

Fox Hollow
27 Bumpstead Road
Haverhill
Suffolk
CB9 8QA

24 December 2015

f.a.o. Chris Rand
Planning and Growth
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

Dear Mr Rand

PROPOSAL - Outline Planning Application (Means of Access to be considered) - Cross Boundary Application - creation of up to 46,000 sq m of floor space for uses within B1, B2 and B8 of the Use Classes Order, road side uses (petrol filling station and restaurant/s, Use Class (A3/A5), car dealership (sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access.

LOCATION - Land at Haverhill Business Park Bumpstead Road, Haverhill, Suffolk

APPLICATION No - DC/15/2056/FUL

My wife and I are the owners/occupiers of 27 Bumpstead Road, Haverhill, Suffolk, CB9 8QA.

I am in receipt of your letter dated 22 October 2015 concerning the above application.

I have resided at 27 Bumpstead Road since April 1990 and have in recent years carried out major improvements to the property including a large extension and new sewer connection.

While I have no objection in principle to the above application, I do however, have serious concerns regarding the possible implications to the drainage of surface water. In particular the adverse effect this may have on the existing properties in Bumpstead Road.

My concerns relate to the Anglia Water Flood Park (attenuation lake) outlined in green and labelled *Detention Basin* on drawing number 12070 / 220 rev B entitled Indicative Drainage Connections Plan.

Both Anglia Water and St Edmundsbury Borough Council Planning Department are well aware that the inadequate capacity of this Flood Park has caused serious flooding problems on several occasions since the construction of the building currently occupied by Culina Logistics Ltd.

Both Anglia Water and St Edmundsbury Borough Council are in possession of ample photographic evidence of the inundations resulting from the Flood Park overflowing into neighbouring gardens. The properties most effected at present are numbers 17, 19 and 21 Bumpstead Road.

The most recent flooding event occurred on 26 August this year.

Meteorological experts predict that changes in climate patterns are likely to result in the UK receiving increased amounts of precipitation in future years.

Any increase in the amount of water finding its way into Flood Park will inevitably lead to more frequent flooding and to a greater depth. All the properties from number 17 to 37 will all be risk if even a modest volume of extra water reaches the Flood Park.

Please consider the following facts.

1.0 Prior to the construction of the buildings and parking areas currently occupied by Culina Logistics Limited:

- 1.1 Water that accumulated in the Flood Park following very heavy rain would completely drain away within 2 or 3 days leaving the entire area free from surface water. This was the case in the winter months as well as during the summer.
- 1.2 The depth of water in the Flood Park following very heavy rain was seldom greater than 300mm (12 inches).
- 1.3 The greatest depth of water in the Flood Park between April 1990 and the construction of the Culina buildings was approximately 1200mm (4 feet). This exceptional occurrence was, at that time, a one-off event. It was the result of 64mm (2.5 inches) of rainfall within a 36 hour period. After 5 days all this water had drained away and the Water Park was again dry.

2.0 Since the construction of the buildings and parking areas currently occupied by Culina Logistics Limited:

- 2.1 Following only moderate rainfall, water accumulates in the Flood Park very quickly and to a much greater depth than previously. This now happens even when rain follows prolonged periods of dry weather.
- 2.2 During the winter months the Flood Park now holds considerable volumes of water, often to a depth in excess of 900mm (3 feet) which do not fully drain away until late spring or early summer.
- 2.3 The Flood Park environment has been detrimentally altered.
- 2.4 The result is that wildlife species that once thrived in the Flood Park are no longer to be found. These species include bee orchid (*Ophrys apifera*), yarrow broomrape (*Orobanche purpurea*), slow worm (*Anguis fragilis*), common lizard (*Lacerta vivipara*) and grass snake (*Natrix natrix*).

The above is a clear indication that the construction carried out to date on land adjoining Bumpstead Road has resulted in the Flood Park accommodating a far greater volume of water than it was originally designed to hold. This raises environmental issues, wildlife issues and the very real threat of unprecedented flooding.

To prevent flooding of existing properties it is essential that robust measures are implemented to ensure that no increase in the volume of water entering the Flood Park occurs as a result of the development of this site. The applicant and developer must be able to give an unambiguous guarantee that works carried out on this site will in no way exacerbate the flooding problems already being experienced by the residents of Bumpstead Road.

3.0 Continuous footpath on Bumpstead Road:

- 3.1 At present there is no continuous footpath along Bumpstead Road.
- 3.2 Because the footpath currently runs only part way on either side of Bumpstead Road, pedestrians are forced to cross this very busy thoroughfare in order to walk from one end to the other.
- 3.3 It is imperative that a continuous footpath is installed so that people walking to and from the proposed development will be safe from the increased volume of traffic that will inevitably be generated if this application is granted.

Yours sincerely

Bill Taylor

