Environment Agency

Josh France
Huntingdonshire District Council
Pathfinder House St. Marys Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: AC/2025/132706/01-L01
Your ref: 25/00592/PMBPA

Date: 24 April 2025

Dear Josh,

CONVERSION OF EXISTING REDUNDANT STEEL FRAMED BUILDING INTO A RESIDENTIAL DWELLING.

LAND EAST OF ORCHARD COTTAGE BUCKS DROVE RAMSEY ST MARYS

Thank you for your consultation dated 04 April 2025. We have reviewed the documents as submitted and we have no objection to this planning application. Please find information on flood risk and water resources in the section below.

Flood Risk

We have reviewed the submitted Flood Risk Assessment (FRA) with regard to tidal and designated main river flood risk sources and consider that the site is at low risk of flooding from these sources. As such, we have no objection to the proposed development on flood risk grounds.

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, the IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals.

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.

Advice for the Applicant

Any proposed flood resilient measures should follow current Government Guidance. For more information on flood resilient measures, 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

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

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]

Ms Megan Turnpenney
Sustainable Places - Planning Advisor

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