



March 18th 2026

## **Formal Objection: Planning Application 25/01922/OUT – Newlands Park, Huntingdon (formerly known as Hinchingsbrooke Logistics Park)**

To the Members of the Development Management Committee,

The Hinchingsbrooke Residents' Association wishes to register a formal objection to the outline planning application for the proposed development at Brookfields Farm (Newlands Park- Huntingdon).

We recognise the need for employment land within Huntingdonshire. However, we do not consider this site to be suitable for development on the scale proposed. In our view, the application conflicts with the currently adopted HDC Local Plan to 2036, creates unacceptable impacts on nearby residents, and raises serious concerns regarding traffic, public safety and access to Hinchingsbrooke Hospital.

Our objections are set out below.

### **1. Conflict with Local Plan and Irreversible Damage to Landscape Character (LP2, LP10, LP11, LP12, LP14, NE2 & NE3)**

The site lies within land designated as Open Countryside and is not allocated for industrial use in the Stukeleys Neighbourhood Plan.

The proposed warehouses, with eaves heights of 18.5m, 21m and 24m, would be substantially larger than the precedent already set on the nearby Hinchingsbrooke Business Park and would be visible over a wide area, including from residential streets. The warehouses would create a sense of enclosure for residents, many of whom choose to live on the estate because of the open countryside location.

We enclose a scale representation of the visual impact of the development and how it will dwarf residents' homes looking from Parkway towards Flamsted Drive (using an image provided this week by Newlands which we have zoomed in).

The excessive height and massing would result in an unacceptably overbearing impact, a significant loss of natural light, and a detrimental increase in noise and light pollution, as a result of the impact from the 24 hour activities proposed as a result of the proposed development devaluing the amenity for neighbouring residents.

The application acknowledges that there will be residual landscape harm for a prolonged period, which reinforces the concern that the scale of the proposal is not appropriate for this location.

### **2. Acoustic Reflection and Noise Pollution (LP14)**

The site is located close to established residential areas, in some cases within approximately 150 metres.



The scale and height of the proposed warehouses, positioned opposite the existing Business Park, raises the risk of increased noise through reflection and amplification of traffic noise from the A141 and surrounding road network. We do not consider that this potential cumulative impact has been fully assessed.

We also note that comparable Newlands developments elsewhere at Thrapston and proposed at Cambridge are located significantly further from residential properties.

### **3. Technical Failures and Cumulative Impact (LP18)**

The application relies heavily on the proximity of the existing Hinchingbrooke Business Park to justify development at Brookfields Farm. However, the two sites are physically separated by the A141 and are not part of the same employment area. The creation of a roundabout and an underpass do not make them integrated.

We also have concerns regarding flood risk, drainage capacity and the cumulative impact of development.

### **4. Public Safety and Fear of Crime (BE1)**

The proposal includes the construction of an underpass to support pedestrian and cycle movement.

We are concerned that an underpass will feel unsafe, particularly outside daylight hours, and may discourage use rather than encourage Active Travel. The inclusion of an underpass increases the risk of anti-social behaviour and more serious crime, including County Lines activity, directly impacting the safety and security of the local residential environment.

We request that the underpass is replaced with a Toucan crossing like the one at the Brampton Hut roundabout installed as part of the A14 changes

### **5. Impact on Hinchingbrooke Country Park (HU10)**

Huntingdonshire District Council is currently investing £2.9m in improvements to Hinchingbrooke Country Park with the stated aim to protect its tranquillity and enhance biodiversity.

The proposed development would introduce large-scale industrial activity operating across extended hours close to the park boundary. We are concerned this will adversely affect wildlife, including protected species, reduce the quiet recreational value of the park and the wider aims of the Council's investment in the park.

### **6. Traffic Impact, Access to Hinchingbrooke Hospital and Public Safety (LP12)**

A major concern relates to the effect on the local road network serving Hinchingbrooke Hospital.

Hinchingbrooke Park Road already experiences congestion at peak times and residents regularly observe delays affecting emergency vehicles, often being forced to mount kerbs to allow ambulances to pass.



Planning reports as far back as 2017 (development of the former forensic laboratory) acknowledged it could take an hour to exit the Estate; this situation has only worsened subsequently.

We estimate the development will generate 5,000 -7,500 additional daily vehicle movements, including 2,448 HGVs (based on Newlands' data - over 11% of the old A14's HGV volume). We do not consider that the current road network can safely accommodate this increase without risk of delay to emergency services. It is noted that in January 2025 CCC Highways required a traffic assessment on Views Common Road and Hinchingbrooke Park Road. It is unclear why that position has changed.

A video taken earlier this month <https://www.youtube.com/watch?v=3XJgpTUcLkE> shows the issues already faced by emergency vehicles trying to get off the estate on weekdays during termtime.

Given the proximity of a major hospital, we request a specific and independent assessment of the impact on emergency vehicle access is required before any decision is made. We believe it raises issues for public safety under policy LP12; We further request a Blue Light Impact Assessment be undertaken to confirm the development will not compromise emergency response times.

## 7. Requested Conditions if Permission is Granted

If the Committee is minded to approve the application, we ask that the following conditions are imposed to reduce the impact on nearby residents and emergency services:

- 1) **Maximum building height** to be limited to 15 metres, (it is noted that at their proposed Cambridge site, Newlands have agreed already to a maximum height of 21 metres before their application is submitted)
- 2) **Reduction in the size and height of Unit 2E**, with increased separation from existing housing, to reduce visual and residential impact. It is the **largest and most visually** intrusive unit yet is positioned closest to Hinchingbrooke residents: we request that it is pushed back 100 metres. It is fundamentally unfair that smaller units are placed near the Brampton Hut roundabout simply to satisfy CCC Highways' desire to protect the views of passing motorists (which was a statement made by Newlands at a meeting with the Friends of Hinchingbrooke Country Park in November 2025). The amenity of local residents must be prioritised over the aesthetic preferences of transient traffic and they should not be forced to live under a 43.75 metre AOD ridgeline.
- 3) **Restrictions on operating hours**, limited to 07:00 to 21:00 Monday to Friday and 08:30 to 20:00 weekends and bank holidays to reduce the noise and air pollution impacts.
- 4) **Removal of the proposed underpass** and replacement with a controlled surface crossing (as per that installed at Brampton Hut when the A14 changes were made).
- 5) **Traffic enforcement measures**, including ANPR on Views Common Road, to prevent HGV use so as to prevent congestion so that emergency vehicles and residents are not delayed.
- 6) **Noise Reduction**, including restrictions on reversing beepers (tonal reversing) if you choose not to restrict operating hours as requested in 3) above.

# Hinchingbrooke Residents' Association

Together for a better Hinchingbrooke



The Residents' Association considers that the scale, location and traffic impact of this proposal makes it unsuitable for this site. In particular, the potential effect on access to Hinchingbrooke Hospital requires further independent assessment before any decision is made.

We therefore ask the Committee to refuse the application, or at the very least to require further evidence on emergency vehicle access and impose strict conditions to protect residents, the Country Park and emergency services.

Yours faithfully,



John Greenhalgh  
Chair

## Exhibit List: Evidence of Conflict (Application 25/01922/OUT)

Exhibit ID	Type of Evidence	Purpose / Policy Conflict	Key Observation from Evidence
Ex-01	Photographic Overlay	LP 11 & LP 14 (Scale/Amenity)	Demonstrates how the 21m warehouse behind Flamsteed Drive will dwarf residential homes for those nearest to the development
Ex-02	Video Footage See You Tube link above)	LP 12 (Public Safety)	Shows emergency vehicles currently struggling to exit the estate during term-time, requiring a Blue Light Impact Assessment.

