Environment Agency

Olivia Manton
Huntingdonshire District Council
Pathfinder House St. Marys Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: AC/2025/132596/01-L01
Your ref: 24/02103/FUL

Date: 24 February 2025

Dear Olivia,

PROPOSED CHANGE OF USE OF PART OF CURTILAGE FROM AGRICULTURAL TO DOMESTIC, INCLUDING SINGLE STOREY REAR EXTENSION TO EXISTING OUTBUILDING AND CONVERSION OF PART OF EXISTING OUTBUILDING TO ANCILLIARY RESIDENTIAL ACCOMMODATION AT FIRST FLOOR LEVEL INCLUDING NEW PARTIALLY COVERED EXTERNAL STAIRCASE AND BALCONY.

15 HIGH STREET ALCONBURY WESTON HUNTINGDON PE28 4JP

Thank you for your consultation dated 4 February 2025. We have reviewed the documents as submitted and we have no objection to this planning application. Please find information on flood risk in the section below.

Please note we have been unable to provide advice on wastewater disposal at this time. We will provide our position on this as soon as possible. Please see our holding statement on wastewater disposal below.

Flood Risk

We have reviewed the submitted Flood Risk Assessment (FRA) and consider this to be acceptable for the scale and nature of the proposed development.

We have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted FRA *(ECL1415, January 2025)* are adhered to. In particular, the FRA recommends that:

- Flood resilient measures will be incorporated into the development up to 0.5m above finished floor levels.
- There will be no ground floor sleeping accommodation.

Further Advice

The FRA has not considered safe access and escape for the proposed annex. The annex is located in Flood Zone 2, with access from the High Street which is located within Flood Zone 3.

With regard to the second part of the Exception Test, you 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.

We strongly recommend that you consult your Emergency Planner on the above issues.

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.

Wastewater Disposal

We have not yet been able to consider wastewater disposal for this application. Capacity at the Alconbury Wastewater Treatment Works (WwTW) could have implications for the development and consequently we may need to object or recommend a condition. We will provide our advice to you on this matter in a follow up letter as soon as possible. If you are in a position to determine the application prior to receiving our further comments please contact us.

Water Resources

The location of this development is in an area of serious water stress (as identified in our report Water stressed areas – 2021 classification) and has the potential to increase abstraction from groundwater sources. We therefore encourage all developments to be as water efficient as possible. This can be achieved through the following measures developments should meet a water efficiency target of 110l/h/d. We recommend this as a minimum, but strongly support going beyond this level. The Environment Agency and the WRMP also recommend the installation of smart meters and efficient fittings in new developments to assist meeting the water efficiency targets.

We trust that this advice is useful.

Yours sincerely

[redacted]
Sustainable Places - Planning Advisor

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