Flood risk Assessment for Land at the rear of Highfield House, London Road, Little Chesterford, CB10 1UB

This should be read in conjunction with the previous approved application UTT/22/0412/FUL where Environmental Agency has made the following comments: only a small part of the red line is in flood zone 3 but the proposed development is in flood zone 1. They also reference advice note 8 (refer to appendix A) were the built footprint is located in Flood Zone 1 but site boundary located in Flood Zone 2 or 3.

Although the footprint has increased of the proposed dwellings they have been located approx. 4.8m away from the eastern boundary which is located closer to the location of Flood zone 2. This has also increased the distance between the build development and main river to more than 20m.

ULP Policy GEN3 refers to flood protection and is relevant.

Paragraphs 159-169 of the NPPF refers to planning and flood risk and seeks to direct development away from areas of highest risk of flooding and ensure that flood risk is not increased elsewhere. Footnote 55 sets out when a site specific flood risk assessment is required.

- In this case the application site is less than 1 ha and located within Flood Zone 1. A site specific flood risk assessment is not necessary to determine this planning application.

- Flood Zone 1 has a low probability of flooding and all forms of development are acceptable.

- Details regarding surface water and foul drainage arrangements can be secured by planning condition.

Appendix A

Advice Note 8 - Built footprint located in Flood Zone 1 (even with a climate change allowance added) but site boundary located in Flood Zone 2 or 3

This advice note is for developments with a red line boundary within Flood Zone 2 or 3, but where all built development is proposed to be located in Flood Zone 1.

The Environment Agency do not wish to be consulted on this application regarding flood risk. However, an FRA is required and if the FRA shows that built development will be within Flood Zone 3 once a climate change allowance has been included (or will be within 20m of a main river or flood defences), the Environment Agency should be consulted. Consultation with the Environment Agency should include a site-specific Flood Risk Assessment to demonstrate that the development will be safe. Where development is shown to be located in future Flood Zone 2, National Flood Risk Standing Advice should be applied or the Environment Agency should be consulted depending on the vulnerability classification.

If it is not possible to achieve the mitigation measures below in respect of flood resilience and an emergency plan, the council should satisfy itself, without consulting the Environment Agency, that there are good reasons why the recommended mitigation measures cannot be incorporated. It should also consider whether the measures to mitigate flood risk are adequate and be satisfied that the development will be safe.

Requirements to comply with LFRSA

- No development should be located within the extent of Flood Zones 2 and 3, after an allowance for climate change has been included. This applies to all forms of development inclusive of ground level changes, roads, and drainage features.
- The development should not be within 20m of a main river or within 20m of an Environment Agency flood defence.
- Where existing access arrangements will be impacted by flood waters, the development should be supported by an appropriate flood response plan. The site may benefit from the EA's Flood Warning service, more information is available here: Sign up for flood warnings

Evidence/Justification required from the applicant

- The FRA should assess the full impacts of climate change on the development and ensure there are no parts of the development or new built access routes within future (climate change) Flood Zone 2 or 3. This could be achieved by obtaining climate change flood outlines from the Environment Agency, or by refering to the SFRA. If new flood modelling has been undertaken as part of the FRA, the Environment Agency should be consulted as it may be necessary to review the modelling and update the Flood Map for Planning.
- If the built development is shown to be immediately adjacent to future (with climate change) Flood Zone 2 or 3, then the FRA should compare the design flood level (including an assessment of the impacts of climate change) to ground levels (in mAOD). To demonstrate that there will be no flooding of the development, finished floor levels should be set a minimum of 300mm above the design flood level or 300mm above ground levels, whichever is greater. This is to ensure sufficient freeboard, to account for any margin of error in the flood levels.
- The development should be supported by a robust flood response plan. The adequacy of the flood reponse plan to ensure the safety of occupants where access is impacted by flood water should be considered in discussion with the emergency planning department. The site may benefit from the EA's Flood Warning service, more information is available here: Sign up for flood warnings
- Confirmation of proposed flood resistance and resilience measures if required. Guidance on flood resilience in new buildings is available here: Improving Flood Performance in New Buildings.

Conditions

It may be necessary for the LPA to:

- Condition a minimum finished floor level for the building (e.g. a minimum of 300mm above the design flood level with climate change or 300mm above ground levels, whichever is greater).
- Condition a Flood Response Plan to ensure that owners and occupiers of the property are aware that the land is at risk of flooding and the appropriate course of action to be taken in the event of a flood event.

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