Environment Agency

Marie Roseaman
Huntingdonshire District Council
Pathfinder House St. Marys Street
Huntingdon
Cambridgeshire
PE29 3TN

Our ref: AC/2024/132508/02-L01
Your ref: 24/02142/FUL

Date: 07 February 2025

Dear Marie,

DEMOLITION OF BARN AND CONSTRUCTION OF SINGLE SELF BUILD DWELLING

FORMER AGRICULTURAL BUILDING WEST STREET GODMANCHESTER

Thank you for your re-consultation dated 16 January 2025. We have reviewed the documents submitted, and subject to the condition below, we withdraw our previous objection, referenced AC/2024/132508/02-L01 dated 24 December 2024.

Condition- Removal of permitted development

We have no objection to the proposed development, but wish to include a condition to remove permitted development right for the dwelling:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected and no landscaping shall take place within the rear and side garden of the proposed development located south of the River Great Ouse,as shown on Appendix 2 within MTC Engineering's Flood Risk Assessment (2946-FRA November 2024) with no permitted development within the 1 in 100 Year Plus Climate Change Flood Line as delineated on this plan.

Reason

The garden to the north and west of the property is partially located within Flood Zone 3a and 3b (the functional floodplain). This condition is to ensure that there is no additional risk of flooding or alteration of the flood plain, which may reduce the flood plain and increase the risk of flooding both on and off site.

Review of Flood Risk Assessment

We have reviewed the submitted Letter from MTC Engineers, dated 14th January 2025 and the Flood Risk Assessment (FRA) and consider this to be acceptable for the scale and nature of the proposed development.

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Compensatory Flood Storage

We strongly recommend that the mitigation measures proposed in the submitted FRA prepared by MTC Engineering, referenced 2946- FRA November 2024 and the subsequent letter referenced Letter from MTC Engineers and dated 14 January 2025 are adhered to. In particular, the FRA recommends that:

- Provision of compensatory flood storage in accordance with the Letter referenced above and the accompanying drawing, referenced: 2946-02 Rev A and dated 01/11/24.

The mitigation measures should be fully implemented prior to occupation, or within any other period agreed by the local planning authority.

Sequential Test

In accordance with the National Planning Policy Framework (paragraph 175), development in flood risk areas should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the sequential test needs to be applied and whether or not there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test.

Please be aware that although we have raised no objection to this planning application on flood risk grounds, this should not be taken to mean that we consider the proposal to have passed the Sequential Test.

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]

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