

Mr R D Riordan



28th June 2018

Inspector on the Huntingdon Local Plan Examination  
C/o Annette Feeney,  
Huntingdonshire Local Plan Programme Officer,  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN

Dear Sir,

**Huntingdonshire Local Plan Matter 10 Proposed site allocations Key Service Centres - Somersham**

It is requested that Item 5 Land East of Robert Avenue be removed from the Plan on the following grounds;

1. The land owner does not own access to the land and the owners of the property required to access via Robert Avenue (Somersham Parish Council and Mr R D Riordan) have expressed their strong opposition to any such development.
2. Robert Avenue is a quiet cul-de-sac at the far end of a housing estate. To reach Robert Avenue from the main access road through Somersham (B1086), drivers must take Parkhall Road or Feoffes Road followed by the Trundle. Both of these roads residential with substantial on street parking and are already severely congested at peak times.

To develop the site, this cul-de-sac would need to be converted into a through road, which according to the Huntingdonshire Design Guide must have a minimum corridor width of 10.3m. However, the maximum possible width between properties along Robert Avenue is 9.1m.

Hence Robert Avenue is not of sufficient size to provide a suitable means of vehicular and pedestrian access - neither for construction traffic nor for the long term projected increase of traffic volumes. Therefore site SM5 should be removed from the Local Plan 2036.

3. Part of the area which would be required for access is Somersham Lake Nature Reserve which is a designated Country Wildlife Site. Defra have identified the land as a High Spatial Priority Woodland Habitat (Inventory Deciduous Woodland). The land is subject to flooding particularly in the area around Sewter's Pond. Sewter's Pond is a natural water feature and is home to much flora and fauna including newts (a protected species).

4. The inclusion of a site in the Local Plan 2036 that is unsuitable would only serve to raise question marks over the sale of neighbouring properties and thus diminish their market value. Further the inclusion of such land purely to meet Central Government targets for land to be developed would be most questionable.

Yours sincerely,

R D Riordan