

Comments for Planning Application 22/01703/FUL

Application Summary

Application Number: 22/01703/FUL

Address: Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham
Cambridgeshire

Proposal: Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use.

Case Officer: Michael Allen

Customer Details

Name: Not Available

Address: Village Hall, Recreation Ground, Lambs Lane, Cottenham, Cottenham CB24 8TA

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Location is outside of the development framework and in the open countryside.

There are known flood issues on the site and it is near an important IDB watercourse, the Soak Dyke, which runs on the northern side of the river bank and drains the site and adjoining land to the pumping station at Chear Fen. In December 2020 the IDB pumps failed and the surrounding area flooded and the village of Cottenham was at severe risk; this doesn't appear to be noted within the flood risk assessment. Noted that information on the application form was incorrect - there is a water course within 20m. Known issue with poor water pressure in the immediate vicinity. No information provided regarding how they would get a water supply or deal with foul water. Any scheme would require IDB consent and conform to the 1.1l per second per hectare run off requirements. Land unsuitable for septic tank installation and the poor access makes it unsuitable for tankers.

The site access is located on a bend with the national speed limit. There is extremely limited visibility for slowing and turning vehicles. It is a known accident hotspot (including fatalities).

The location doesn't relate to other traveller sites in the village. Not a sustainable location - no transport, community or pedestrian footpaths. Unsuitable location for children - too far from the village core and amenities.

Contrary to Neighbourhood Plan policy COH/2-1 (development framework) 'development proposals outside the framework will be supported where they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, or where they otherwise accord with

national or local planning policies'. Contrary to NP policy COH/1-1 (landscape character) - development proposals would have an impact on the landscape character.

CPC recommends refusal. Should the officer be minded to approve then we would like the application to go to Committee.