From: Clerk <clerk@holywell-cum-needingworth-pc.gov.uk>
Sent: 04 November 2026 14:35:06 UTC+00:00
To: "Control, Development (Planning)" <Development.Control@huntingdonshire.gov.uk>
Cc: "Charlotte Dew" <Charlotte.Dew@huntingdonshire.gov.uk>
Subject: 25/01672/FUL

FAO C Dew.

Dear Ms Dew,

I have been unable to log Council comments online as the site states “server error”.
Please see below Council comments objecting to the application ref: 25/01672/ful.

Response:

As the national scheme of delegation came into force 31st October 2026 Council has asked that the following are considered as per NDMP DM3.1.C
The Parish Council was advised on the day of its meeting by the applicant’s agent that the plans as submitted on the HDC website were incorrect.
The Parish Clerk contacted the case officer and was asked by the case officer that Council consider the following documents:

- Application form received 03/09/2025
- Location Plan 25/1039/202 received 12/11/2025
- Site Plan 25/1039/301 rev A received 14/10/2026
- Preliminary Ecological Appraisal received 05/01/2026
- BNG Report received 05/10/2026
- AMENDED Flood Risk Assessment rev A received 02/11/2026.

Council has asked that I express in strongest terms, its disappointment that, not only has the application been with HDC since Sept 2025 but that it was being asked to consider new/amended documents at such short notice – less that 1 hour in some cases- and to disregard others. A totally unacceptable situation.

There are inconsistencies within the documents to be considered, also confusing and unacceptable. E.g.

- The application from mentions a total internal floor space of 300sqm but the block plan only shows a “pigsty”
- The application form states 60 parking spaces and 54 HGV

The block plan 24 cars and 50 trailers.

Council **objects** to the application on the following grounds:

LP10 – Countryside.
This site is currently arable/greenfield which we believe to be productive arable land although not currently cultivated. Therefore, Council considers it would be a further loss of agricultural land in the open countryside.
LP18 – established employment areas

Council considers this site to be in open countryside clearly separated from the existing industrial estate. This will have a detrimental visual impact as you enter the village from the A1123.
LP17- Parking provision and vehicle movement.
None of the documents covered vehicle movements therefore health & safety requirements and safe access to the site cannot be satisfied.
LP9- Small Settlement
Needingworth is classified as a smaller settlement and whilst the A1123 bypass borders the location, this road is already suffering from excessive wear & tear with the road surface being severely potholed. Traffic flow towards St Ives is such that at peak times residents cannot get out of the village. A further increase in HGV movements at this location would exacerbate infrastructure that is already overloaded and poorly maintained.
LP5- Flood Risk
The application states surface water will be dealt with by soakaway. This could further add to local flooding in the adjacent field which also affects access to Footpath 2.
LP14-Amenity
The application makes no reference to any requirement for lighting. As this site is in the countryside and would be storing high value items lighting seems a likely requirement and Council has concerns about light pollution in the countryside.

Kind regards
Jane
Jane Bowd, Parish Clerk
Holywell-cum-Needingworth Parish Council

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