

Mr James Croucher  
Interim Development Management Team Leader  
Strategic Team  
Pathfinder House  
Huntingdonshire District Council  
St Mary's Street  
Huntingdon  
PE29 3TN

19<sup>th</sup> March 2026

Dear James,

HDC ref: 25/01922/OUT

**RE: NEWLANDS PARK HUNTINGDON: FURTHER APPLICANT UPDATE**

Our ref: NLA001/DA

Further to our previous letter of 5<sup>th</sup> March 2026, we write with a further and final update from the Applicant, on a number of matters, ahead of the scheduled 23<sup>rd</sup> March Planning Committee.

**National Highways holding objection lifted**

We are delighted to report that National Highways confirmed by email on 9<sup>th</sup> March that it is lifting its holding objection, having now been satisfied that the modelling of the A1/A141 Brampton Hut junction is representative and that the mitigation identified (in the form of amended white lines) is suitable. A planning condition has been requested to secure this mitigation, and is accepted by the Applicant.

**CCC Highways holding objection lifted**

We are also pleased to report that Cambridgeshire County Council (as the Local Highways Authority) has also removed its holding objection to the application. This is the result of weeks of collaborative and proactive engagement between the Applicant and CCC on the detailed design of off-site mitigation at the Ermine Street, Washingley Road, and Kings Ripton Road junctions of the A141, which will provide adequate mitigation for the proposed development (when assessed cumulatively with other committed developments) by delivering a step change in highway capacity.

This is accompanied by an offer from the Applicant to directly deliver and fund all of these works (under a Section 278 process) as soon as practicable, in accordance with a programme to be agreed and signed off by HDC and CCC. This means that there is no longer any reliance on any highways mitigation schemes being delivered by other committed developments (despite those developments having made commitments to do so under a 'Monitor and Manage' approach as part of their respective planning permissions). These works, together with Newlands' commitment to directly deliver them, are to be secured by planning obligations and conditions. Newlands' delivery of the mitigation schemes at these junctions means that the Section 106 funding secured for the same/similar works from other developments would remain available for other highways and transport infrastructure or other public benefits.

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### **CCC PRoW holding objection lifted**

Likewise, we were pleased to note that CCC's Definitive Mapping / Public Rights of Way team have removed their holding objection subject to the imposition of a standard condition requiring diversion due process to be followed.

### **Additional Views and Sections**

Newlands has prepared verified images from the viewpoints requested by the Hinchingsbrooke Residents Association, which were submitted earlier this week and uploaded to HDC's Public Access portal.

This demonstrates that the scheme would not be visible at all from the chosen locations within Hinchingsbrooke Country Park nor Bliss Close. Glimpses of the scheme may be possible through the thicket of trees adjacent to the A141 at the back of Flamsteed Drive, though it should be noted that the trees are not in leaf and that this view over the A141 is not considered to be sensitive in landscape terms.

The maximum 21m height parameter envelope of Plateau B is partially visible above the tree line from the selected location at the top of Flamsteed Drive, meaning that the top of a building here may be visible depending on final siting and height. For this reason, a rendered image of a 21m building (based on the illustrative masterplan layout and reflecting the Design Code principles) is also provided to give a representation of potential visual impact. The building sits beneath the rooflines within the foreground, and the recessive colour banding is effective in reducing the perceived massing of the building. This location is one of, if not the only elevated location within the Hinchingsbrooke neighbourhood with a long view corridor towards the Site. The kinetic experience is also important here because, as one travels further westward down Flamsteed Drive, the building would become less visible due to perspective.

It is important to note that none of these viewpoints were sought by Places Services or the Council's conservation officer when scoping the LVIA exercise. Glimpses of employment buildings are not out of character for the area, noting that the tops of buildings within Hinchingsbrooke Business Park are visible from several vantage points located within the Hinchingsbrooke residential estate. Notwithstanding that, FPCR can confirm that their assessment of these views does not change the conclusions set out in the Environmental Statement, which judged there to be moderate adverse visual effects upon residents east of the A141 (Flamsteed Drive/Dyson Close).

As stated in our previous letter, we have also produced the enclosed illustrative sections that show how the scheme would relate to the nearest residential properties, compared to the Tyldesley scheme in Manchester. HRA have stated that Newlands' proposals will give rise to similar visual impacts to this scheme, but this is evidently not the case. Whilst our maximum height parameter is 3 metres higher than the buildings at Tyldesley, the proposed buildings will be over 4 times further away from the nearest residential property at Hinchingsbrooke. Within this intervening space there is existing and proposed banks of trees and the A141 dual carriageway.

### **Strengthened support from HDC Economic Development Team**

We were pleased to note the additional and strengthened letter of support from Huntingdonshire's economic development officers, asserting that the development is not speculative but will meet the immediate needs of several established local businesses seeking to expand within Huntingdonshire, and commending the application for timely approval.

### **BPF I&L Publication**

On Thursday 19<sup>th</sup> March, the British Property Federation (BPF) published its latest report on the importance of the Industrial and Logistics (I&L) sector, titled "The Infrastructure of Everything". This refers to the I&L sector as "the critical infrastructure underpinning the UK's Industrial Strategy" and highlights the significant contribution it makes to the IS-8 key sectors identified in the Government's Industrial Strategy. In total, the IS-8 sectors combined purchased £250 billion worth of inputs from the I&L sector, which is equivalent to 22% of their overall inputs. This is highly relevant given those sectors make up 5 of the 6 high-growth priority sectors outlined in the CPCA Local Growth Plan (namely Life Sciences, Defence, Advanced Manufacturing, Digital Technologies, and Clean Energy). Newlands Park Huntingdon

will therefore be instrumental in delivering the aims of the CPCA Local Growth Plan (which itself is a precursor to the forthcoming CPCA Spatial Development Strategy).

The report helpfully shines light on the sectoral diversity within the I&L sector which is often overlooked in terms of the variety of jobs it offers and the social value and upward social mobility it generates.

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For avoidance of doubt this letter is accompanied by the following:

- Illustrative residential sections (22573-UMC-SI01-SI-DR-A-0175-P05)

If you have any final queries or require further clarification or details ahead of Planning Committee on Monday, please do not hesitate to contact myself or Andy Fisher of this office.

Yours sincerely,

David Akam  
Associate

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cc: Ben Taylor and John Barker, Newlands Developments  
Andy Fisher, DLA