



Lesley Westcott
 East Cambs District Council
 Nutholt Lane
 Ely
 Cambridgeshire
 CB7 4PL

Our ref: AC/2016/124710/03-L01
Your ref: 16/00875/FUL
Date: 12 October 2016

Dear Ms Westcott

**CONSTRUCTION OF NEW FARMHOUSE AT EXISTING FARM ESTABLISHMENT
 (RE-SUBMISSION OF 15/01128/FUL) FURTHER CLARIFICATION
 WITCHAM BRIDGE FARM, WITCHAM BRIDGE DROVE, WARDY HILL**

Thank you for your e-mail regarding the above mentioned site, which was received on 29 September 2016.

We have reviewed the letter submitted and the following response to the questions in the agent's email:

1. The plans provided in the previous response show the location plan of the new development as shown in the submitted Flood Risk Assessment (FRA), with the Environment Agency's Flood Map for Planning overlain. Paragraph 3.1 of the FRA states that "The proposed development site is not zoned by the Environment Agency Indicative Flood Maps to be within an area of flood risk". The purpose of this was to confirm the flood zone which the development was located. As can clearly be seen from the overlain image supplied, the development is located within Flood Zone 2, and partially within Flood Zone 3 of the Environment Agency's Flood Map for Planning, which is freely available online <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>.

2. The submitted Flood Risk Assessment is based on incorrect inferences from the Environment Agency's Flood Map for Planning. The Environment Agency have since supplied a clear map, showing the location of the development, within Flood Zones 2 and 3 of their Flood Map for Planning.

3. The site is located within Flood Zone 2 and partially within Flood Zone 3 of the Environment Agency's Flood Map for Planning. Please see below for the definitions of Flood Zones 2 and 3:

Flood Zone 3 - shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Flood Zone 2 - shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

We had no objection to the proposal and we reiterate that it is for the Local Planning Authority to apply the sequential development.

If the applicant has evidence to show that the site is in Flood Zone 1 they could contact our Customer & Engagement team anc.enquiries@environment-agency.gov.uk to request a flood map challenge.

Alternatively a sequential approach could be used at the site and the proposed development could be located in the part of the site that is in Flood Zone 1.

We hope this is of assistance to you.

Yours sincerely

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