

Licensing Department
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
CB7 4EE

13th April 2025

Dear John.

Concerning the proposal to site a Budgens store with licencing to sell alcohol within units 2-6 of 56 High Street in our village of Bottisham.

To register my objection to the proposal to licence the sale of alcohol.

I understand that with no change to the site definition that planning was not required when the building changed hands in recent months and the new owner brought fresh ideas for the site to provide studio units. Apparently, just change of use was required, but I'm surprised that with 11 unites described as "Studios" and with the new owner's representative putting the word out that the studios were for artisan businesses, that to then accept one lease application to merge 5 of the 11 unites into one does appear somewhat "On the edge" of compliance.

And the 5 units are seen as attractive to Budgens who are seeking the licence to sale alcohol with the notice of this application positioned "On the edge" too, and have been placed on panels on the private driveway, and not in open sight on the public roadway, and in fact not visible at all from the roadway.

All rather underhand in my view and certainly not ingratiating of the community by the Council, new site owner or Budgens, even if it meets requirement of law which in my view it doesn't.

So my objection to the licence application is based upon the following areas that in my opinion adversely impact the community as a whole and the village ethos:

1. Public safety

I would judge that the sale of alcohol will increase traffic flow, congestion and parking in the High Street with congestion from the church down past the triangle and current shopping area being adversely impacted and will cause additional safety concern.

Entry to this site is rather restricted and vehicle movement and parking on site would appear to be hazardous in itself, particularly with delivery of product and waste removal needing to use the access along with customers as there is no rear access.

So, people on foot and making their way from and too vehicles will be at some risk both on site and on the pavement across the site entrance.

And the attraction for people in cars to stop on the High Street to pop in for alcohol purchases will cause additional risk to safety.

All this in addition to current farming traffic, servicing of current shops and the pub, along with the bus service (Appreciated by all in the village.) and primary and secondary school transport.

2. The prevention of public nuisance.

The opening hours applied for, from 6.00am until 10.00pm will cause significant issue for residents in this High Street area.

Noise from traffic, vehicles (HGVs, vans, cars etc) parking and people using the store on foot, particularly at the very early and late opening times will cause considerable nuisance to all, but particularly the residents' close by with young families.

Litter will also cause a nuisance with empty cans in particular being a risk of being thrown into gardens, particularly adjacent gardens, and scattered on site and the High Street itself- much of which is a designated conservation area.

Who will be responsible for maintaining cleanliness of the site and High Street? Volunteers litter pickers?

3. The protection of children from harm

So, the local COOP store 100 yards down the High Street at the "Triangle" also sells alcohol and they have a number of mitigating actions in place to protect children from the attraction of theft, particularly theft of alcohol. One action is that the Village College deploys a teacher to support the store at appropriate times. Will the Village College have the staff available to deploy a teacher to this store too?

This store will be particularly attractive to the many Village College students who live within the village and those who use the regular bus service, as many of these students walk the length of the High Street to get on the buses at the first stop to select their preferred seat.

And will local policing be required to prevent children from accessing and partaking of alcohol along a longer stretch of the High Street and its secluded areas, particularly the Church Yard and other unseen areas and footpaths.

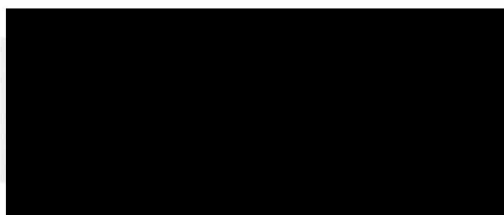
4. The prevention of crime and disorder

All of the previous 3 areas of objection have the potential of creating an environment for higher risk of crime and disorder a situation totally out of keeping with this village and Cambridgeshire as a whole.

And has there been a survey that justifies the need for additional sale of alcohol with a risk assessment and a plan of mitigating risk?

And who provides the finance for the mitigation needed?

Kind regards,



Jim Hill