

Buckden Parish Council

Chairman: Peter Clark



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Dear Spatial Planning Team,

Urgent Request for Holding Direction

Newlands Logistic Park, Outline Planning Application 25/01922/OUT

Buckden Parish Council supports unequivocally the request by Alconbury Parish Council in their letter of 1 April for an urgent statutory intervention regarding the proposed Newlands Logistics Park Development in Huntingdon.

Huntingdonshire District Council formally deferred their decision on this outline application on 23 March 2026. We understand that officers are now attempting to return it to the Council's Development Management Committee for a final decision on 20 April 2026. This is a very narrow window, but it does provide a vital opportunity to address a severe oversight in the transport assessment before a potentially unsafe planning permission is granted.

We are deeply concerned that the developer has not provided adequate capacity modelling for the strategic road network. The current assessment completely fails to evaluate the massive influx of HGV and commuter traffic that this 24-hour logistics hub will force onto the beyond capacity A1 Buckden roundabout. Adding such an immense volume of traffic onto this already congested roundabout poses an unacceptable safety risk, as well as major inconvenience, to all road users.

We would also like to draw your attention to evidence that was presented by the applicant during a public presentation on 27 January 2026, in which it was stated that approximately 40% of all traffic associated with the development is expected to route from Bampton Hut interchange either South on the A1 or East on the A14. The proportion that will head South will have a major impact on Buckden roundabout.

Despite this, no completed or verified strategic modelling has been provided to justify this distribution, nor has any assessment been undertaken of the consequences for the A1 Buckden roundabout.

If this prediction is even broadly accurate, the proposal would result in a very substantial additional traffic load being forced onto one of the most sensitive and capacity-limited parts of the strategic road network in the region. It is therefore wholly unacceptable for the application to proceed in the

absence of full and transparent modelling of this scenario, and the Parish Council considers that this issue alone justifies the issuing of a Holding Direction until the true impact on the road network is properly assessed.

We therefore formally request that National Highways issues a holding direction to Huntingdonshire District Council. We ask that you officially recommend non-determination until the Applicant has completed full, overarching traffic modelling for both the Brampton Hut interchange and particularly the A1 Buckden Roundabout in both directions. When the Back Cat junction is completed, the free flow off the A421 which will join the A1 Northbound traffic will also increase, given HGV logistical distances, tachographs and lorry parks now situated at Brampton Hut, Sawtry and Peterborough.

Yours faithfully,

Clerk to the Council
Ramune Mimiene *BA, Cert HE, CiLCA*