Planning

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Ref: C5218P
Date: October 2026

Planning Development Control
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN
7 October 2026

Dear Sir/Madam,

Re: Full Planning Application – Change of Use to a Self-Storage Yard (Use Class B8) and Associated Works, Plot 4, Harvard Road Industrial Estate, Kimbolton, Huntingdon, Cambridgeshire, PE28 0NJ

I am writing on behalf of the applicant, The Hill Family Property Ltd, to formally submit a full planning application for the change of use of land at Plot 4, Harvard Road Industrial Estate, Kimbolton, to a self-storage yard (Use Class B8), together with associated access, fencing and landscaping works.

The proposal would bring a vacant parcel of land within an identified Established Employment Area into productive use. It would provide a flexible, low-intensity storage facility serving domestic and small-scale commercial users, while supporting the local economy and the continued function of Harvard Industrial Estate as an employment location.

The key elements of the proposal are as follows:

- Change of use of the approximately 0.2-hectare site to a self-storage yard within Use Class B8.
- Provision of 30 forest-green shipping containers, each measuring approximately 6.09m by 2.43m by 2.43m.
- An area of open-air storage for vehicles and general items associated with the self-storage use.
- A new vehicular access from Harvard Way, incorporating a sliding gate and 2.4m by 17m visibility splays.
- Secure 2.4m palisade fencing with native hedgerow planting to soften the development and assist its integration into the edge-of-estate setting.
- Sufficient internal space for safe vehicle circulation and short-duration loading and unloading adjacent to the storage areas.
- Ecological mitigation and enhancement measures informed by the submitted Preliminary Ecological Appraisal.

The application is supported by the following documents submitted alongside this letter:

- Completed Application Forms and Ownership Notices;
- Planning Statement, prepared by DLP Planning Ltd;
- Location Plan;
- Proposed Layout Plan;

- Transport Statement, prepared by Tutum Consulting; and
- Preliminary Ecological Appraisal, prepared by Arbtech Consulting Ltd.

The accompanying Planning Statement assesses the proposal against the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework. It concludes that the principle of a Class B8 storage use is supported within this Established Employment Area and that the development would deliver economic and land-use benefits without giving rise to unacceptable effects in relation to access and highway safety, amenity, design, flood risk, ecology or the wider natural environment.

The site lies within Flood Zone 1 and the submitted Transport Statement confirms that the proposed access arrangements are safe and suitable, with a low level of vehicle movements. The Preliminary Ecological Appraisal identifies habitats of low ecological value and recommends precautionary mitigation and enhancement measures, which can be secured through appropriately worded planning conditions.

Overall, the proposal represents an appropriate and sustainable form of employment development that accords with the development plan and relevant national policy. We respectfully request that the application is validated and approved without delay.

We trust that the submitted information is sufficient to allow the application to be validated and assessed. However, should the Council require any further information or clarification, please do not hesitate to contact me.

We look forward to receiving confirmation of validation in due course.

Yours faithfully,

[redacted]

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