

# DEVELOPMENT MANAGEMENT COMMITTEE 16<sup>th</sup> 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: 11<sup>th</sup> December 2025

Parish: HUNTINGDON

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## 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 600m<sup>2</sup> 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 20<sup>th</sup> 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 26<sup>th</sup> 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 m<sup>2</sup> or more to provide at least one cycle space per 25 m<sup>2</sup> 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 5<sup>th</sup> 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 20m<sup>3</sup> 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](mailto:lucy.pateman@huntingdonshire.gov.uk)

## **Huntingdon Town Council Comments – 6<sup>th</sup> 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]

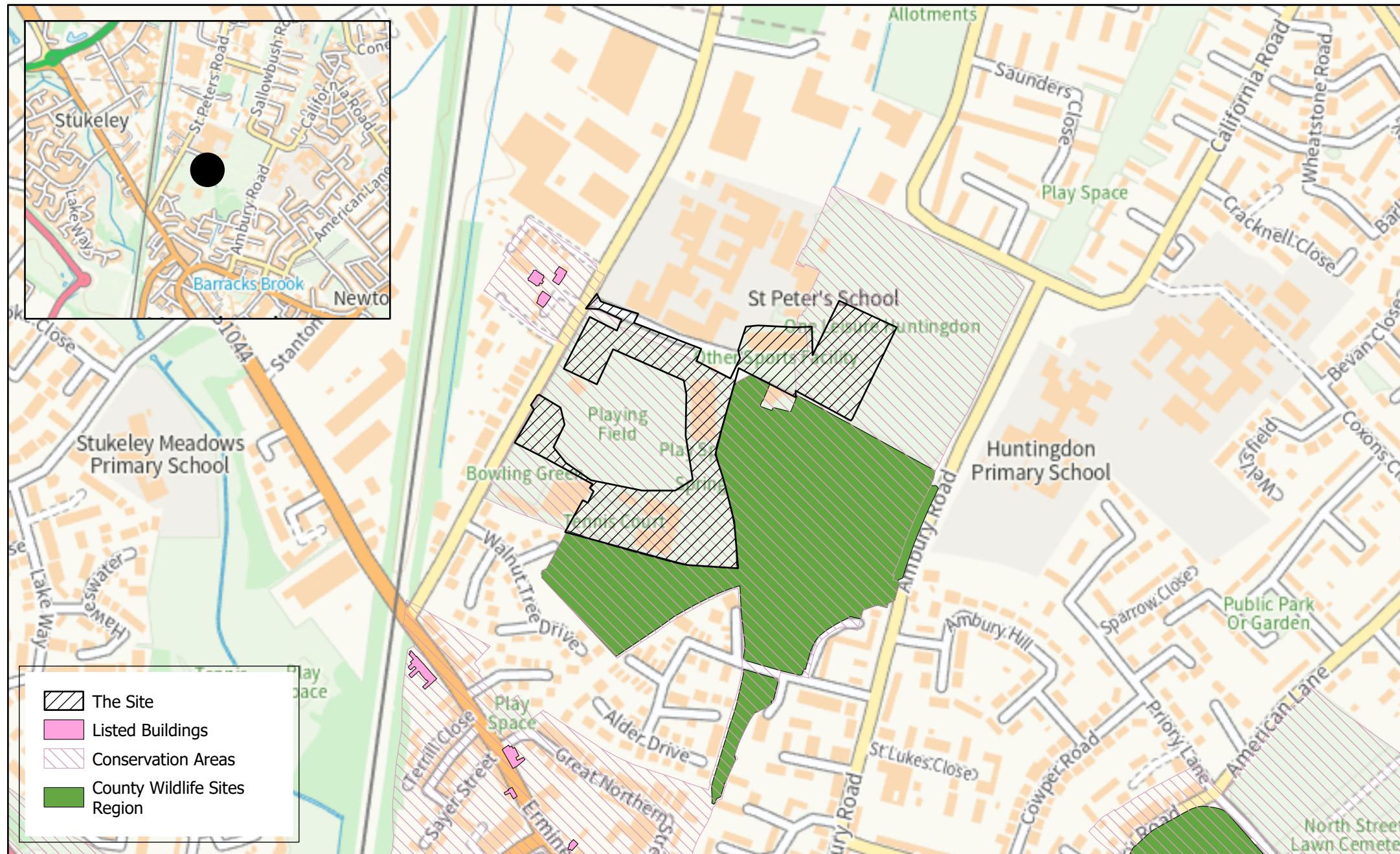
## **Development Management Committee**

**Application Ref:** 25/02361/HDC



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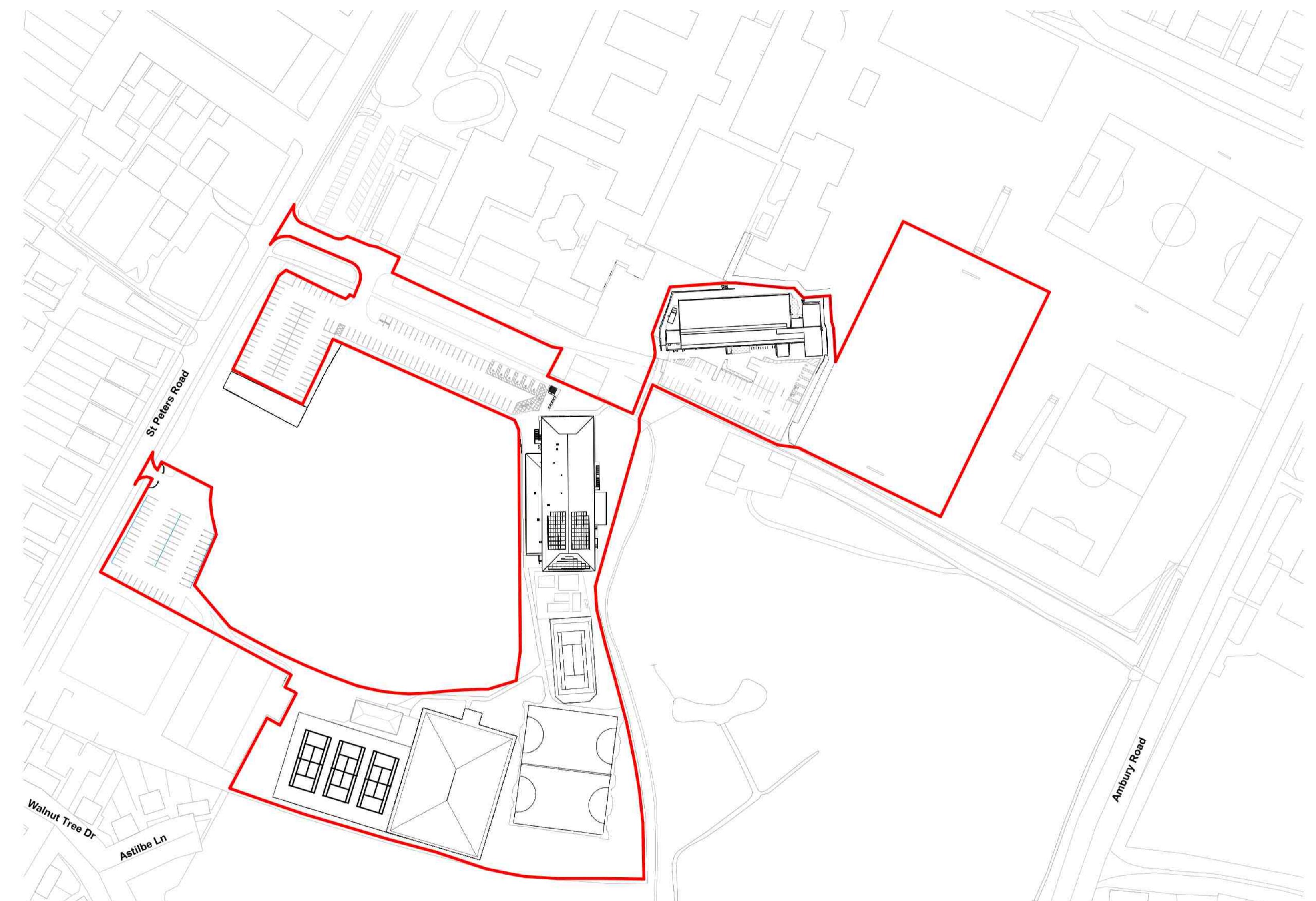
Date Created: 03/02/2026



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5	Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.
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



**1 Site Location Plan**  
1:1250

Scale 1:1250  
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P01 Planning Issue  
No. Revision 04/12/25 HZ Chk BH

Client  
Alliance Leisure


Job  
Huntingdon Leisure Centre

Drawing  
Site Location Plan



**PLANNING**  
SBA Project Code 2103 Drawn EC Date 07/08/2025  
Checked CM Suitability Code

Revision P01  
As indicated @A1  
project originator zone level type role number  
2103-SBA-XX-XX-DR-A-0105



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Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.

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## Planning GA Key

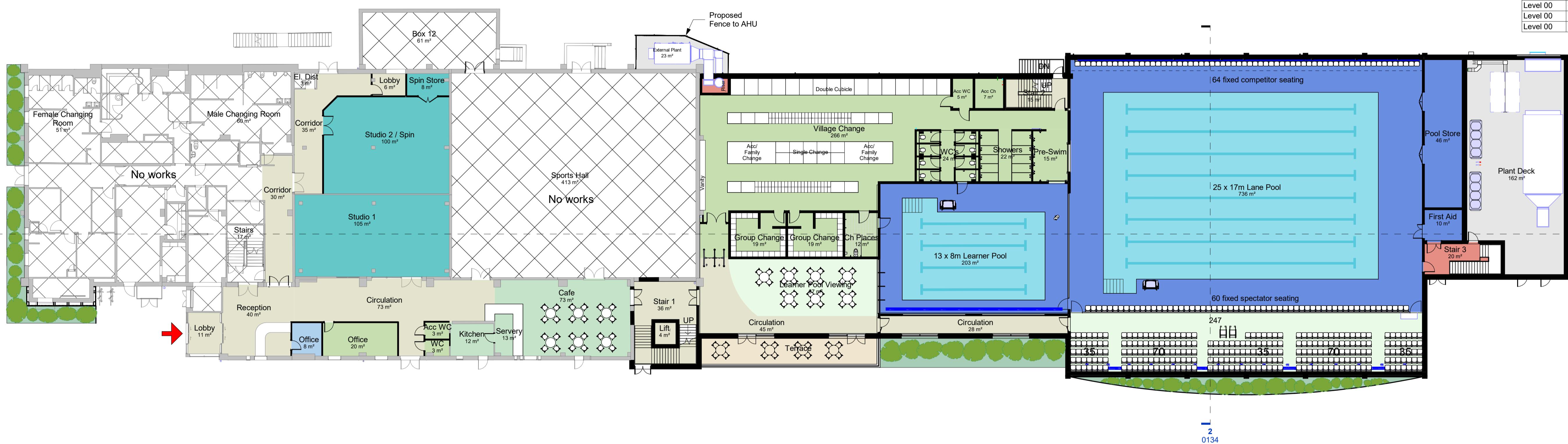
Existing  
Proposed

## SBA Accommodation Schedule GF

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

## Department Key

	Cafe/Seating
	Changing/WC
	Circulation
	External Plant
	No Works
	Office
	Plant
	Pool Hall
	Studio
	Viewing

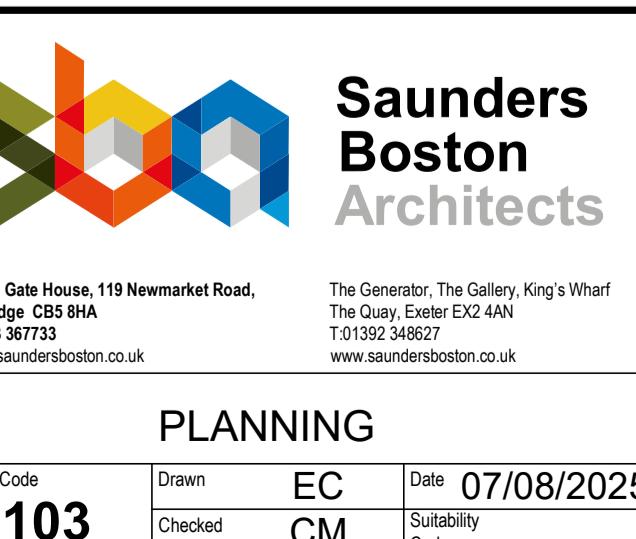


## Proposed Ground Floor Plan

1 : 200

A scale bar diagram for a map. It features a horizontal line with three major tick marks labeled '2', '4', and '6' from left to right. To the right of '6' is a label '10m'. To the left of the scale bar, the text 'scale 1:200' is written. On the far right, there is a circular north arrow pointing upwards, containing a stylized letter 'N'.

Planning Issue	04/12/25	HZ	BH
Updated layout to client's requirements	27/11/25	HZ	BH
First Issue	07/08/25	CM	VF
Revision	Date	Cbk	Auth



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### Planning GA Key

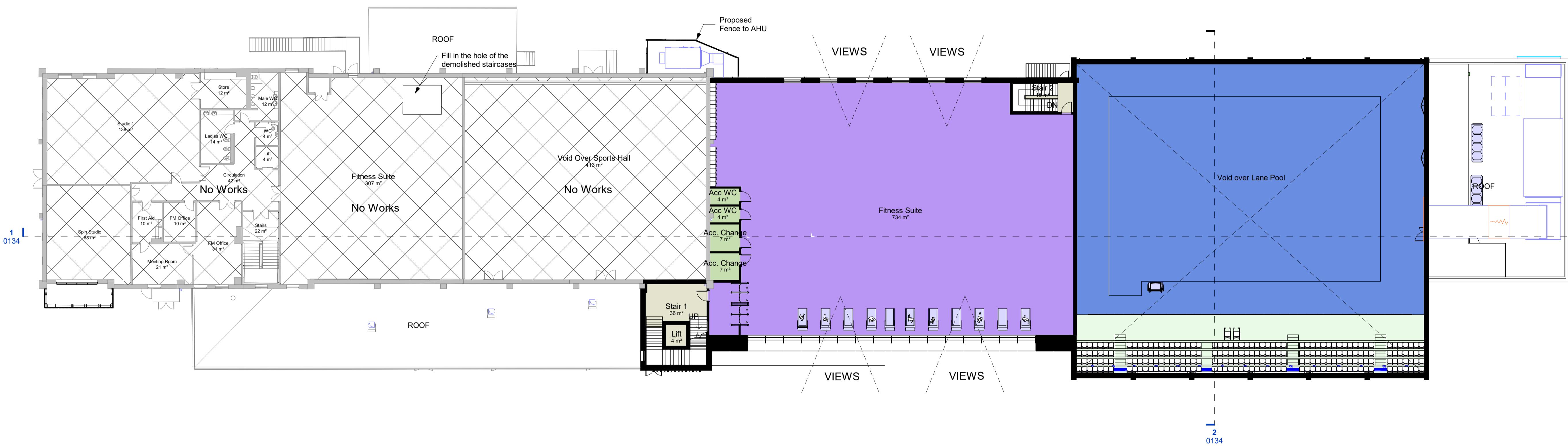
- Existing
- Proposed

### SBA Accommodation Schedule Level 01

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

### Department Key

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



### Proposed First Floor Plan

1 : 200

Scale 1:200  
0 2 4 6 10m

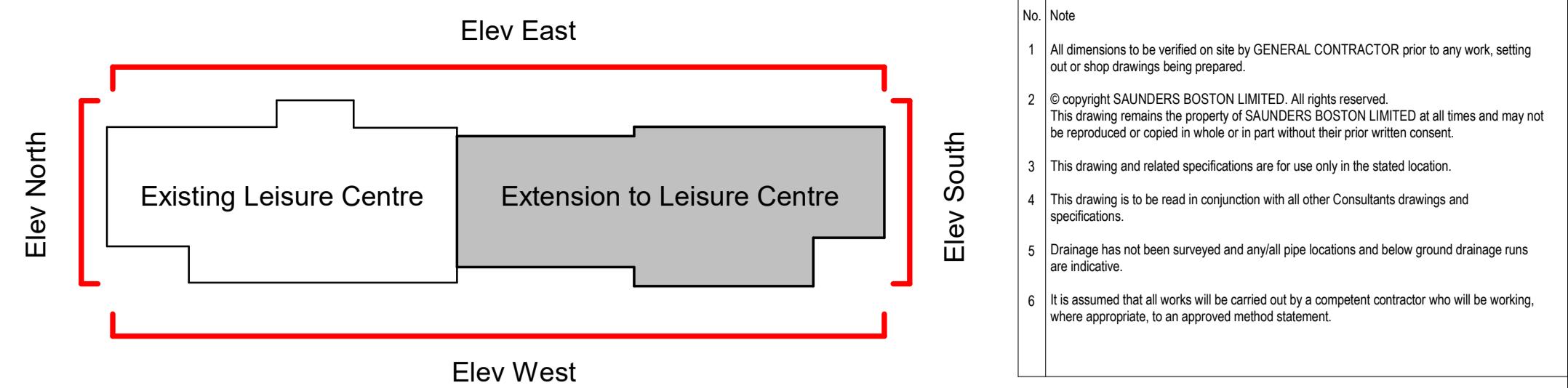
P03	Planning Issue	04/12/25	HZ	BH
P02	Updated layout to client's requirements	27/11/25	HZ	BH
P01	First Issue	07/08/25	CM	VF

No Revision Chk Auth

 <b>Saunders Boston Architects</b> Eastern Gate House, 119 Newmarket Road, Cambridge, CB5 8HA T: 01223 367733 office@saundersboston.co.uk		The Generator, The Gallery, King's Wharf, The Quay, Exeter, EX2 4AN T: 01392 348627 www.saundersboston.co.uk	
<b>PLANNING</b> SBA Project Code: <b>2103</b> Drawn: <b>EC</b> Date: <b>07/08/2025</b> Checked: <b>CM</b> <small>Code</small>		Scale: <b>1: 200 @A1</b> Revision: <b>P03</b> project originator zone level type role number <b>2103-SBA-02-01-DR-A-0132</b>	

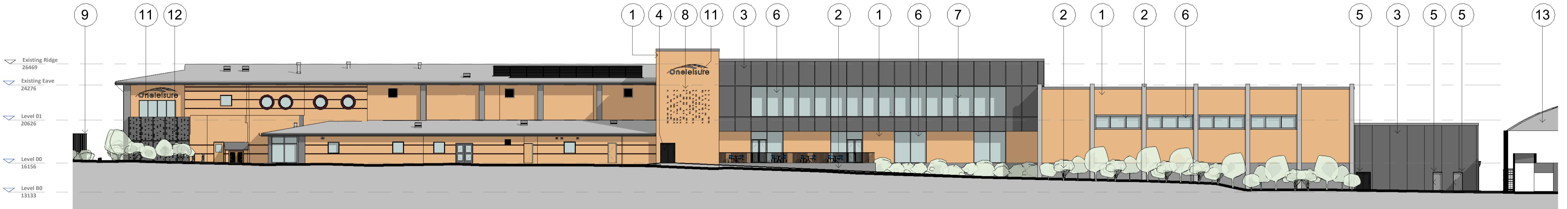
Proposed Materials Key

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		



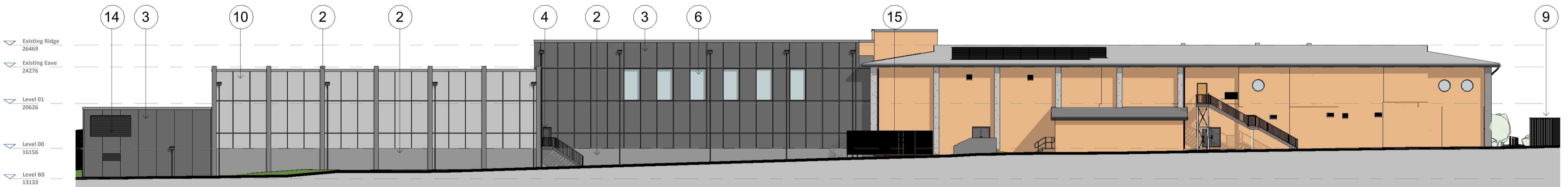
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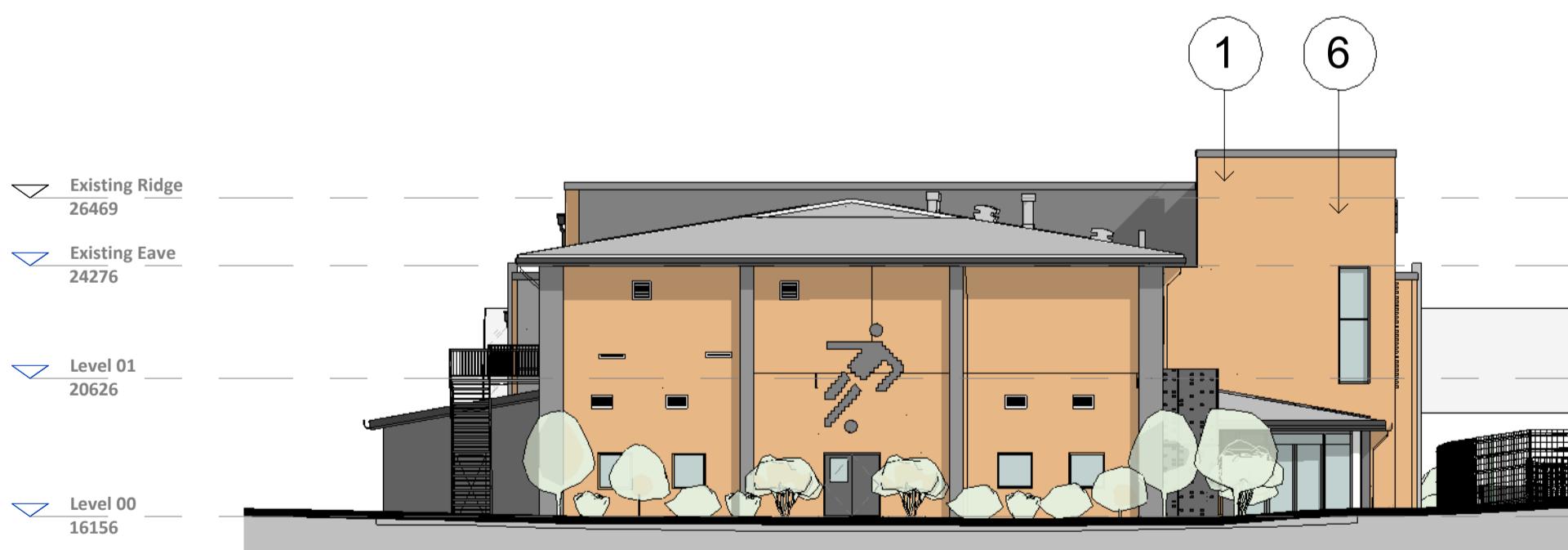
**1 Proposed West Elevation**

1:200



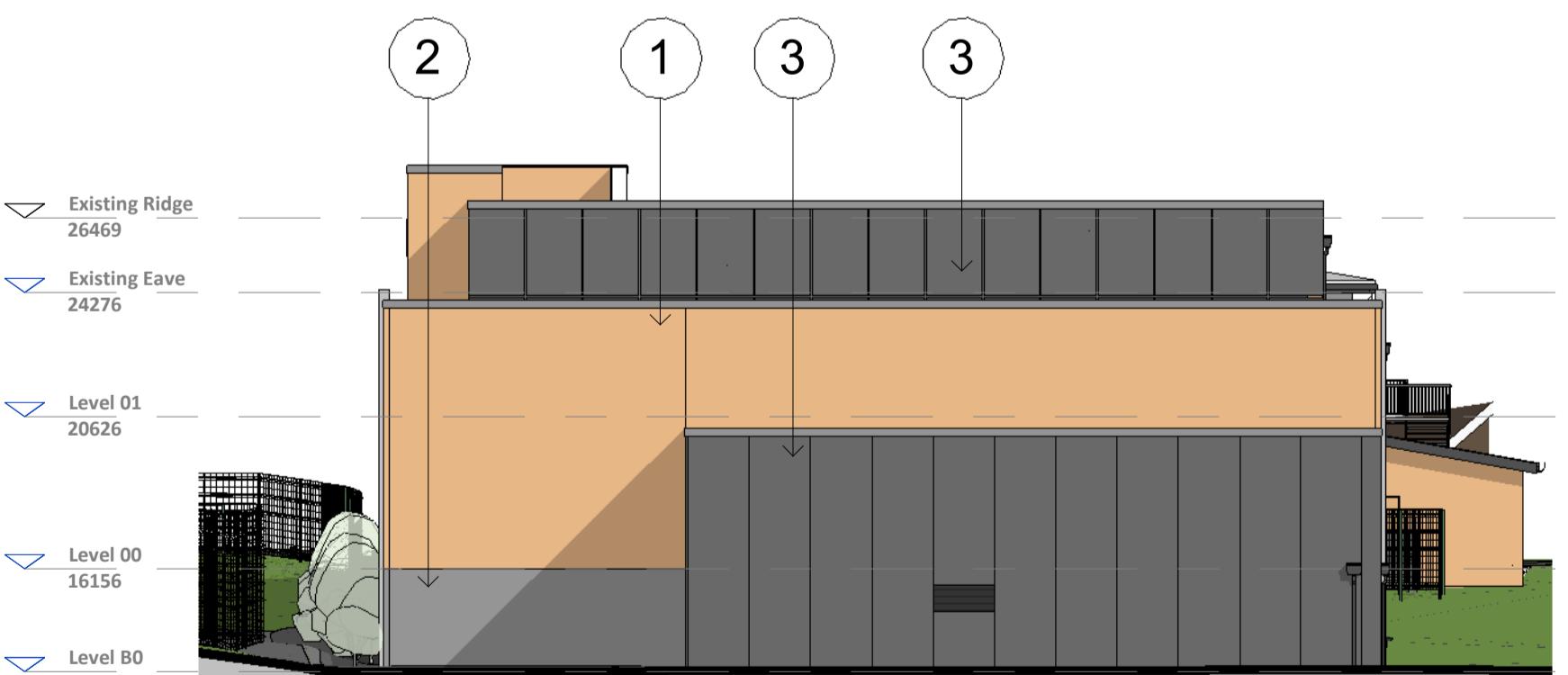
**2 Proposed East Elevation**

1:200



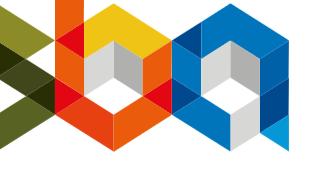
**3 Proposed North Elevation**

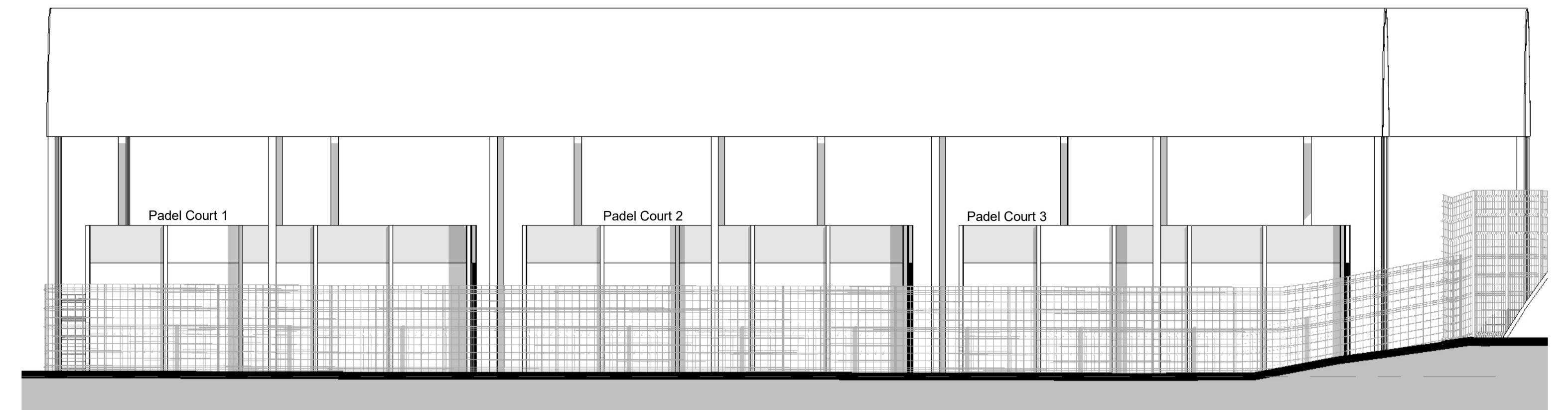
1:200



**4 Proposed South Elevation**

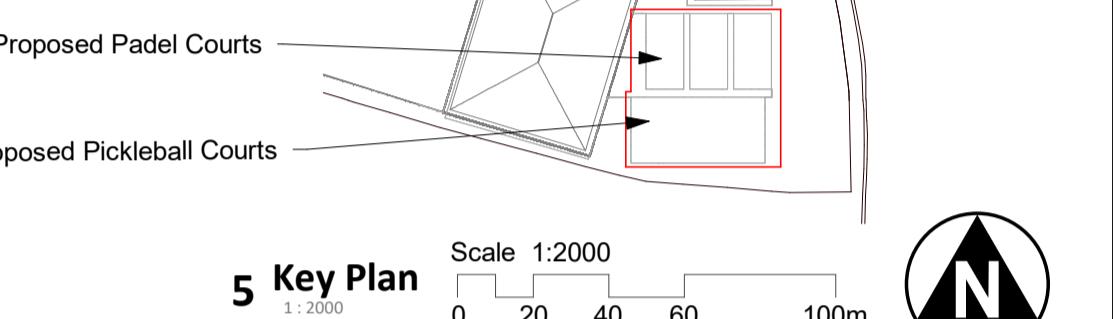
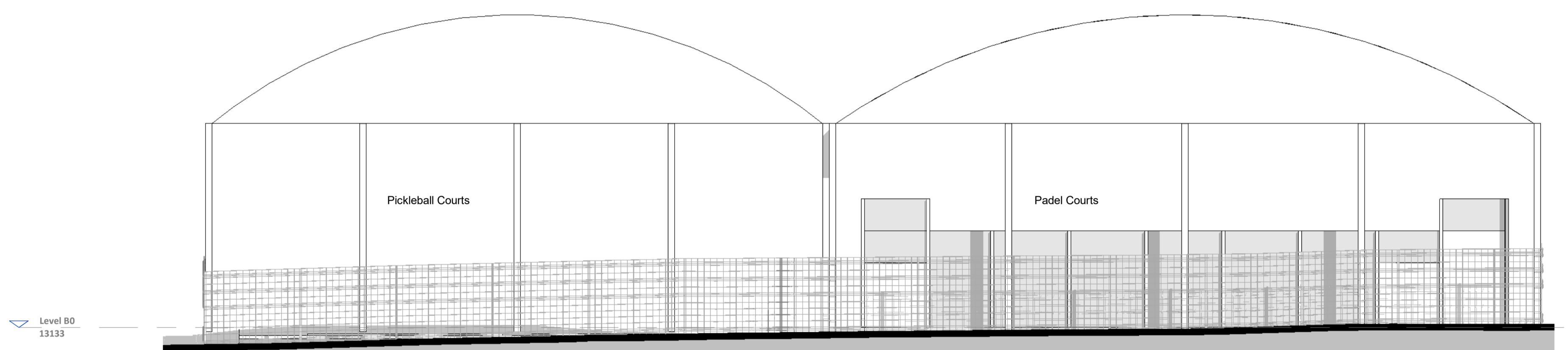
1:200

 <b>Saunders Boston Architects</b> <small>Eastern Gate House, 119 Newmarket Road, Cambridge, CB5 8HA T: 01223 367733 office@saudersboston.co.uk</small>		Scale 1:200	
		P02 Planning Issue P01 First Issue No. Revision	04/12/25 HZ 07/08/25 CM Chk BH VF Auth
<b>Client</b> <b>Alliance Leisure</b> <b>Job</b> <b>Huntingdon Leisure Centre</b> <b>Drawing</b> <b>Proposed Elevations</b>		Scale 1:200 As indicated @A1 <b>P02</b>	
<b>PLANNING</b> SBA Project Code <b>2103</b> Drawn <b>VF</b> Date <b>07/08/2025</b> Checked <b>CM</b> Suitability Code		project originator zone level type role number 2103-SBA-02-ZZ-DR-A-0136	

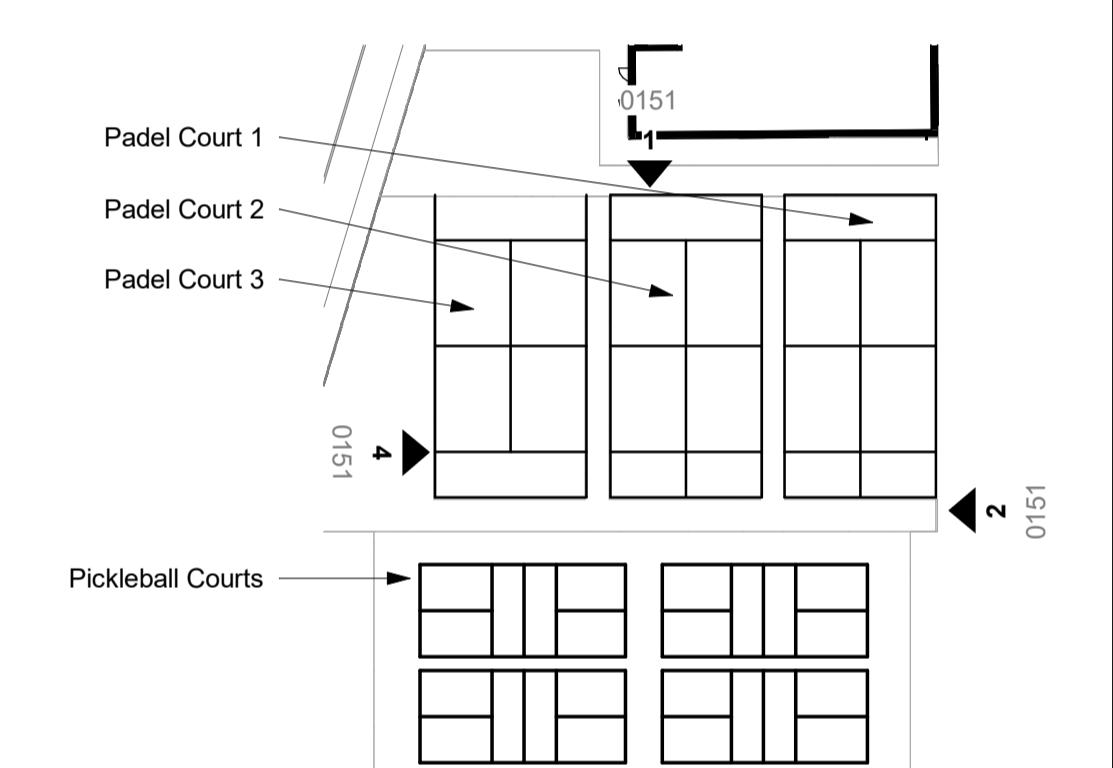
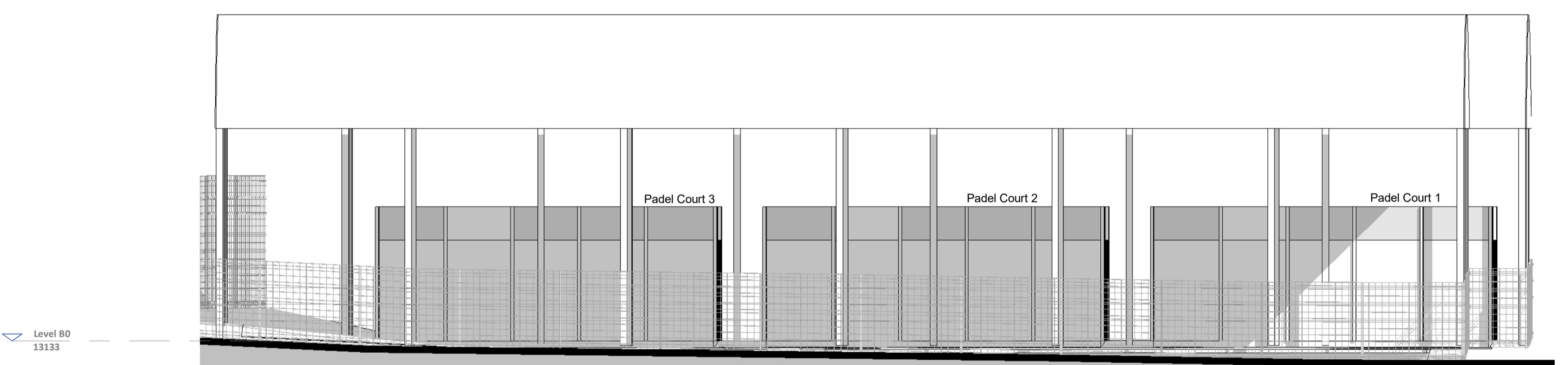


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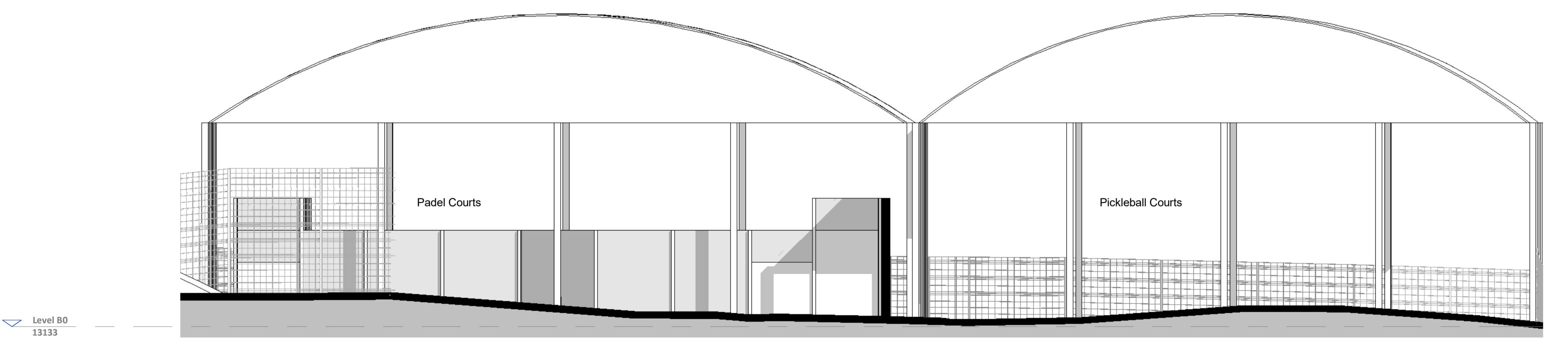
1 Proposed Padel Court Enclosure - North Elevation



2 Proposed Padel Court Enclosure - East Elevation



3 Proposed Padel Court Enclosure - South Elevation



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

PLANNING

As indicated @A1

P01

SBA Project Code 2103 Drawn HZ Date 12/02/25

Checked BH Subsidiary Code

project originator zone level type role number 2103-SBA-XX-XX-DR-A-0151

PLANNING

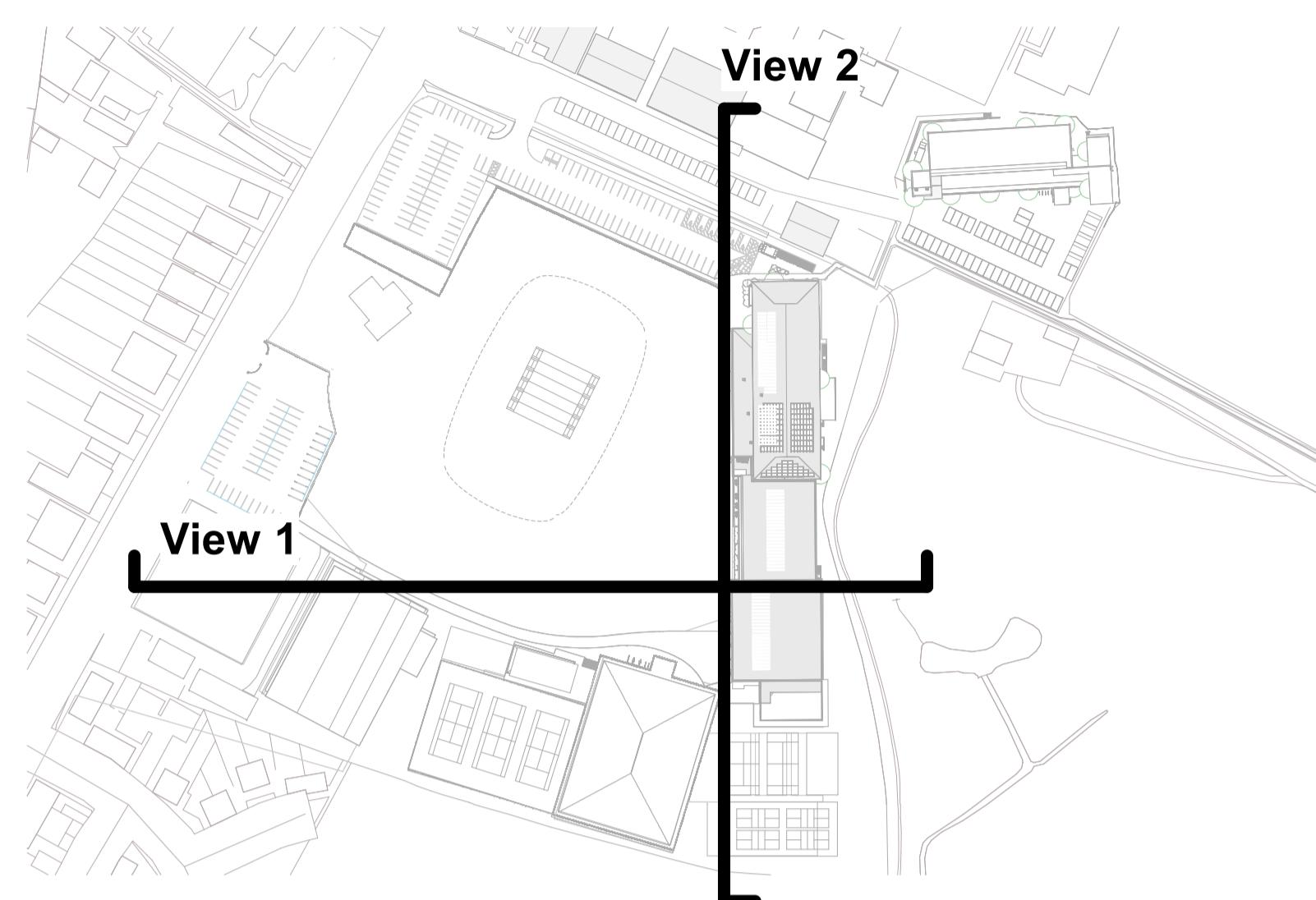
As indicated @A1

P01

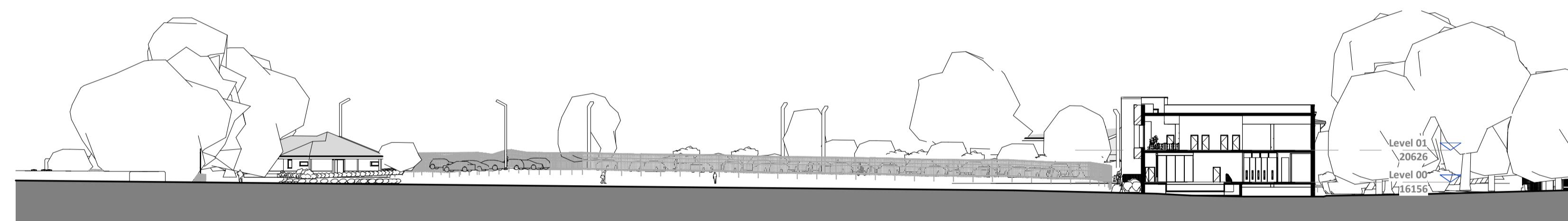
SBA Project Code 2103 Drawn HZ Date 12/02/25

Checked BH Subsidiary Code

project originator zone level type role number 2103-SBA-XX-XX-DR-A-0151



Scale 1:2000  
0 20 40 60 100m



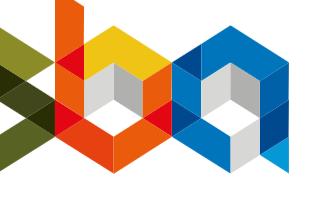
1 Proposed South Site Section  
1:500



2 Proposed West Site Section  
1:500

Scale 1:500  
0 5 10 15 25m

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 <b>Saunders Boston Architects</b> Eastern Gate House, 119 Newmarket Road, Cambridge, CB5 8HA T: 01223 367733 office@saunderston.co.uk		Client: Alliance Leisure Job: Huntingdon Leisure Centre Drawing: Proposed Site Sections  <b>PLANNING</b> As indicated @A1	
SBA Project Code <b>2103</b>	Drawn HZ	Date 07/11/2025	Revision <b>P01</b>
Checked BH	Originator Saunderston	Zone Code	Role Number 2103-SBA-00-ZZ-DR-A-0138