Environment Agency

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

Our ref: AC/2025/132978/01-L01
Your ref: 25/01208/PIP

Date: 04 September 2025

Dear Kevin,

PERMISSION IN PRINCIPLE FOR THE ERECTION OF 1NO. SELF-BUILD BUNGALOW FOLLOWING DEMOLITION OF EXISTING DOUBLE GARAGE AND STABLE

LAND WEST OF 2 SPRING COTTAGE LEIGHTON ROAD OLD WESTON

Thank you for your consultation dated 21 August 2025. We have reviewed the documents as submitted and in principle we have no objection to this planning application.

The proposed development site includes Flood Zone 3, however there is sufficient land available within the site which is outside of flood zones 2 and 3 where the proposed house could be located in flood zone 1. We expect a Flood Risk Assessment (FRA) to be submitted with the Technical Details consent that highlights the flood risk associated on site and demonstrates that the development is compatible and in line with local and national planning policies, including the National Planning Policy Framework (NPPF).

We trust that this advice is useful.

Yours sincerely,

[redacted]

Ms Megan Turnpenney
Sustainable Places - Planning Advisor

Team e-mail: [redacted]
Team number

Environment Agency
Bromholme Lane, Brampton, Huntingdon, PE28 4NE.
[redacted]