[redacted]

From: [redacted]
Sent: 03 April 2025 09:19
To: DevelopmentControl
Subject: Re: Response to 25/70019/SCOP
Attachments: We sent you safe versions of your files; Brookfield Response 25_70019_SCOP.pdf

Categories: [redacted]

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Identical to my earlier email but response attached as pdf.

Best wishes

[redacted]

From: [redacted]
Sent: 03 April 2025 09:08
To: developmentcontrol@huntingdonshire.gov.uk <developmentcontrol@huntingdonshire.gov.uk>
Subject: Response to 25/70019/SCOP

Brookfield Farm Development

On behalf of the **Alconbury Brook Flood Group**

Oppose awaiting further details

We are very concerned about all development which may lead to additional run-off into Alconbury Brook. This watercourse is extremely sensitive in that significant within-property flooding frequently occurs in the upstream villages (1998,2012, 2016, 2020) and annually disrupts the racecourse, Holiday Inn and Nook Farm business. There are also downstream risks to Brampton and further down the Ouse Valley.

However, we also recognise that development can reduce flood risk if well-designed.

Existing flood risk on the site.

The south of the site regularly floods, typically several times a year. Flood water comes from Alconbury Brook, surface water and importantly the ditch that runs behind the Holiday Inn hotel. Although not designed for this, the ditch acts as a relief channel for Alconbury Brook during peak flows and carries a significant amount of water.

During peak events flood water takes several days to recede from the site

During peak flood events water backs up from the Country Park where bridges and other structures prevent flood water from escaping.

There are significant overland flows in the northern half of the site, and ponding near the A1307 sometimes occurs.

Soil

Well-managed agricultural soil is a major flood mitigation resource. Healthy soil is porous and capable of carbon sequestration. Part of this flood mitigation resource will be lost under impermeable surfaces and buildings. Much of the rest will be damaged by construction. We expect that this will be taken into account

when impermeable areas are calculated, and we would hope that soil regeneration strategies are included in any development proposal.

Construction phase

We would hope to see that adequate flood mitigation is in place before construction of roads and buildings. The construction phase is otherwise a period of greater flood risk.

Flood Mitigation

We would hope that developers provide retention structures within the site that release water into Alconbury Brook slowly, given the typical duration of peak floodwater on the floodplain. We would not oppose a development which showed:

- A generous allowance for climate change of @40%
- Smart system to release water from retention ponds using telemetry.
- Modest betterment beyond the statutory minimum.

The southern edge of the development site could be converted into a permanent wetland, providing biodiversity gain and flood storage. Alternatively, and better still the Floodplain could be widened to provide additional capacity.

We would not oppose a development which included large scale imaginative approaches to dealing with rainwater on site for example:

- Smart rainwater storage from roofs with release controlled by telemetry and stored water used as a source of grey water within buildings.
- Green roofs
- Cross site bunded hedges
- Use of deep rooted planting
- Living soakaways and rainwater gardens

Sediment, pollution and ecology

Sediment run-off is a significant problem for Alconbury Brook conveyance. Downstream silt berms are commonplace for example, at Nuns Bridge, and the lake at the country park is filling with silt.. Water quality and microplastics are also a problem in Alconbury Brook. We would hope to see that retention structures contained features to reduce the release of sediment for example, by extending retention and that in-line filtering was built into designs. Any development needs to be mindful of the ecological impact on sensitive resources from Port Holme and downstream.

We believe that there have been sightings of Water Voles and Large Blue butterflies near the site. Evidence of otters has been found upstream.

End of comment_____

Please acknowledge receipt of this comment

Best wishes

[redacted]

25/70019/SCOP

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