

REFERENCE NO: F/YR24/0903/O

SITE ADDRESS : Land Adjacent New Saxon Works, Peterborough Road, Whittlesey

PROPOSAL: Erect up to 65,000 sq m floor space consisting of E (b)(d)(f) (amenity buildings) and E(G)(i)(ii)(iii) (office, laboratory and manufacturing) including renewable energy infrastructure, parking, country park and other associated infrastructure (outline application with matters committed in respect of access)

UPDATE:

1. Corrections and clarifications

1.1 Water Supply

The applicant has sent an email providing correspondence regarding a pre-planning enquiry with Anglian Water. This advised that they could supply potable water to the site subject to payment by the developer for network upgrades. The supply would be sufficient for the supply of drinking water and for toilets etc. but not intended for general commercial use. The Council was already aware of this as it had been previously provided. However, it is considered that at this time, this carries limited material weight in relation to the determination of the planning application, given that this detail/ agreement hasn't yet been finalised. Therefore, a water supply strategy condition would still be required and is included within the recommendation.

1.2 Resident Objections

The penultimate objection at 5.23 of the officer's report refers to the proposed track to the rear of a property at Snoots Road. The officer response refers to the removal of a path due to third-party ownership. Whilst it is correct that a footpath linking Snoots Road to the eastern edge of the site was removed for this reason, the development does however still propose a track around the country park, with the indicative plan showing this running in proximity to the rear of some properties along Snoots Road. In this regard, the precise layout is yet to be finalised and associated security measures and amenity protections yet to be considered. At this time however, subject to a suitable scheme coming forward under reserved matters, there are no concerns over any significant amenity impacts to existing residents in respect to the path.

1.3 Pre-Application

In respect of the pre-application at 9.14 of the officer's report, the applicant's Planning Statement (section 5) sets out that the applicant engaged with Whittlesey Town Council and CCC Highways, prior to the submission of the planning application.

2. Resident representations

- 2.1** Further comments have been received from the Saxongate Residents Group (received 15th November 2025). A full copy of their letter can be found at;
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

The concerns are summarised as follows, with officer's response following each

matter;

2.2 Risk of Industrial or Energy-Led Uses if Conditions Are Not Tightened

Could create a credible risk that the upper site could evolve into energy generation, carbon utilisation or materials-processing /energy from waste uses over time.

Officer response: The application seeks planning permission for an array of 'E' class uses. As set out in the report these uses are considered compatible with residential uses and therefore should not result in amenity harm. Notwithstanding, the description of development refers to renewable energy uses. Energy from waste materials would require separate planning permission, to be granted by the Waste and Minerals Local Planning Authority under Cambridgeshire County Council. Such energy production would therefore fall outside the parameters of this planning proposal and any such permission, should it be granted. Notwithstanding, in respect of renewable energy production condition 23 as set out in the report is considered to sufficient to ensure an appropriate scheme is secured through any detailed matters in this regard.

2.3 New Evidence Concerning Operations at Saxon Pit

The upper site sits directly above industrial activities at Saxon Pit. Since the original residents' comments were submitted:

- A company operating there has been prosecuted by the Environment Agency in 2025.
- The metal-recycling operation received a Planning Contravention Notice earlier in 2025.
- Dust, odour and water-quality complaints remain under multi-agency investigation.

Officer response: The Saxon Pit site is an existing business which operates separately to the application site and under its own environmental regulations. Therefore, any possible breaches of control at Saxon Pit (or other sites associated with them) are completely separate to this latest planning proposal.

Notwithstanding, the proposed planning conditions set out at appendix 1 of the report seek to establish further information on potentially existing contaminated land (conditions 34 and 35), noise and air quality impacts (conditions 14, 15 and 23) and water quality impacts (conditions 7, 8, 9,10,11,12,14 and 36) associated with the proposed development. Furthermore, the layout proposed is not fixed and changes may be made in the future under reserved matters to respond to the needs of the development, notwithstanding there is no obvious planning reason why the proposed access through the site could not be located as proposed, subject to detailed assessment at reserved matters stage.

2.4 Transport Objection from Cambridgeshire County Council

The objections received from the Local Highway Authority materially undermines the application's transport case and supports the concern that many proposed mitigations rely on optimistic assumptions rather than deliverable commitments.

Officer response: This matter is considered in detail throughout the officer's report, in particular the Access and Transport section, paragraphs 10.9 to 10.38 and at section 11.

2.5 Weaknesses in the Habitats Regulations Assessment (HRA)

The Council's own HRA screens out all impacts except construction-phase water pollution and relies solely on a future Construction Environmental Method Statement (CEMS) for mitigation.

Officer response: The HRA has been undertaken by the Council's qualified Ecologist and the HRA has subsequently been reviewed by Natural England, who have not objected to the conclusions and recommendations. Notwithstanding, as set out at 10.57 should the water strategy indicate otherwise, the HRA may need to be re-run at future detailed matters or condition discharge phases, dependant on the final water strategy and to ensure impacts are acceptable. The Council has a duty to ensure that HRA is considered at various stages throughout the application processes.

2.6 Enforcement Concerns

Across drainage, contamination, dust control, ecology and transport, the application relies heavily on future conditions. However, residents have already witnessed persistent enforcement challenges at Saxon Pit.

Officer response: The Saxon Pit site is an existing business which operates separately to the application site and any possible breaches of control at Saxon Pit are therefore separate to this latest planning proposal.

3 Other Representations

Archaeology

- 3.1 Comments have been received from Cambridgeshire County Council's Archaeology team, advising that they do not consider archaeological intervention to be necessary in connection with this application and we would be content for it to be approved without condition.

Recommendation:

In conclusion, the further matters as set out above raises no further material matters to those not already addressed within the officer report and the recommended planning conditions.

Grant as per the recommendation at section 12 of the officer's report.