Charlotte Dew
Huntingdonshire District Council
Pathfinder House St. Marys Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: AC/2025/132813/02-L01
Your ref: 25/00925/PMBPA

Date: 14 July 2025

Dear Charlotte

CHANGE OF USE OF EXISTING AGRICULTURAL BUILDING TO THREE DWELLINGS AT CHERRY LODGE FARM, PUDDOCK ROAD, WARBOYS. CHERRY LODGE

PUDDOCK ROAD WARBOYS HUNTINGDON PE28 2UB

Thank you for your consultation dated 01 July 2025. We have reviewed the documents as submitted and are satisfied with the revised Flood Risk Assessment (FRA) and now therefore have no objection to the proposed development with the caveat that the plans included in the revised FRA are a mistake and the stated information detailing all sleeping accommodation for all dwellings is located on the first floor is correct. We have provided further details below.

Flood Risk Assessment

We have reviewed the revised Flood Risk Assessment (FRA) dated July 2025 and wish to withdraw our objection to the proposed development providing the dwellings will be two-storey with no ground floor sleeping accommodation.

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA dated July 2025 are:

- Finished floor levels are proposed to be raised to at least 0.25mAOD.
- Our Fenland hazard mapping indicates that the site could flood to a depth of up to 1.3m in the event of a breach of the Ouse Washes flood defences. Based on the submitted topographic survey, this indicates a maximum flood depth of approximately 1.0mAOD.
- Flood resistant and resilience measures are proposed up to at least 0.85mAOD. However, given the predicted flood depths in a breach event,

there is still a risk of internal flooding in an extreme event.

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall-back mitigation measure, it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water, in line with the requirements of paragraph 005 of the Planning Practice Guidance. We recommend that supporting information and calculations are submitted to you to provide certainty that the building will be able to withstand these water pressures.

In all circumstances where flood warning and emergency response is fundamental 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.

Caveat of sleeping accommodation

The revised FRA states that all sleeping accommodation will be on the first floor, this is satisfactory when considering flood risk, however the 'proposed ground floor plan' within the FRA still shows ground floor sleeping. We are satisfied that this can be a mistake, we would ask that you request the application to either revise this drawing in the FRA or provide a written response to clarify that the drawing is an error and it is correct to interpret that all sleeping accommodation will be on the first floor. We are satisfied that this verification can occur with yourselves and as long as you are satisfied with the applicants clarification we do not need to be further consulted.

If the applicant is unable to provide satisfactory clarification, please take the assumption that we object to this proposed development and consult us further.

Advice for the Applicant

As the site could flood to a depth of up to 1.0mAOD in the event of a breach of the Ouse Washes flood defences, we strongly recommend that flood resilience measures are incorporated up to at least 1.0mAOD.

Any proposed flood resistance or resilience measures should follow current Government Guidance. For more information on flood resilience techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction, 2007", which is available on the following website: https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings

The Environment Agency operates a flood warning system for 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 www.gov.uk/flood

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 procedures for developments. Advice should be sought from the emergency services and the Local Authority's emergency planners when producing a flood evacuation plan.

We trust that this advice is useful.

Yours sincerely



Sustainable Places - Planning Advisor

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