Environment Agency

Kevin Simpson
Huntingdonshire District Council
Pathfinder House St. Marys Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: AC/2025/132777/02-L01
Your ref: 25/00782/PMBPA

Date: 05 June 2025

Dear Kevin,

CONVERSION OF AGRICULTURAL BARN TO SINGLE DWELLING (WITH DEMOLITION OF ONE OF THE EXTENSIONS TO THE BARN)

AGRICULTURAL BUILDINGS STONE FARM THE HOLLOW RAMSEY

Thank you for your consultation dated 02 June 2025. We have reviewed the documents as submitted and we can confirm we are removing our objection. More information on flood risk is available in the sections below.

Flood Risk

e have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) addendum (dated 30 May 2025) are adhered to. In particular, the FRA recommends that:

- Finished floor levels will be set no lower than 150 mm above existing ground levels or 1.15 mAOD.
- Flood resilient measures will be incorporated up to 600 mm above finished floor levels.
- A mezzanine refuge area can be provided.

Sequential Test

In accordance with the National Planning Policy Framework (NPPF) paragraph 174, development should not be permitted in flood risk areas if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

Please be aware that although we have raised no objection to this planning application on flood risk grounds, this should not be taken to mean that we consider

the proposal to have passed the Sequential Test.

Safe Access

With regard to the second part of the Exception Test, your Authority must be satisfied with regards to the safety of people (including those with restricted mobility), the ability of people to reach places of safety, including safe refuges within buildings, and the ability of the emergency services to access buildings to rescue and evacuate people.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your Emergency Planners to determine whether the proposals are safe, in accordance with paragraph 181 (footnote 63) of the NPPF and the guiding principles of the Planning Practice Guidance.

We have reviewed the submitted FRA with regard to tidal and main river flood risk sources only. The Internal Drainage Board should be consulted with regard to flood risk associated with their watercourses and surface water drainage proposals.

Advice for the Applicant

Any proposed flood resilient measures should follow current Government Guidance. For more information on flood resilient techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction", which can be downloaded from the following website: https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings

The Environment Agency operates a flood warning system for existing properties currently at risk of flooding to enable householders to protect life or take action to manage the effect of flooding on property. Flood Warnings Service (F.W.S.) is a national system run by the Environment Agency for broadcasting flood warnings. Receiving the flood warnings is free; you can choose to receive your flood warning as a telephone message, email, fax or text message. To register your contact details, please call Floodline on 0345 988 1188 or visit https://www.gov.uk/sign-up-for-flood-warnings

Registration to receive flood warnings is not sufficient on its own to act as an evacuation plan. We are unable to comment on evacuation and rescue for developments. Advice should be sought from the Emergency Services and the Local Planning Authority's Emergency Planners when producing a flood evacuation plan.

We trust that this advice is useful.

Yours sincerely,

[redacted]

Environment Agency
Bromholme Lane, Brampton, Huntingdon, PE28 4NE.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

End