

PLANNING COMMITTEE DATE: 27th OCTOBER 2021

APPLICATION NO: F/YR21/0337/O

SITE LOCATION: Land West Of 207 To 215, Fridaybridge Road, Elm

UPDATE:

A further written response has been received in relation to the application from the Chairman of the Hundred of Wisbech Internal Drainage Board stating the following:

Due to a spell of very wet weather in December 2020, local farmland around Elm and Friday Bridge (areas covered by Hundred of Wisbech IDB) became saturated, and following a storm on Dec 23rd, 2020, created circumstances and highlighted shortcomings in the drainage system which resulted in many fields, including the compacted grassland site of the application, temporarily flooding with surface water.

Since then, the HoW IDB is undertaking a massive improvement programme of their drainage system to cope with the extremes of weather which are occurring, and it is anticipated that with those improvements, plus site drainage into the adjoining dyke against the proposed site, that the site will be no more likely to flood than any other parts in Elm and the HoW IDB district.

ASSESSMENT

The comments of the IDB are noted. These appear to have been made in response to a photograph supplied by a neighbour to the application site showing the land under flood conditions with standing water on the site.

Notwithstanding any work that is proposed to be undertaken to correct this situation by the IDB, the land lies within flood zone 2 and has not been reclassified. The application is therefore required to pass the sequential test regardless of any specific works undertaken or proposed to be undertaken to improve the site specific flood risk. On that basis, whilst the comments of the IDB point towards action being taken to improve flood risk at the site in the future, they contain no guarantee that the site will not flood in the future, and are not relevant to the assessment of the application at this time.

Recommendation:

The comments are noted, however do not impact on the reasons given for the refusal of the application and therefore the recommendation remains as per the main report.