From:
To: DMAdmin
Cc:
Subject: Re: Full Planning Application - Land At Northern Corner Of Coneygear Park Coneygear Road (ref 25/00904/FUL)
Date: 02 October 2025 01:08:49
Attachments: image.png

Dear Sirs
Thank you for your email regarding the revised plan for this application. Although Fusion are an extremely worthy cause, this site is not the best option for their new premises and the plans are poorly thought out. My objection still stands for the following reasons:

- The application site is located within a local designation as an **Area of Important Green Infrastructure**.
- **Loss of open public space** within the park. This park is for ALL residents of Huntingdon and is a well used space. The building would take part of that away from the majority to benefit a few and should therefore be classed as **encroachment.**
- *'This part of the open space is not considered to significantly provide towards the enjoyment of the open space, as its lack of open space and tree canopy cover, at a part of the park far from its centre of activity, can be considered to contribute to a potentially unsafe and antisocial space, with a lack of natural surveillance from the rest of the park.'* I strongly disagree! As a more mature park user, this is my **favourite area of the park** - away from buildings and play areas, quieter, shaded and beautiful under the trees.
- **A net gain in biodiversity units has not been achieved.** Still results in the loss of four established trees with a life expectancy of 40 years+. This is at a time of a nature and climate crisis. HTC were also recently awarded £8000 to increase biodiversity on this site. Why is there no reference to the ecological reports carried out by HDC prior to awarding this funding. What happens regarding the funding if there is now a decrease in biodiversity as a result of this application?
- **The scale and positioning** of the proposed building would create a stark, visually prominent built form within a naturalised area of the park. It would **adversely affect the views and streetscene** from Coneygear Road, making the area appear built up rather than an open green space. It would therefore affect the **character of the area**.
- **It sets a precedent.** There was strong public opposition to the original Coneygear Centre building being erected on this site, despite it being a building for the whole community. This application will not benefit the whole community. What happens when the next worthy cause comes along wanting to build on the park?
- The lack of general **parking** is likely to lead to informal drop-off and pick-up activity along Coneygear Road, putting pedestrians at risk. I suspect it will lead for further on street parking in an area already congested with parking at the adjacent mosque. What contingency is in place for access by emergency vehicles? The plans put people at risk both on Coneygear Road and on the site itself.
- **Goes against public consultation for Neighbourhood Plan.** If this application is approved, it makes a mockery of public consultations for Local and Neighbourhood plans and the planning system in general! Various public consultations were held with regard to the most recent Neighbourhood Plan, where the vast majority of respondents said how much we value our open green spaces and how important they are to the whole community. There were several comments asking HTC to 'stop building on our green spaces'. Promises were made by HTC as part of the Neighbourhood Plan to 'protect and enhance our well-loved spaces'. The top two answers to 'What would you like to see more of?' was 1. Wildlife and 2. Conservation.
- The **Green Space Index** indicates that there is less than the minimum standard of

green space in Huntingdon North. I suspect this doesn't take into account the recent loss of Sallowbush Park to Hotel Chocolat. Therefore the remaining green spaces need to be protected. *See foot of email.

This application contravenes the following policy documents and should be refused.
Huntingdonshire Local Plan to 2036 (Adopted May 2019)

- Policy LP3 – Green Infrastructure
- Policy LP7 – Spatial Planning Areas?
- Policy LP11 – Design Context
- Policy LP14 – Amenity
- Policy LP30 – Biodiversity and Geodiversity
- Policy LP31 – Trees, Woodland, Hedges and Hedgerows
- Policy LP32 – Protection of Open Space

Huntingdon Neighbourhood Plan 2018-2026 (Adopted June 2019)

- Policy TL2
- Policy NE2
- Policy NE3

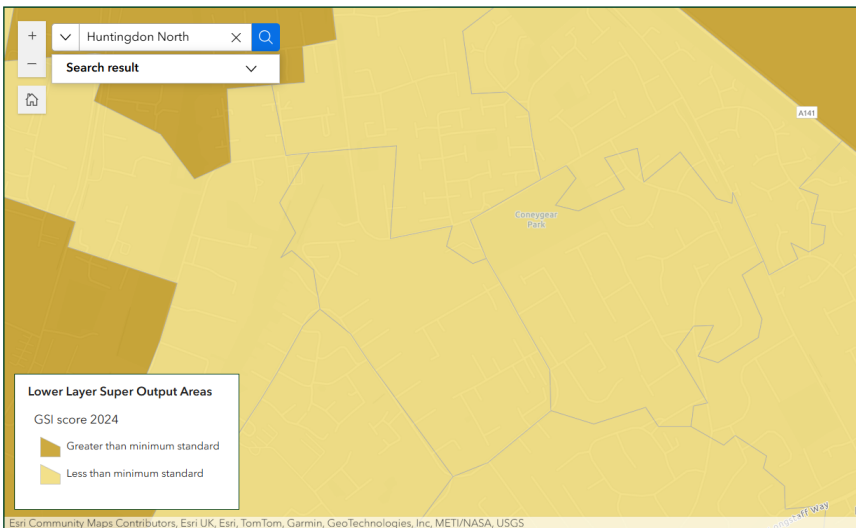
In summary, this site is not an appropriate location for any building. The plans contravene planning policy and compromise safety. It is poorly thought out and would negatively impact the site, the character of the area and the local community. This application should be refused and an alternative location sought.

41 Sallowbush Road
Huntingdon
Cambs
PE29 7BD

Green Space Index score

In the 1930s, Fields in Trust created it's first guidance to planners on how much open space there should be based on a population size, to ensure there is as equitable access as possible and that every community can reap the benefits. Revised in 2015, this guidance sets a minimum recommendation that for every 1,000 people there should be approximately 2.4ha of accessible green space.

We created our own unique score to assess an area against this benchmark, where a GSI score of 1 indicates it is meeting the minimum standard.



On 17/09/2025 12:01 BST dmadmin@huntingdonshire.gov.uk wrote:
Dear Sir/Madam

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for Planning Permission.

Proposal: Proposal for the construction of a modular-built scout hut and community facility, including associated landscaping, providing a flexible space for youth and community activities.

Site Address: Land At Northern Corner Of Coneygear Park Coneygear Road

Reference: 25/00904/FUL

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If you have any doubts or concerns relating to this email please contact us directly, our contact details are provided below.

Development Management
Huntingdonshire District Council

T: 01480 388388
E: dmadmin@huntingdonshire.gov.uk

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