Active Travel England

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Your Ref: F/YR24/0903/O
Our Ref: ATE/24/01362/OUT
Date: 01/10/2026

Active Travel England Planning Response
Detailed Response to an Application for Planning Permission

From: Spatial Planning Service, Active Travel England

To: *Gavin Taylor - Fenland District Council*

Application Ref: *F/YR24/0903/O*
Site Address: *LAND EAST OF NEW SAXON WORKS, PETERBOROUGH ROAD, WHITTLESEY, PE7 1LQ*

Description of development: *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 and layout)*

Notice is hereby given that Active Travel England's formal recommendation is as follows:

Conditional approval: ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.

1.0 Background and Summary

ATE welcomes the opportunity to provide an additional comment regarding this application, following its previous response on the 6th of December 2025, when ATE raised various deficiencies in support of the position of the Highway's Authority. Since then, ATE has received further information from the local planning and highways authorities, including the presentation of options from the applicant regarding the nature of Section 106 proposals/recommended schemes as suggested by the highway's authority.

These are as follows:

2.1 Off-site Connectivity/S106 Contributions

Rating: CONTRIBUTIONS RECOMMENED

Location	Intervention	Priority	S106 Contribution
A605 West End	Footway widening and crossing improvements.	High – main AT route to town centre and railway station.	£180k
A605/B1040 Orchard Road	Improvement of pedestrian island.	High – main AT route to town centre and railway station.	£60k
Station Road/Inhams Road	New pedestrian crossing island/crossing improvement.	High – main AT route from railway station.	£55k
Station Road	Wayfinding – station, town centre and tech/science park.	High – main AT route from railway station.	£10k
A605 West End	Wayfinding – station, town centre and tech/science park.	High – main AT route to town centre and railway station.	£10k

ATE notes that the applicant has considered the above recommendations from the highway's authority. In consideration of the response of the applicant's representative to Fenland District Council (FDC) on the 21st of the July 2026 and a subsequent discussion involving ATE on the 28th of September 2026, ATE's position is as follows:

1. **Footpath widening and crossing improvements (Contribution required £180,000).** ATE advises that this should be set as a condition of planning permission subject to a timetable of phasing in alignment with the stages of development in the site.
2. **A605/B1040 Broad Street (Contribution £60,000).** ATE considers that the pedestrian island/crossing provision should be enhanced south of the A605/B1040 Roundabout on Broad Street. This will facilitate more direct access between the proposed site and the railway station via the town centre and its facilities.
3. **Station Road/Inhams Road (£50,000).** New pedestrian crossing island and crossing improvements (£55,000). ATE acknowledges that the applicant agrees with necessary improvements to this junction.
4. **Station Road. Wayfinding (£10,000) and A605 Wayfinding (£10,000). ATE** acknowledges that the applicant is willing to contribute to a wayfinding strategy that assists movement between the site and the railway station. ATE advises the highways authority to refer to best practice guidance https://www.activetravelengland.gov.uk/planning-active-places/signage-and-wayfinding

2.2 Access points

Rating: CONDITION RECOMMENDED

As mentioned in its previous response, ATE advises a condition to be set to ensure all access points in relation to the site are in alignment with the necessary specifications as set out in LTN 1-20.

While it is noted that this application is currently at outline stage, ATE would note that access is not a reserved matter and therefore it is essential that its design is considered at this stage in order to ensure it is deliverable. The definition of access includes active travel access and therefore crossing points and footpaths form part of this.

3.0 Conclusion

We request that these recommendations are provided to the LPA case officer and forwarded to the agent/applicant.