

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2 March 2011

**AUTHOR/S:** Executive Director / Corporate Manager – Planning and Sustainable Communities

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### **S/2079/10- LONGSTANTON**

**Erection of 8 affordable units and cycle/bin store following demolition of two dwellings and garages – Garages 18 and 19 Haddows Close, Longstanton for Bedfordshire Pilgrims Housing Association  
Recommendation: Refusal**

**Date for Determination: 17<sup>th</sup> January 2011**

The applicant has submitted a letter in response to the Committee Report and its recommendation. He notes the three areas of concern held by the Environment Agency, those being safety issues of escaping the cul-de-sac, loss of floodplain through development, and potential flood risk to future occupiers.

The applicant notes the development would create a cul-de-sac, but the scenario where residents of the properties become physically trapped by water levels rising to perhaps 1m or so above proposed floor levels is considered a “flight of pure fancy”. Recent records show floodwater not rising above proposed floor levels, and locals describe only a few inches of water. The objection is therefore considered a “red herring”.

The applicant notes that new gardens would allow drainage from the site, whilst the agricultural land on the opposite the side of the drain is at a lower level and therefore has a greater storage capacity.

The applicant notes that the level of flooding in the last recorded event was below proposed floor level, whilst the predicted 1 in 100 year flood is .17m above this level. Full flood protection measures including masonry construction, anti-flooding tanking and dams at entrance doors are proposed. Floor levels could be raised but would start having implications for level access at front doors.

This information has been sent to the Environment Agency, who has yet to comment formally. It does note that the anecdotal comments do not overcome the Agencies objections, given their response in lien with PPS25 and current available mapping and data levels. The desire for affordable housing is noted, but not at any price.

The applicant has also sent further detail directly to the Environment Agency dated 22<sup>nd</sup> February 2011. The Environment Agency have confirmed receipt, and Members will be further updated on any comments received.

Comments have been received from the Housing Strategy Assistant. She notes that funding for the site has been secured from the Homes and Communities Agency. The application does not state the tenure mix but the funding should allow for a majority of rented properties to be provided as required in the Affordable Housing SPD. The proposed mix is considered acceptable. As the site is not an exceptions site there is no requirement for the site to be made available for people with a

connection with Longstanton. The application has the full support of the Housing Strategy Team.

**Contact Officer:** Paul Derry - Senior Planning Officer  
Telephone: 01954 713159