DAVID LOCK ASSOCIATES

Mr Aaron Sands
Huntingdonshire District Council
Pathfinder House
St Marty's Street
Huntingdon
PE29 3TN

18 December 2024

Your Ref: 24/02038/FUL

Our Ref: UAC023/WR

Dear Aaron

RE: KP1 – THE GLADE – CHANGE OF USE OF THE 1ST FLOOR OF THE CONVENIENCE STORE (CO-OP) & OFFICE BUILDING TO A HEALTH FACILITY (USE CLASS E(e)) - REQUEST FOR PERMANENT CHANGE OF USE NOT TEMPORARY

We write on behalf of Urban&Civic (U&C), the master developer of Alconbury Weald. An application was recently made for the change of use of the first floor of the existing co-op building from office to a health facility for a temporary period of five years (24/02038/FUL). This is currently under consideration by the Council.

Change to Description of Development
Due to the NHS approach to funding this planning permission is required to be permanent rather than temporary and therefore an amendment to the current application is required. U&C therefore request that the description of development of the current planning application is amended to remove reference to the permission being temporary and would read as follows:

> *Change of use of first floor from office (Use Class E (c) (iii)) to health facility (Use Class E (e)).*

As set out in the original covering letter with the planning application, this new facility will support and augment the proposed permanent facility in The Hub.

We trust that this change in the description of development is acceptable to the Council and that re-consultation can proceed on this basis.

Transport Queries
In respect of the existing planning application, we have been made aware that CCC Highways have asked for clarifications regarding the transport impact of the change of use having regard to the specific highways approach at Alconbury Weald.

The Transport Assessment which submitted in support of the reserved matters for The Glade development (21/01833/REM) followed the same approach for all reserved matters submitted within a Key Phase in line with the requirements of Condition 18 of the Outline Planning Permission (1201158OUT) and calculated the impact of the development in DUEs (Development Unit Equivalents).

DAVID LOCK ASSOCIATES LIMITED
50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

[redacted]

www.davidlock.com

VAT Reg. No. 486 0599 05.
Registered in England No. 2422692.
Registered Office as above.

The agreed approach for monitoring DUE occupations in Alconbury Weald for the purposes of the ongoing 'Monitor and Manage' approach to transport infrastructure delivery was agreed with the Joint Authorities (Highways England, CCC and HDC) in Peter Brett Associates (now Stantec) Technical Note 12 (TN12). TN12 sets out the conversion factors for standardising commercial occupations into a unit equivalent to 1 residential dwelling in terms of its potential vehicular trip generation.

DUE rates have been agreed for all major Use Classes (Use Class references were developed prior to the introduction of Class E) and include those for both B1 Office and D1 Health Centre uses. We have undertaken a comparison of DUEs and the Trip Rates which support the conversion factors in the table below comparing the two uses:

Land Use	Floor Area	DUE Rate (1 Trip per m²)	DUEs	Trip Rate (per 100sqm)	Trips
B1 Office	589m²	53	11	1.55	9
D1 Health Centre	589m²	9	65	6.52	38
Difference			54		29

Whilst this table shows a marginal increase in both the number of DUEs and the number of trips, the nature of a Health Centre is different to B1 Office, with a greater expectation that these additional trips will be internalised to Alconbury Weald and not impact on the external highway network. It should also be noted that the total number of DUEs agreed to for KP1 2019 off-site highway impact is 3,154 DUEs, which included up to 1,956 dwellings. All reserved matters for residential areas have now been submitted for KP1 which amounts to 1760 dwellings, creating flexibility in terms of the overall agreed DUE figures for off-site impacts.

This difference in DUEs and the nature of the health trips featuring greater internalisation in the development allow for land-use changes at The Glade with no additional transport impact. There are therefore considered to be no transport reasons why the change of use of the first floor to Health Use should not be approved.

In summary, U&C seeks a change to description of development to allow the change of use of the first floor of the co-op building to be permanent rather than temporary. This change is required to ensure that funding is achieved for the development and that this vital heath facility comes forward to support the needs of local residents.

It is also noted in this letter that the transport impacts of the proposed change of use are minimal and having regard to the lesser number of dwelling being delivered than were assessed at Key Phase level, sufficient headroom exists to accommodate the slight increase in DUE's and trip rates set out above.

We trust that the Council will continue to be supportive of this updated planning application and its aim to deliver vital new services at Alconbury Weald. Should you have any questions on the application please do not hesitate to get in contact with either myself or another member of the project team.

Yours sincerely,

[redacted]

SENIOR ASSOCIATE

Email: [redacted]

cc: [redacted], Urban&Civic