

Economic Development Team

18.03.26

Planning application: 25/01922/OUT – Newlands Outline Planning Application

Further to our previous representation, we write to provide additional economic development comments following new information shared by the applicant.

We understand that the developer is currently in detailed and active discussions with five established local businesses seeking to expand within Huntingdonshire and relocate to this site. This is a significant and material factor, demonstrating that the scheme is not speculative in nature, but instead responds directly to identified and immediate business demand within the district.

From an economic development perspective, this level of confirmed interest provides strong assurance that the proposed employment floorspace will be taken up and utilised, supporting the retention and growth of existing businesses. Enabling these businesses to expand locally is critical to maintaining economic momentum within the district.

If suitable space is not available within Huntingdonshire, there is a clear risk that these businesses may need to relocate elsewhere to accommodate their growth requirements. This would result in the loss of jobs, investment, and associated economic activity from the district. Supporting this application therefore plays an important role in ensuring that this growth is retained locally and continues to benefit Huntingdonshire's economy.

It is also important to note that these businesses have specific operational requirements, including the need for buildings to be delivered by the end of 2028 and designed to accommodate modern working practices. The parameters set within this application, including building heights, are therefore fundamental to ensuring that the development can meet these needs and support productivity improvements.

The delivery timescales associated with developments of this nature are considerable, with significant lead-in periods required for the discharge of conditions, site preparation, infrastructure provision, and construction. As such, timely approval of this Outline Planning Application is essential to ensure that the scheme can come forward within the required timeframe and that these businesses are able to commit to the district with confidence.

In this context, the proposal represents a clear and immediate opportunity to support business expansion, safeguard and create jobs, and reinforce Huntingdonshire's position as a competitive location for investment and growth.

We therefore wish to reaffirm and strengthen our support for this application, recognising the tangible economic benefits it will deliver and the clear evidence of market demand already in place.