

PLANNING COMMITTEE DATE: 16 October 2024

APPLICATION NO: F/YR24/0276/F

**SITE LOCATION: Gaultree Farm, High Road, Guyhirn, Wisbech
Cambridgeshire PE13 4EA**

UPDATE

Revised Flood Risk Assessment received dated October 2024

An email was received on 14th October 2024 from the applicant's flood risk consultant with a revised Flood Risk Assessment (FRA) seeking to address the Environment Agency (EA) objection (from their comments dated 23 Sept 2024). The consultant concludes that the FRA *includes an assessment of the risk should a breach occur adjacent to the site. Based upon the likelihood of this residual risk and as a consequence of the dwellings having two stories it is proposed that the risk is mitigated through flood resilient construction.*

Background

Within the EA's original comments, dated 22nd April 2024, the EA considered that the submitted FRA was insufficient (with respect to breach hazard analysis) and raised concern over the potential flood risk to a temporary caravan that was original included within the application, and thus objected to the application.

The applicant was notified of this, and other officer concerns such as a lack of Sequential Test *inter alia*, in writing on 23rd April 2024.

It was some time before the applicant sought to address concerns regarding this application, with a Sequential and Exception test submitted on 1st September 2024, along with a revised site plan removing the temporary caravan from the proposal. No changes to the FRA were received at that time.

On the basis of the revised information received, officer's duly undertook a full reconsultation on 3rd September 2024, resulting in comments from the EA received on 23rd September, maintaining their objection on the basis of an inadequate FRA (due to breach analysis).

Officer comments

There is insufficient time for the LPA to undertake appropriate reconsultations with the EA on the basis of the newly submitted FRA. As such, officers are unable to confirm if the FRA is sufficient to address all forms of flood risk at the site nor can it be established if appropriate mitigation can be provided in light of the new data that would satisfy the EA.

Notwithstanding, the reason for refusal with respect to flood risk is centred around the failure of the Sequential Test, and as such it is considered that this reason for refusal should remain.

Recommendation: REFUSAL – The above update does not alter the original recommendation as set out on page 150 of the agenda.