Environment Agency

Lewis Tomlinson
Huntingdonshire District Council
Pathfinder House St. Marys Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: AC/2025/132826/01-L01
Your ref: 25/00972/S73

Date: 16 June 2025

Dear Lewis,

VARIATION OF CONDITIONS 1 (PERMITTED USE), 6 (ACCESS TIME FRAME AND REMOVAL OF CONDITION 2 (5 YEAR LIMIT) OF 18/00840/FUL

LEGACY PARK CHATTERIS ROAD SOMERSHAM

Thank you for your consultation dated 30 May 2025. We have reviewed the documents as submitted and we are objecting to this variation of conditions. Please further information on our objection and Flood Risk in the sections below.

Flood Risk Objection

The removal of condition 2 would allow the siting of four mobile homes intended for residential use on a permanent basis within Flood Zone 3.

The development is classed as 'highly vulnerable' in accordance with Annex 3 of the NPPF. Table 2 of the PPG makes it clear that this type of development is not compatible with Flood Zone 3 and therefore should not be permitted.

The appeal decision concluded that no evidence had been provided to demonstrate that the Sequential Test has been passed. No further evidence has been submitted with this application.

Overcoming our Objection

We would only be able to withdraw our objection to this application if confirmation is provided that your Authority considers the Sequential Test has been passed.

As previously advised, the site is located outside the extent of our Fenland breach mapping and we therefore consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). However, please note that our Fenland breach mapping does not include an allowance for climate change in this location.

We trust that this advice is useful.

Yours sincerely,

Cont/d..



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