

Site Location: Highways issue

The site entrance is completely unsuitable to sustain the proposed number of residential pitches. There was a fatal crash at the site entrance, when the site only had one caravan pitch. There were at least four vehicles associated with this one pitch: Pitches for 9 mobile homes, 9 touring caravans and 9 day rooms could attract a minimum of around 36 vehicles using this site entrance. The site entrance is located on a bend with extremely limited visibility for slowing and turning vehicles, where traffic is travelling at the national speed limit. Highways should identify this as too high a risk, and not approve this application.

Site Utilities:

It should have already been brought to the relevant authorities' attention that this site has no legal power or water connections. The power has been brought into the site illegally, and part of the riverbank was dug away to accommodate power cables. This has weakened the riverbank and could also result in a breach in a high-water level event. The E.A were asked to investigate this. Illegal power still remains on site. The application should not be approved.

Flooding risk:

The risk assessment completely failed to highlight any of the recent issues in relation to flooding. The Chear Fen pumps did fail in December 2020, and the surrounding farmland was all underwater.



Point 4.6 in the flood risk assessment highlights the study into the consequences of a combined tidal and fluvial event occurring at the Denver Complex and concludes incorrectly; “the probability of such extreme events occurring at the same time is negligible and would not affect the River Ely Ouse defences. This event did happen, and flooded the River Ely Ouse Defences, and the local land drains

were all overwhelmed and could not function. The flood risk assessment is not fit for purpose; a real threat of flooding exists for this property.

The local area is facing huge problems with more and more developments relying on the existing land drains. It is expected that any additional surface water from all local developments will be accommodated by existing local drains and infrastructure. As a result, points 5.1, 5.2, 5.3, 5.4 and 5.6 are all much more likely to occur than the report states.

The flood risk assessment was prepared between the 8th April and 17th May 2022, a period of no rainfall. Point 6.1 is irrelevant at best, and extremely misleading at worst.

Site Suitability:

The agricultural land surrounding this site already has approved planning to become a working quarry in the next few years. The associated dust, noise and dangerous heavy plant machinery working on the land immediately adjacent to the site will pose a very real danger to the 9 proposed pitches. It is an unsuitable site for families, including children. The risks associated with heavy plant machinery and the negative effects on air quality should result in this application being rejected.

There are already issues with livestock gates being left open by illegal users of quad bikes riding along the public footpath on the riverbank. Livestock repeatedly escapes, and it is only a matter of time before they end up on twenty pence road, causing a potential very serious accident. These incidents would only increase in frequency if this application was permitted.

Based on these concerns, the application should not be approved. Please acknowledge this letter as official public comments on the planning application proposal 22/01703/FUL