

FOI Ref
10179

Response sent
21 Jan 2022

(CCC) Flooding DCs 20122021

I am writing to make a request under the Freedom of Information Act 2000 to find out from the local authority how many homes it has allocated as part of its local plan to be built in medium and high-risk flood-zones?

The information relates to the council's latest local plan. However, if the council's local plan is out of date then please supply the number of homes that are currently allocated in its draft, examination or final adoption form clarifying this detail.

A high-risk flood zone is designated by the Environment Agency (EA) as a flood zone 3 whilst a medium flood-risk zone is designated as a flood zone 2. However, the local planning authority should provide this information based on its own designation of flood zone 3a or 3b.

I would prefer to receive this information electronically, preferably as a data set in Excel and not as a PDF, to include the following information:

- The name of the local plan e.g. Wirral's Local Plan 2020 to 2035
- The number of homes allocated for flood zone 2 area e.g. 5,500 homes in a flood risk 2 area.
- The number of homes allocated to be built in a flood zone 3a and 3b e.g. 3,000 homes in flood risk zone 3a and 500 homes in zone 3b
- Details of any planned infrastructure flood defences that accompany the local plan e.g. a new hard wall to be installed along the river X, reducing X many homes from a high risk to medium risk.

Response

Attached is a document which should answer all questions relating to the FOI request.

Further queries on this matter should be directed to foi@cambridge.gov.uk

FOI 10178 & 10179

REQUEST:

I am writing to make a request under the Freedom of Information Act 2000 to find out from the local authority how many homes it has allocated as part of its local plan to be built in medium and high-risk flood-zones? The information relates to the council's latest local plan. However, if the council's local plan is out of date then please supply the number of homes that are currently allocated in its draft, examination or final adoption form clarifying this detail. A high-risk flood zone is designated by the Environment Agency (EA) as a flood zone 3 whilst a medium flood-risk zone is designated as a flood zone 2. However, the local planning authority should provide this information based on its own designation of flood zone 3a or 3b.

I would prefer to receive this information electronically, preferably as a data set in Excel and not as a PDF, to include the following information:

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- Details of any planned infrastructure flood defences that accompany the local plan e.g. a new hard wall to be installed along the river X, reducing X many homes from a high risk to medium risk.

RESPONSE:

Officers have compared the adopted Cambridge Local Plan 2018 allocations, the adopted South Cambridgeshire Local Plan 2018 allocations, and the adopted allocations in Area Action Plans that are anticipated to deliver new homes to the Environment Agency's Flood Zone layers as at December 2021.

The residential or mixed use allocations listed in the following table include areas that fall within Flood Zones 2 or 3. Many of the allocations are very large, including a number of new settlements, where a limited part of the site falls in the flood zones. The percentage of each site falling within the flood zone has been specified in the table below. Issues have been addressed through a combination of locating uses appropriately within the site, creation of strategic measures (such as the new water park at Northstowe), or measures such as land raising. We do not hold data regarding the specific number of dwellings in the flood zones areas.

The Local Plans and Area Action Plans referred to in the table below can be viewed on our website:

<https://www.greatercambridgeplanning.org/current-plans-and-guidance/>.

The planning applications and permissions referred to in the table below can be viewed on our website:

<https://applications.greatercambridgeplanning.org/online-applications/>

Local Plan	Site / Policy	Location	Proposed Development	Flood Zone	Measures to mitigate
Cambridge Local Plan 2018	U1	Old Press/Mill Lane	Student accommodation, commercial uses, hotel and other uses	Total site area = 2ha 15% of site falls within Flood Zones 2 and 3. Areas within flood zones are along the western boundary of the site.	18/1930/FUL: <ul style="list-style-type: none"> Committee report sets out consideration of flood risk: Planning Committee June 2019.
Cambridge Local Plan 2018	U3	Grange Farm, off Wilberforce Road	Student accommodation	Total site area = 1.22 ha 0.4% of site falls within Flood Zones 2 and 3. Areas within flood zones are along the southern boundary of the site.	21/02052/FUL: <ul style="list-style-type: none"> Committee report sets out consideration of flood risk: Planning Committee January 2022.
Cambridge Local Plan 2018	R42a	Clay Farm, South of Long Road	Mixed use development, including 2,188 dwellings	Total site area = 60.69 ha 12% of site falls within Flood Zones 2 and 3.	07/0620/OUT: <ul style="list-style-type: none"> Committee report sets out consideration of flooding: Planning Committee May 2008.

Local Plan	Site / Policy	Location	Proposed Development	Flood Zone	Measures to mitigate
				Areas within flood zones are along the eastern boundary of the site.	<ul style="list-style-type: none"> Flood Risk Assessment included as part of the Environmental Statement (December 2007) undertook modelling that concluded the risk of flooding from Hobson's Brook and the River Cam is low, and that the site is actually equivalent to Flood Zone 1. The Environmental Statement advises that attenuation and temporary storage as part of a SuDS scheme will mitigate the impact of the development on flooding.
Cambridge Local Plan 2018	R42d	Bell School, Babraham Road	270 dwellings and student accommodation	Total site area = 7.61 ha 1% of site falls within Flood Zones 2 and 3. Area within flood zones is in the south west of the site.	06/0795/OUT: <ul style="list-style-type: none"> Committee report sets out consideration of flooding: Planning Committee June 2008. Planning Statement (August 2006) sets out that the Flood Risk Assessment concludes that none of the proposed development, including SUDS facilities, will be affected by flooding, or encroach on any effective flood plain.
Cambridge Local Plan 2018 & South Cambridgeshire Local Plan 2018	RM1 & Policy H/7	Fen Road	Residential moorings	Site is within Flood Zones 2 and 3.	The nature of this allocation – residential moorings – means that it needs to be located alongside the river.

Local Plan	Site / Policy	Location	Proposed Development	Flood Zone	Measures to mitigate
Northstowe Area Action Plan 2007 & South Cambridgeshire Local Plan 2018	Area Action Plan & Policy SS/5	Northstowe	New town, including up to 10,000 dwellings	<p>Total site area = 490.74 ha</p> <p>10% of site falls within Flood Zones 2 and 3. Areas in the north, north-west and east of the site are within the flood zones.</p>	<p>Consideration of flood risk and drainage covered in the Area Action Plan, Policy NS21</p> <p>S/0388/12/OL (Phase 1):</p> <ul style="list-style-type: none"> • Committee report sets out consideration of flood risk: Planning Committee October 2012. • Chapter 11 of Environmental Statement (February 2012) sets out that the mitigation measures include considering locations of specific uses within the site, formation of a water park, and formation of a new flood bund. <p>S/2011/14/OL (Phase 2):</p> <ul style="list-style-type: none"> • Committee report sets out consideration of flood risk: Planning Committee June 2015. • Flood Risk Assessment (August 2014) sets out that the development passes the sequential test. Mitigation measures include considering locations of specific uses within the site, formation of a water park and ground raising. <p>20/02171/OUT (Phase 3a):</p>

Local Plan	Site / Policy	Location	Proposed Development	Flood Zone	Measures to mitigate
					<ul style="list-style-type: none"> Flood Risk Assessment (April 2020) sets out that the development passes the sequential test. Mitigation measures include considering locations of specific uses within the site, raised floor levels, and appropriate design of the Southern Access Road East that crosses the flood zones. <p>20/02142/OUT (Phase 3b):</p> <ul style="list-style-type: none"> Flood Risk Assessment (March 2020) sets out that the development passes the sequential test. Mitigation measures include considering locations of specific uses within the site, raised floor levels, and appropriate design of the Southern Access Road East that crosses the flood zones.
South Cambridgeshire Local Plan 2018	Policy SS/6	Waterbeach New Town	New town, including up to 11,000 dwellings	<p>Total site area = 427.5 ha</p> <p>2% of site falls within Flood Zones 2 and 3. Areas within flood zones along the eastern boundary of the site.</p>	<p>S/2075/18/OL:</p> <ul style="list-style-type: none"> Committee report sets out consideration of flooding and flood risk: Planning Committee January 2021. Flood Risk Assessment (March 2019) sets out that the development passes the sequential test. Mitigation measures include considering locations of specific uses within the site, formation of a bund,

Local Plan	Site / Policy	Location	Proposed Development	Flood Zone	Measures to mitigate
					ground raising, and provision of a widened channel for specific drains.
South Cambridgeshire Local Plan 2018	Policy H/2	Bayer CropScience Site, Hauxton	Mixed use development, including 285 dwellings	Total site area = 8.7 ha 5% of site falls within Flood Zones 2 and 3. Areas along the northern and eastern boundaries fall within flood zones.	S/2308/06/O: <ul style="list-style-type: none"> • Committee report sets out consideration of flood risk: Planning Committee October 2009. • Flood Risk Assessment (August 2009) sets out that the development passes the sequential test and exception test. Mitigation measures include considering locations of specific uses within the site, ground raising in the affected areas, raised floor levels, and a flood relief channel.