From: [redacted]
To: Crown Casework
Subject: Application reference: PCU/RARE/C3105/3378843Submission By: Hethe Parish Council
Date: 11 September 2026 20:50:59

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Dear Team

Submission By: Hethe Parish Council

1. Procedural Extension Request

We formally request that the Secretary of State extend the public consultation period to 28th September (providing a standard 21-day window). The current submission deadline of 17th September provides insufficient time for the public and statutory consultees to digest and technical-scrutinize over 1,000 pages of complex planning documents.

2. Technical & Environmental Deficits

- **Ground Contamination:** The submitted assessments rely on incomplete desk-based reviews and lack robust intrusive ground investigations, including sufficient borehole testing. Given the historical military uses of the site, unassessed contamination risks pose severe health and environmental hazards.
- **Surface-Water Drainage & Flooding:** The site exhibits unresolved surface-water management issues. The application fails to demonstrate a viable Sustainable Drainage Strategy (SuDS) capable of preventing off-site flood risk to surrounding rural land and downstream catchments.
- **Utility Infrastructure Constraints:** The proposal relies on unconfirmed permanent connections to key utilities. There is no demonstrated capacity for grid-level power delivery or wastewater treatment without extensive off-site works that remain unassessed.

3. Highways & Pedestrian Safety

- **Transport Assessment Flaws:** The Transport Assessment contains critical baseline traffic errors and underestimates peak vehicle movements on local rural roads.
- **Pedestrian Vulnerability:** The B4011 lacks adequate footways, street lighting, and safe crossing points. Increased traffic volumes along this route present an unmitigated safety hazard for non-motorized road users.

4. Site Infeasibility & Rural Isolation

- **Site History:** The application ignores historical site precedents, notably findings outlined in the 2007 National Audit Office (NAO) report and prior planning refusals on this site, which concluded that severe infrastructure

constraints render the location unsustainable.

- **Isolation:** The site suffers from deep rural isolation, lacking proximity to core public services, high-frequency public transport, and sustainable travel corridors, making it functionally unsuited for the scale of development proposed.

Conclusion

Hethe Parish Council strongly objects to Application PCU/RARE/C3105/3378843 on the grounds of procedural unfairness, environmental risk, highway danger, and fundamentally unsustainable site selection. We urge the Secretary of State to extend the consultation period and ultimately refuse permission.

Regards

David Jakeman

Hethe Parish Clerk