Environment Agency

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

**Our ref:** AC/2025/132689/01-L01
**Your ref:** 24/01809/FUL

**Date:** 10 April 2025

Dear Kevin,

**ERECTION OF SELF-BUILD SINGLE STOREY RESIDENTIAL BUNGALOW**

**LAND WEST OF POPPINS DAINTREE ROAD RAMSEY ST MARYS**

Thank you for your consultation regarding the above site. 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 relevant sections 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.

Please note that although the conclusions of the FRA state that the site is situated in flood zone one, this site is situated in flood zone three of the Environment Agency's Flood Map for Planning, last updated in 2025.

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.

### Sequential Test

In accordance with the National Planning Policy Framework (paragraph 168), development 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 has

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.

**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

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,

**Ms Megan Turnpenney**
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