

South Cambridgeshire District Council
Development Control
South Cambridgeshire Hall (6010)
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

Our ref: AC/2022/131078/01-L01
Your ref: 22/01703/FUL
Date: 07 June 2022

FAO: Michael Allen

Dear Sir/Madam

**CHANGE OF USE OF LAND THROUGH INTENSIFICATION TO THE
STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES, NINE
DAYROOMS AND THE FORMATION OF HARDSTANDING ANCILLARY TO
THAT USE.
LAND TO THE SOUTH OF CHEAR FEN BOAT CLUB, TWENTYPENCE ROAD,
COTTENHAM, CAMBRIDGESHIRE**

Thank you for your letter regarding the above mentioned site, which was received on 18 May 2022. We have reviewed the information as submitted and wish to make the following comments.

We **object** to the proposed development as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG). We recommend that planning permission is refused on this basis.

Reason

The PPG classifies development types according to their vulnerability to flood risk and provides guidance on which developments are appropriate within each Flood Zone. This site lies within Flood Zone 3a, which is land defined by the PPG as having a high probability of flooding.

The development is classed as Highly Vulnerable in accordance with Table 2 of the Flood Zones and Flood Risk tables of the PPG. Tables 1 and 3 make it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted.

Overcoming our objection

Our objection can be overcome by removing the plot with the proposed mobile home and utility/ day room and proposed touring caravan at the north-eastern edge of the site from within Flood Zone 3. This can either be done, by removing the plot

altogether or rearranging the proposed plots to ensure that the one in the north-eastern corner is removed from Flood Zone 3.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Advice to LPA

With regard to the second part of the Exception Test, your Authority must be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety including safe refuges within buildings and the ability of the emergency services to access such buildings to rescue and evacuate those people.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authority to formally consider the emergency planning and rescue implications of new development in making their decisions.

We strongly recommend that your Authority's Emergency Planner is consulted on the above issues.

Further Comments

Notwithstanding the above objection. If we are in a position to remove our objection we would wish to recommend a foul drainage condition.

Please forward a copy of this letter to the applicant.

Should you wish to discuss this matter further please do not hesitate to contact me.

Yours faithfully

Neville Benn

Sustainable Places

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