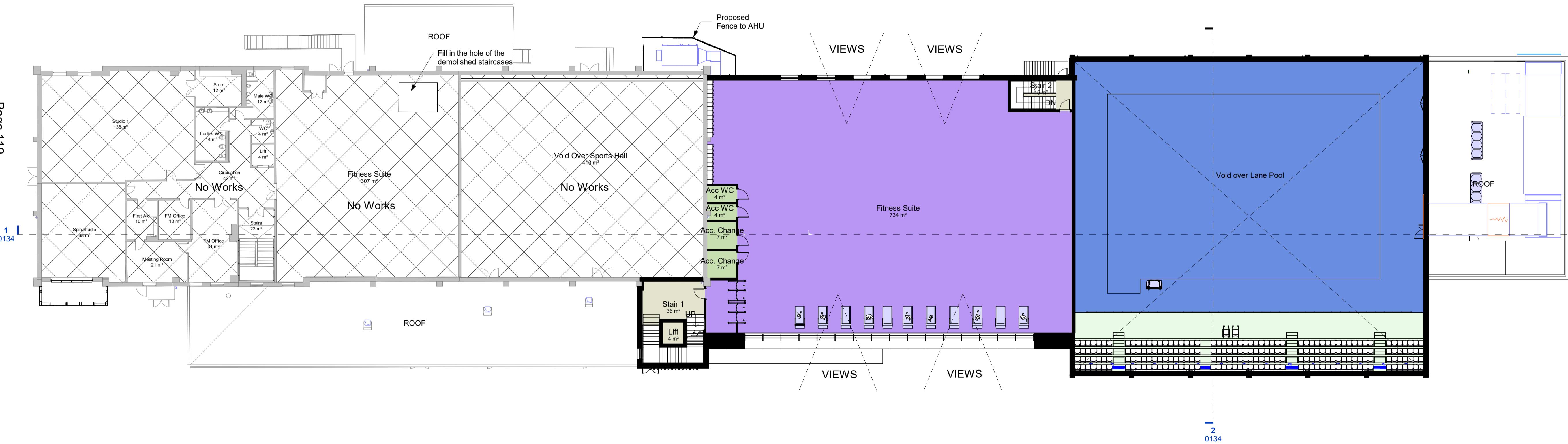
SBA Accommodation Schedule Level 01

Level	Department	Name	Area
Level 01	Changing/WC	Acc. Change	7 m ²
Level 01	Changing/WC	Acc. Change	7 m ²
Level 01	Changing/WC	Acc WC	4 m ²
Level 01	Changing/WC	Acc WC	4 m ²
Level 01	Circulation	Stair 1	36 m ²
Level 01	Circulation	Stair 2	15 m ²
Level 01	Circulation	Lift	4 m ²
Level 01	Fitness Suite	Fitness Suite	734 m ²
Grand total			811 m ²

Department Key

- Changing/WC
- Circulation
- Fitness Suite
- No Works
- Pool Hall
- Viewing

Page 119



Proposed First Floor Plan

1 : 200

Scale 1:200	0 2 4 6 10m	
P03 Planning Issue	04/12/25	HZ BH
P02 Updated layout to client's requirements	27/11/25	HZ BH

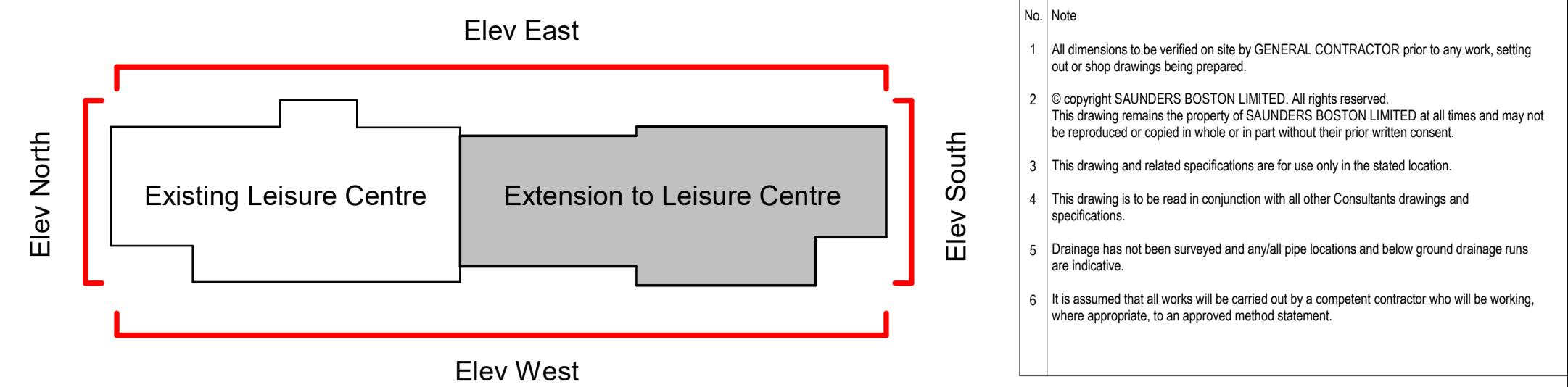
P03 Planning Issue	04/12/25	HZ BH
P02 Updated layout to client's requirements	27/11/25	HZ BH

No Revision Chk Auth

	Saunders Boston Architects	Client Alliance Leisure
	Job Huntingdon Leisure Centre	
	Drawing Proposed First Floor Plan	
		Scale 1:200 @A1
		P03
PLANNING		
SBA Project Code 2103	Drawn EC Checked CM	Date 07/08/2025 07/08/25 Suitability Code
		project originator zone level type role number 2103-SBA-02-01-DR-A-0132

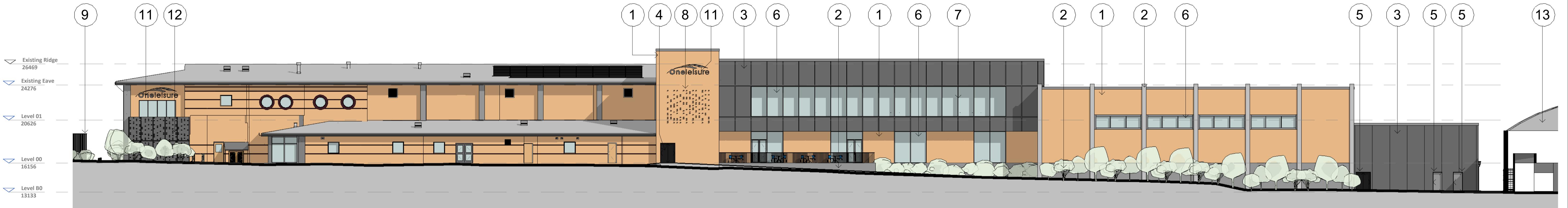
Proposed Materials Key

1	Buff brickwork	9	Hit and miss timber - bin/bike store
2	Dark grey brickwork	10	Light grey aluminium-faced cladding panel
3	Dark grey aluminium-faced cladding panel	11	Signage
4	Aluminium PPC door	12	Dark grey aluminium-faced perforated cladding panel
5	Steel louvre doors	13	Courts cover - steel structure and fire retardant fabric
6	Aluminium windows/curtain walling - dark grey frame	14	Steel louvre
7	Vertical brise soleil	15	Fence to external AHU
8	Extruded brickwork detail		



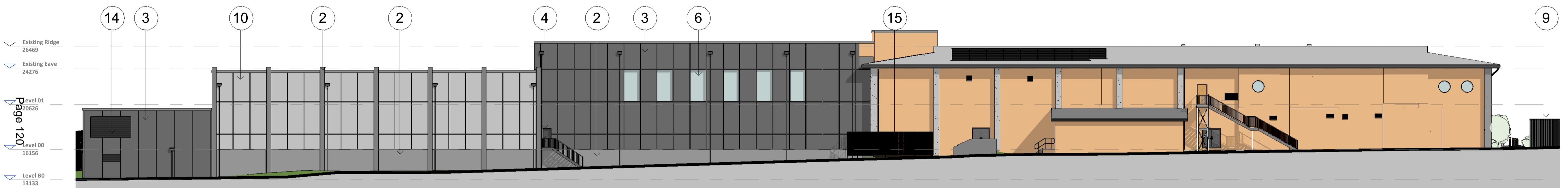
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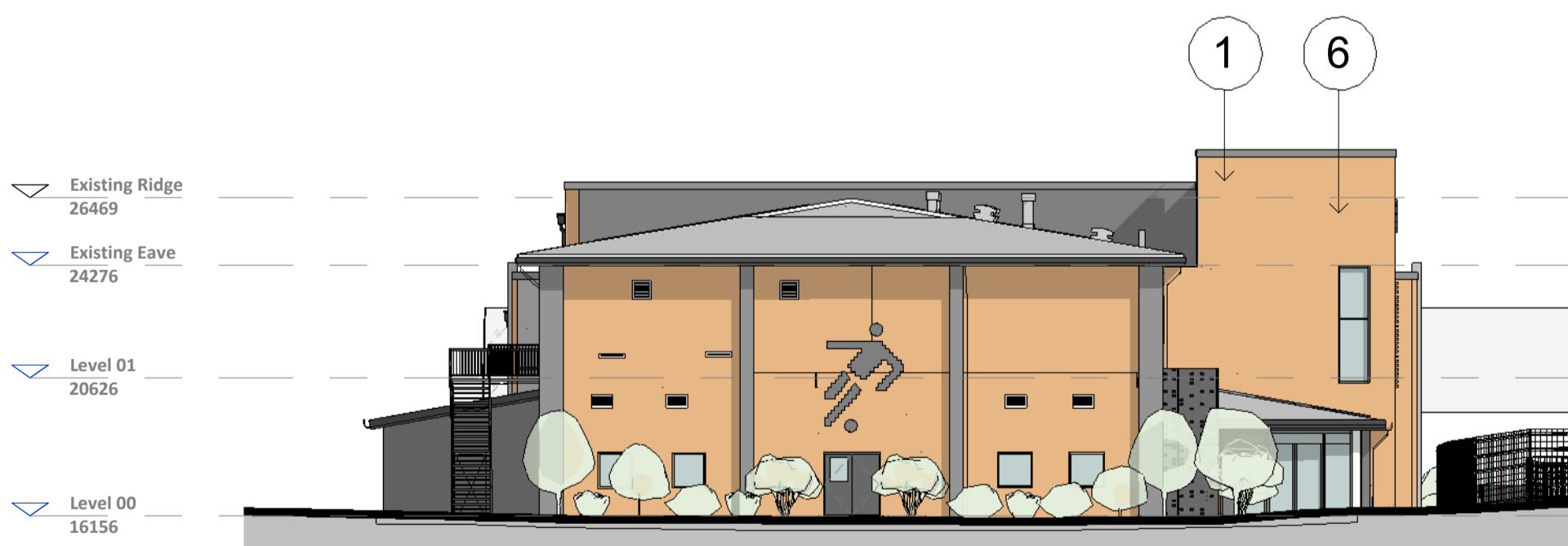
1 Proposed West Elevation

1:200



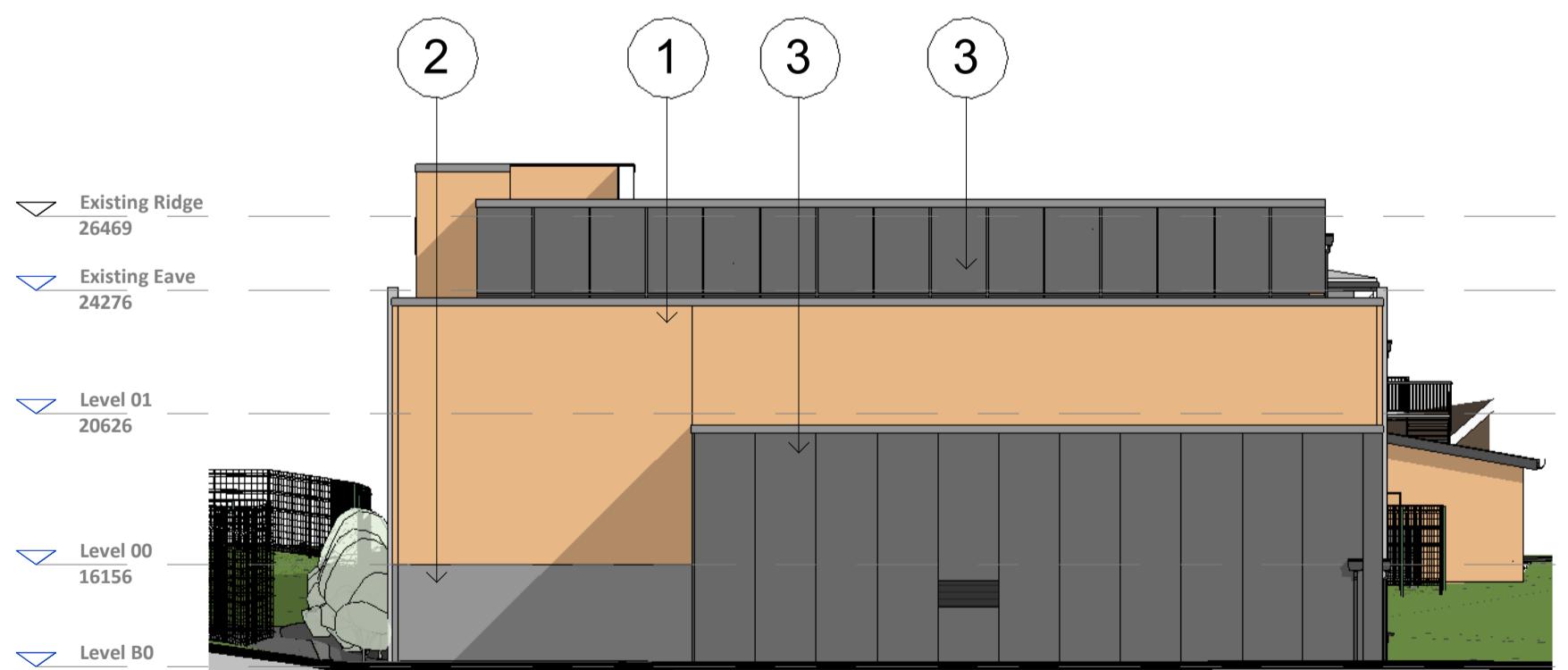
2 Proposed East Elevation

1:200



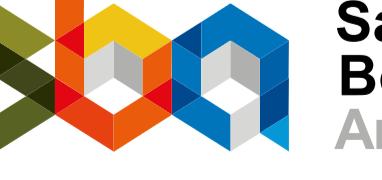
3 Proposed North Elevation

1:200

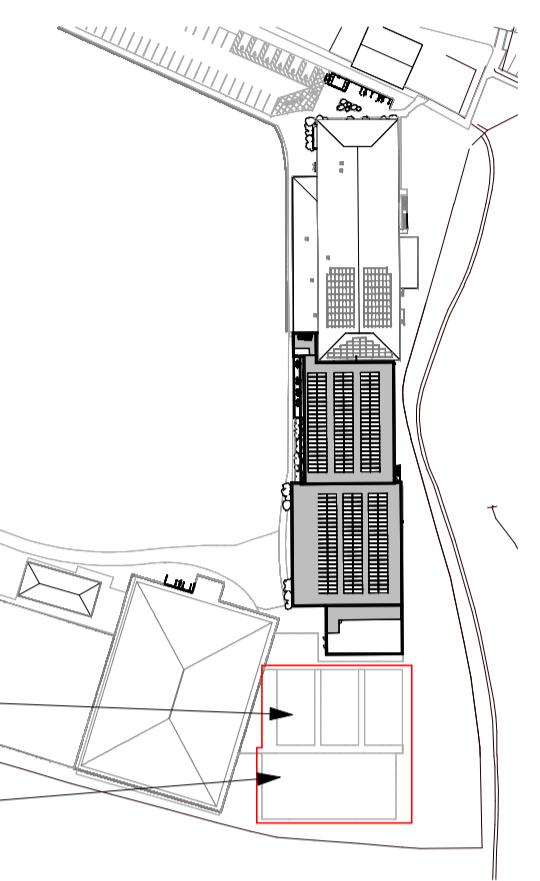
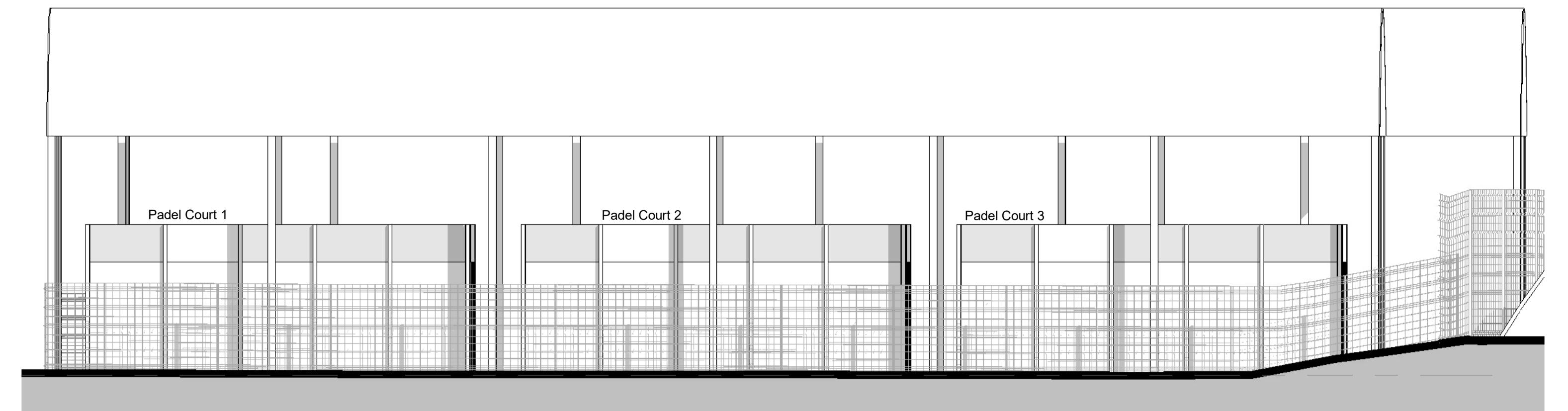


4 Proposed South Elevation

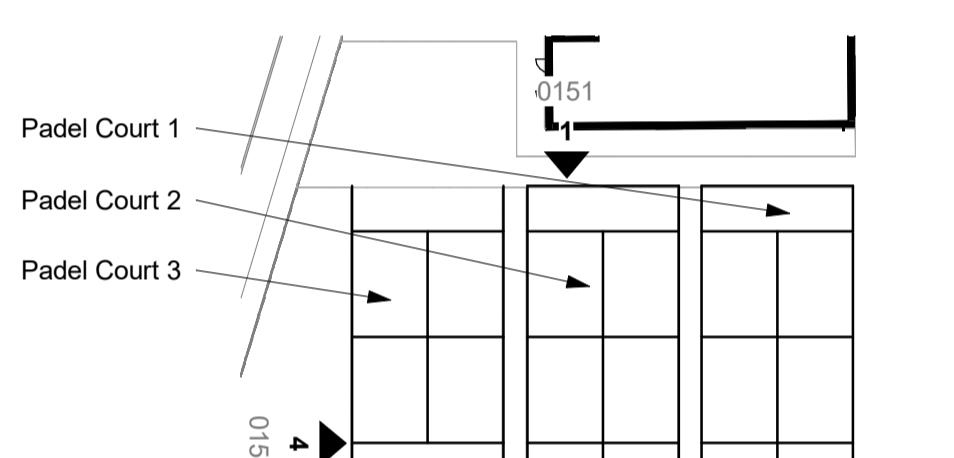
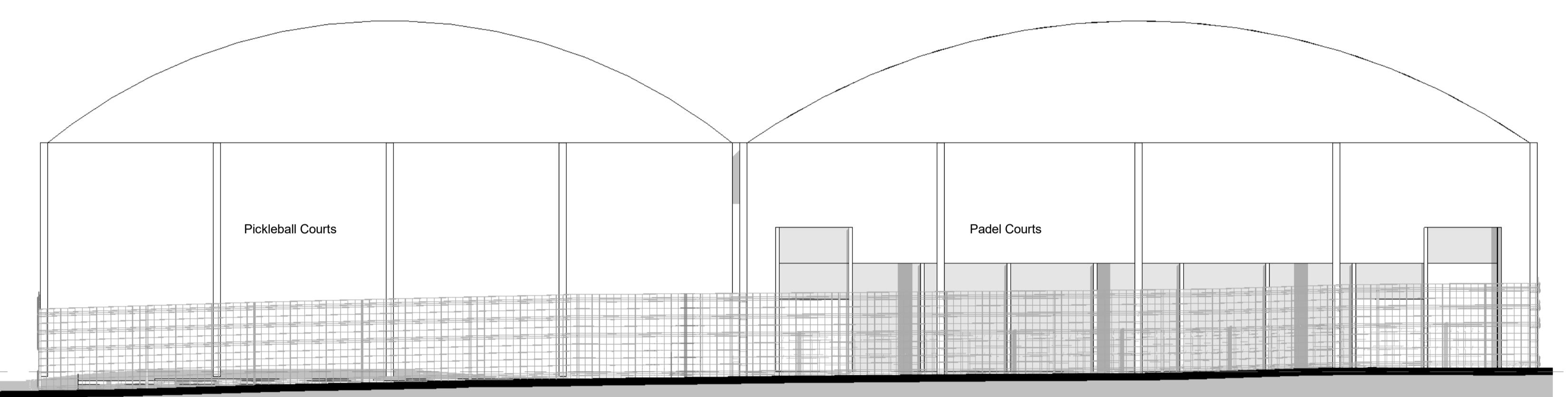
1:200

 Saunders Boston Architects <small>Eastern Gate House, 119 Newmarket Road, Cambridge, CB5 8HA T: 01223 367733</small>		PLANNING Scale 1:200 0 2 4 6 10m		P02 Planning Issue P01 First Issue No. Revision 04/12/25 07/08/25 HZ CM BH VF Chk Auth	
		Client Alliance Leisure Job Huntingdon Leisure Centre Drawing Proposed Elevations			
PLANNING SBA Project Code 2103		Drawn VF	Date 07/08/25	As indicated @A1 P02	
		Checked CM	Suitability Code	project originator zone level type role number 2103-SBA-02-ZZ-DR-A-0136	

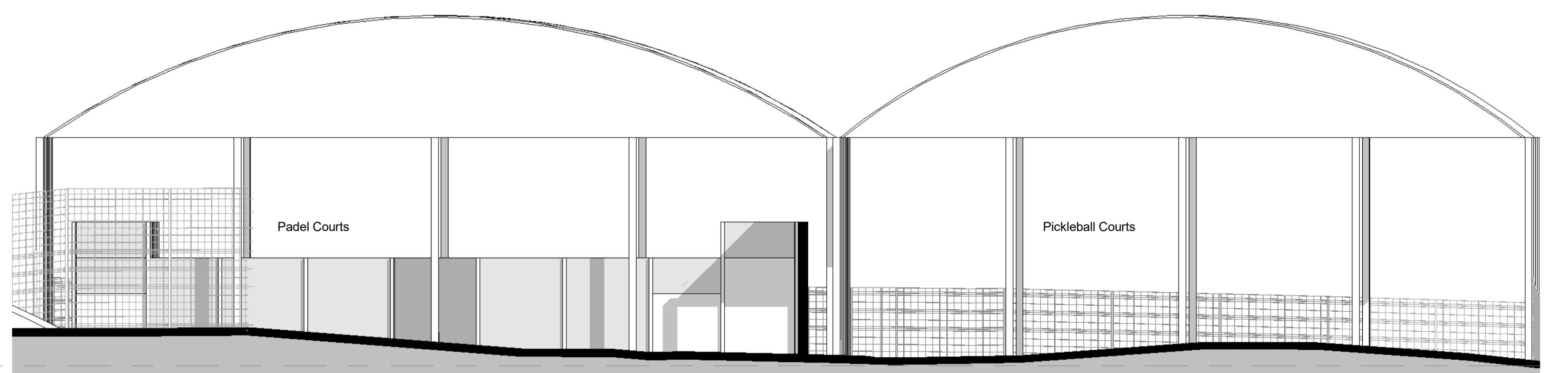
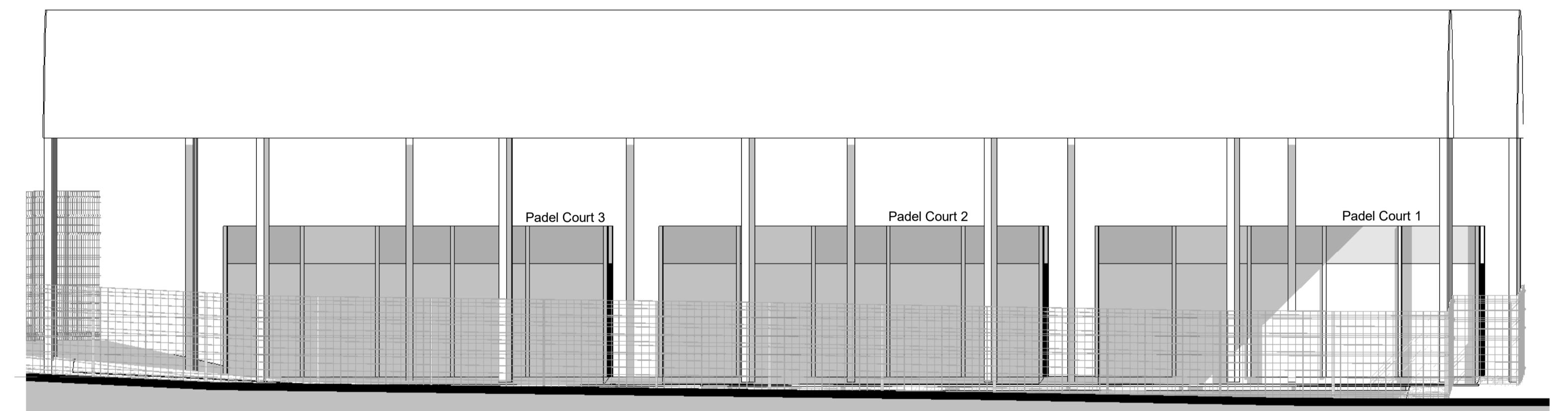
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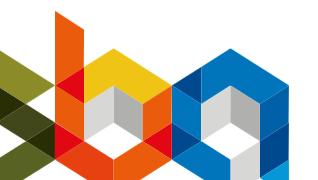
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6 Key Plan Scale 1:500 1:500 0 5 10 15 25m



Scale 1:100		0	1	2	3	4	5m
P01	Planning Issue					04/12/25	HZ BH
Client	Alliance Leisure						
Job	Huntingdon Leisure Centre						
Drawing	Proposed Padel and Pickleball Court Elevations						
PLANNING		As indicated @A1				P01	
SBA Project Code	Drawn	HZ	Date	12/02/25		Revision	
2103	Checked	BH	Subsidiary Code				
		project	originator	zone	level	type	role number
		2103-SBA-XX-XX-DR-A-0151					

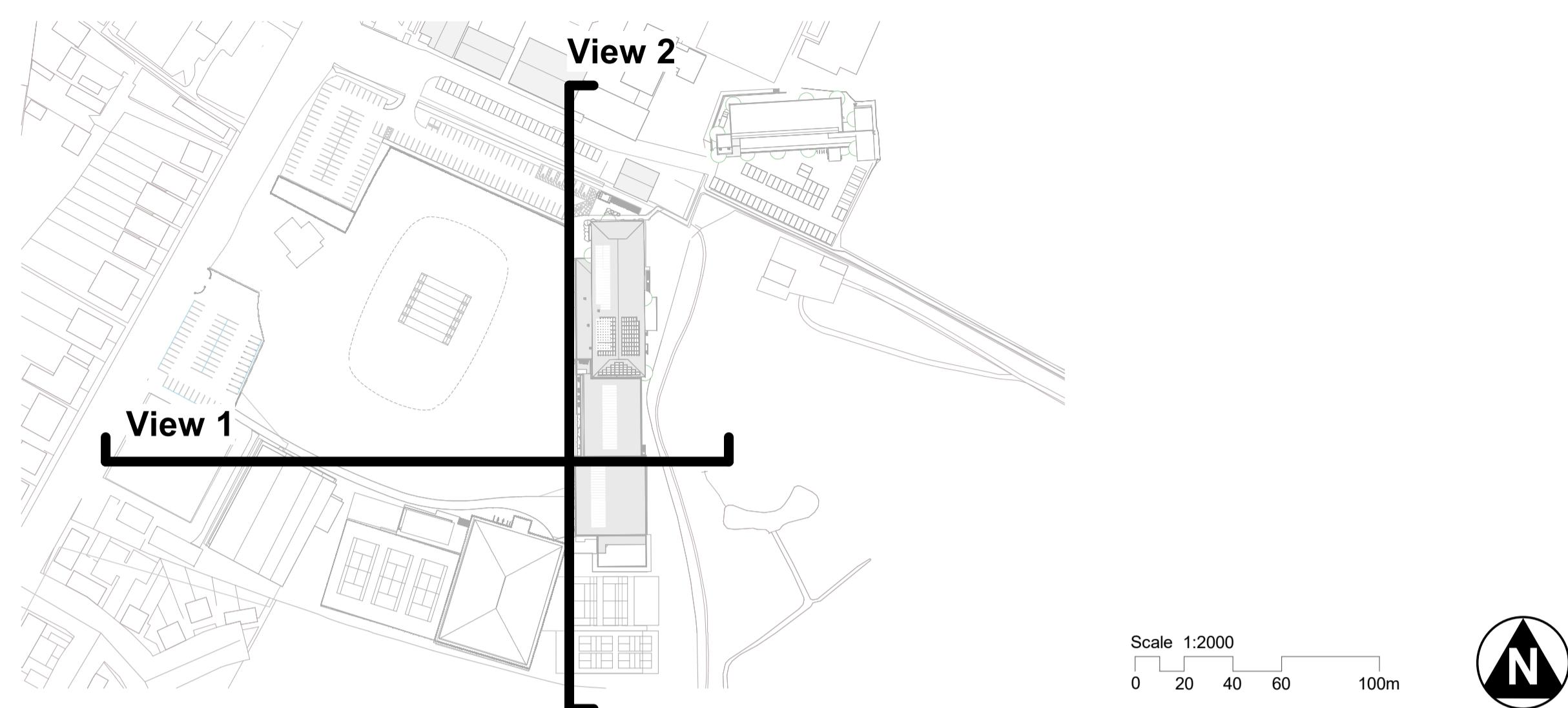


Eastern Gate House, 119 Newmarket Road,
Cambridge, CB5 8HA
T:01223 367733
office@saunderston.co.uk

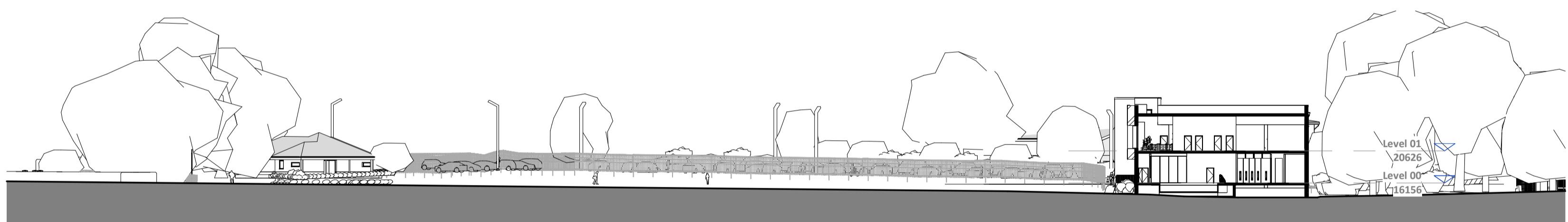
The Garage, The Gallery, King's Wharf
The Quay, Exeter, EX2 4NN
T:01392 348627
www.saunderston.co.uk

Client
Alliance Leisure
Job
Huntingdon Leisure Centre
Drawing
Proposed Padel and Pickleball Court
Elevations

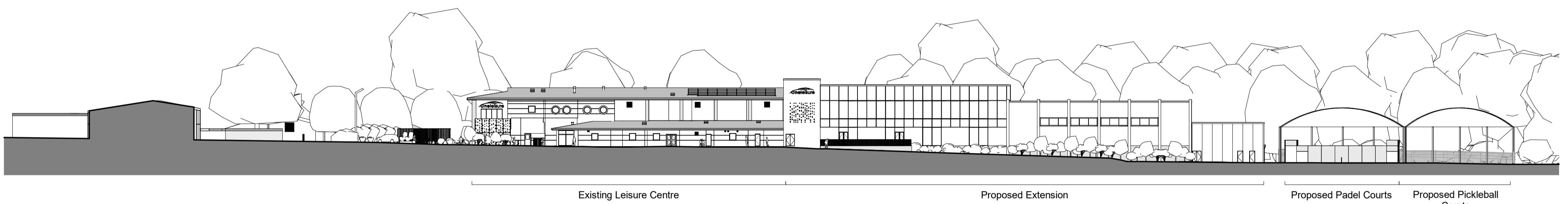
Scale
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P01
SBA Project Code
2103
Drawn
HZ
Date
12/02/25
Checked
BH
Subsidiary Code
Code



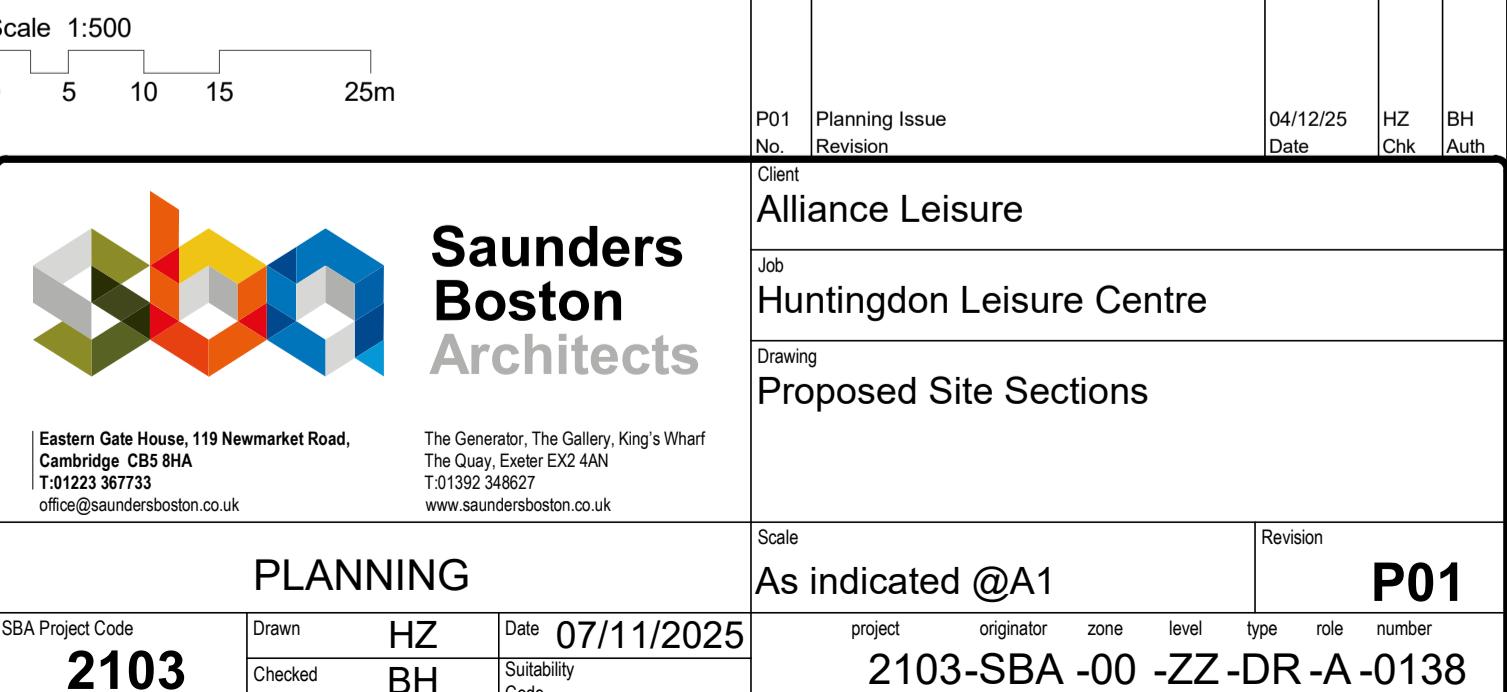
Page 122



1 Proposed South Site Section



2 Proposed West Site Section



Planning Appeal Decisions Since January 2026 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
25/005 46 /FUL	Mr William McKie	Hemingford Abbots	Erection of 3 barns for storage of thatching materials with hardstanding for vehicles.	Land Adjacent Ridgeway Farm Rideaway Hemingford Abbots	Refused	Delegated	Appeal Dismissed	No
24/005 94/ FUL	Mr Anderson	Holywell-cum- Needingworth	Demolition of existing agricultural barn and erection of a self- build dwelling.	Land North West of The Pastures Conger Lane Holywell	Refused	Delegated	Appeal Allowed	No

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