



CLAREMONT

PLANNING CONSULTANCY

Planning Policy Team
South Cambridgeshire District Council
Cambourne
Cambridgeshire
CB23 6EA

5 November 2019

Dear Sir/Madam

ADDITIONAL FLOOD MODELLING INFORMATION PERTAINING TO LAND AT BROAD LANE, COTTENHAM SUBMITTED TO THE GREATER CAMBRIDGE CALL FOR SITES 2019

On behalf of Southern & Regional Developments ('S&R'), Claremont Planning Consultancy are submitting additional technical information in support of the site at Broad Lane, Cottenham, Cambridgeshire. It is acknowledged that the site currently is thought to experience environmental constraints that require assessment to ensure its developability. In particular, there are flooding concerns that are recognised through current Environment Agency (EA) flood modelling that deems the entire site as affected by Flood Zone 3. Southern & Regional Developments have engaged WSP to undertake hydraulic modelling of the site (in accordance with agreed methodology the EA) to clarify the extent of flood risk over the site and it has been established that the current model is not accurate in the actual areas of highest risk. This assessment is appended to this letter and commended to the Council for additional consideration of the site.

Under current modelling conditions, the site is considered to be affected in its entirety by Flood Zone 3. This deems it at risk to a 1 in 100 year flood event from the sea and/or river sources. It is recognised that the site benefits from flood defences along the banks of the Cottenham Lode. In its current context, the developability of the site is an issue, as dwellings within Flood Zones 3a would only be permissible if the site were to pass the exception test, with no development considered whatsoever within Flood Zone 3b which regarded as functional flood plain. Although residential development in Flood Zones 1 and 2 are deemed "more vulnerable," these zones are sequentially preferable, with development always directed to Flood Zone 1 where appropriate and/or possible.

A more accurate assessment of the hydraulic modelling over the site has established that the current modelling utilised by the Environment Agency is not representative of the potential fluvial flood risk over the site. It is considered that whilst there remains some areas of Flood Zone 3 and therefore areas of high risk of fluvial flooding, the renewed modelling suggests that **a substantial area of the site actually falls within Flood Zone 1.**

Following re-assessment of the modelling using a defended scenario, along with an additional 35% risk factor added to the calculation to recognise increase risk associated with climate change, approximately 4ha of the site is deemed as developable. The new modelling therefore demonstrates that the site is suitable to accommodate development given that more than 50% of the site area falls outside Flood Zone 3. Furthermore, development will be directed towards the south of the site which is away from those areas that are at the highest fluvial flood risk.

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Given the wider development pressures within Greater Cambridge, it is vital that sites such as that under the control of Southern and Regional are given due and accurate consideration for development as the site is unconstrained by other designations, environmental or otherwise. In the context of the reduced area of flood risk, it is considered that the site should be robustly considered for residential development at Cottenham. To the south of the village, the presence of the Green Belt actively suppresses the development potential of the village given that there are strict limits on the settlement's ability to grow. To the east there are highway access constraints and constraints due to multiple land ownership. As such, the northern limits of the village must be considered to provide a rare option for future strategic growth.

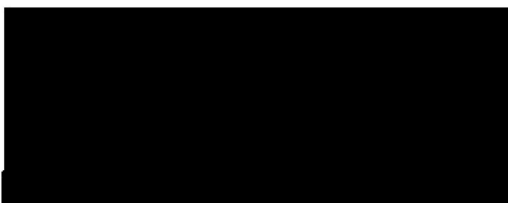
The site to the north east of Cottenham is available and suitable. As the WSP modelling has shown, most of the site is at a negligible flood risk as it incorrectly shown in current modelling and therefore should be regarded as achievable. The New Cut Drain that forms the northern boundary of the site is a physical asset that can be used as part of any development strategy as a new defensible and strong boundary of the village and would guarantee the openness of the countryside to the north of Cottenham, beyond the drain. This can be incorporated into any masterplan, with appropriate landscaping provided along this new boundary that will reinforce this boundary as a new line between the settlement and the countryside. This will also soften the edge of the development and ensure a smoother transition between the built form and urban environment of the village and the open countryside to the north of the drain.

Liaison with the Environment Agency to ensure accurate modelling is implemented over the site is ongoing. This also includes measures to mitigate the impacts of any breaches in the local flood defences, as this will have implications on the extent of flood risk over the site. But, it is considered that through discussions with the Environment Agency, mitigation strategies to ensure that these risks can be overcome will be put into place.

WSP has a high degree of confidence that the outcome of their work with the EA will be a formal recognition of the scenario they have modelled. This information is being supplied to you now as we wish to ensure that you do not unfavourably assess this site (under your call for sites) as a flood risk on the basis of bad information. The site is not a flood risk.

In the event that you wish to query (or simply discuss) this report then please contact me.

Yours sincerely,



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Managing Director

