PROPOSED REPLACEMENT DWELLING NORTH OF 403, BROADGATE, WESTON HILLS, SPALDING, PE12 6DB
FLOOD RISK ASSESSMENT



View of site looking west towards Broadgate

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Revision A 23rd April 2026 Details of topographical survey added and conclusions amended.

This flood risk assessment has been prepared solely to support the planning application for a development at Broadgate, Weston Hills. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any other purposes other than for which it was originally commissioned.

Introduction

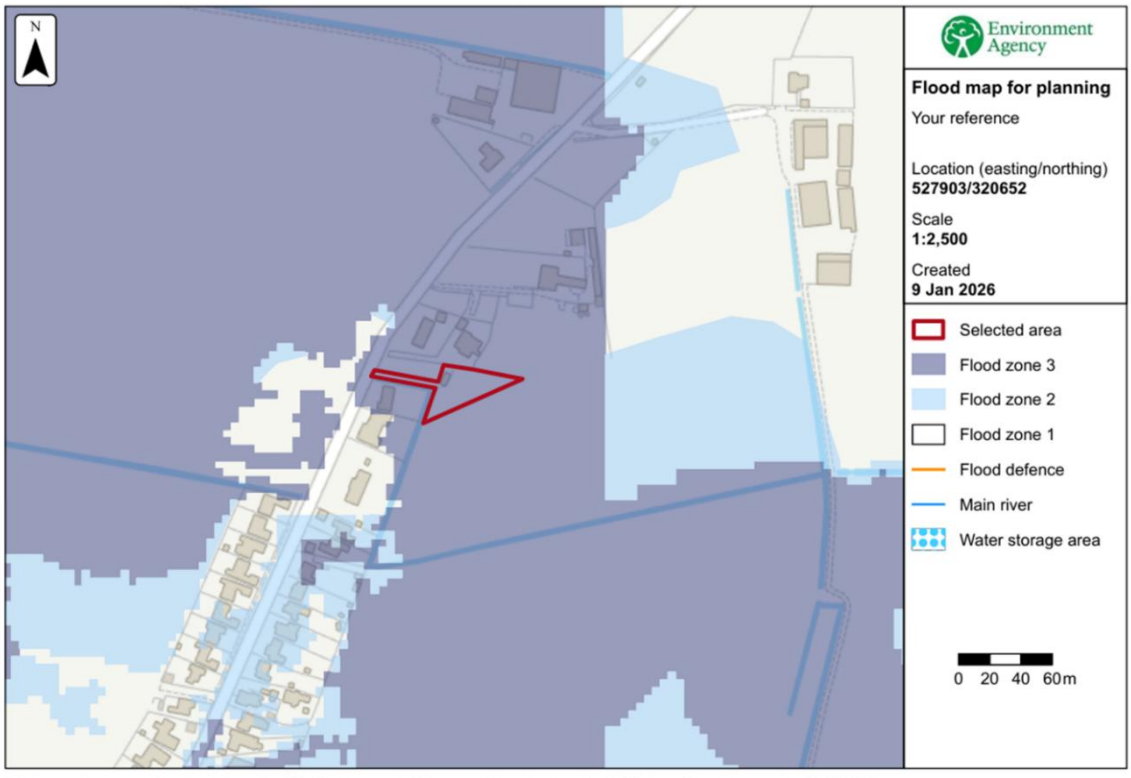
A residential development of one new dwelling is proposed on the east side of Broadgate, Weston Hills, Spalding, PE12 6DB between No 403 to the south and Nos 409 and 411 to the north. This new building will replace the old house on the site which will be demolished as part of the development. The site is at present agricultural land, and is south of the central area of Weston Hills and is approximately 4 km from Spalding.

All of this site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone map.

The Planning Application requires a flood risk assessment to be carried out as specified in the Practice Guidance to the National Planning Policy Framework Development and Flood Risk. The site is within a defended area as specified on the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board District.

Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in this area.



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It can be seen that all of the site is in Flood Zone 3.

Application Site

The National Grid Reference of the site is 527905 320650.

The position and extent of the site is shown on the plan at the end of this document.

As the site is within a defended area the proposed development can be considered to be within Flood Zone 3(a) as defined in Table 1 of the Technical Guidance.

Applying the flood risk vulnerability classification in Table 2 of the Guidance, a development consisting of dwelling houses is classified as “more vulnerable”.

Table 3 of the Guidance is shown below:

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Therefore it can be seen that for “More Vulnerable” development the sequential and the exception tests need to be applied to the development.

Sequential Test

The aim of the Sequential Test, as set out in the Planning Practice Guidance, is to ensure that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as defined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

As can be seen from the map on page 2 of this report much of the area, including the area where the development is located, is in flood zone 3. This flood risk assessment will assess the flood hazard to the site in a 1 in 200 year tidal or 1 in 100 year fluvial event in 2115, and provide recommendations for any mitigation that may be required.

The proposed dwelling is a replacement for a disused house and therefore cannot be located on an alternative site.

The South East Lincolnshire Local Plan adopted in March 2019 recognises in paragraph 5.3.5 that infill and speculative applications will come forward within the South Holland District Council area. It states that there will be numerous opportunities for infill developments which it is not practical to identify, and the plan encourages these type of developments provided that the material considerations of the Local Plan and particular sites are met.

No new housing site allocations were included for future development in Weston Hills in the South East Lincolnshire Local Plan 2011-2036, adopted in March 2019.

The South Holland District Council have approved planning applications for similar size developments as this proposed development in villages on sites that were not allocated in the Local Plan. Many of these sites have a predicted flood hazard which is similar to this proposed site in Weston Hills. Therefore as this site is suitable with regard to flood risk it can be considered for future development.

The safety of the development will be achieved by ensuring the finished floor level of the proposed property is raised above the relevant predicted flood level.

Therefore taking into account the above I consider that the sequential test for this site has been passed.

Exception Test

The Sequential Test has demonstrated that it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding. Therefore the Exception Test must be applied and for this to be passed:

- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risks, informed by the Strategic Flood Risk Assessment; and
- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking into account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible will reduce flood risk overall.

Both parts of this test must be satisfied in order for the development to be considered appropriate in terms of flood risk. There must be robust evidence in support of every part of the test.

The first section will be demonstrated by the Supporting Planning Statement and compliance with South Holland District Council's planning policies.

This flood risk assessment will demonstrate that the development will be safe for its lifetime and it will not increase flood risk elsewhere.

Strategic Flood Risk Assessment

The Strategic Flood Risk Assessment (SFRA) written for the South Holland District Council (SHDC) in 2010 provides details of the actual flood risk in the Council's area.

This information has not been updated and reference to the maps in this document give the following information for the actual flood risk and hazard at the site for the 1% fluvial event and 0.5% tidal event.

For the present day
Depth of flooding … zero
Extent of flooding .. Low or medium flood probability
Peak Velocity ……. Nil

For year 2115
Depth of flooding … 0 – 500mm
Extent of flooding…. High
Peak Velocity …… 0 – 0.1m/sec

The maps showing the residual flood hazard were revised in the 2016 update of the South Holland District Council Strategic Flood Risk Assessment which can be found on the website of the South East Lincolnshire Joint Planning Committee. The hazards are as follows for the 1% fluvial or 0.5% tidal event probability:

For the present day
Depth of flooding …zero
Extent of flooding .. Low or medium flood probability
Hazard rating…… Nil
Peak Velocity .. Nil

For the year 2115
Depth of flooding … 250mm – 1.0m
Extent of flooding .. High
Hazard rating…… 0.75 – 1.25 (danger for some)
Peak velocity ……. 0 – 0.3m/sec

Figure 16 of the general maps show that the site is not within the rapid inundation zone for the present day and 2115.

Maximum flood and bank levels for Rivers Welland and Nene and the Wash

Tables in the SFRA show the following details of the defence bank on the east side of the tidal section of the River Welland north of the A16 road bridge and 4.0km north west of the development site, between chainage 19.8km and 20.8km.

	2007	2055	2115
Peak 1 in 200 year extreme tide level	5.98m OD	6.31m OD	7.12m OD
Peak 1 in 1,000 year extreme tide level	6.27m OD	6.60m OD	7.41m OD

With an average defence crest level between 7.80 and 7.90 m OD the freeboards are as follows:

	2007	2055	2115
Peak 1 in 200 year freeboard	1870mm	1540mm	730mm
Peak 1 in 1,000 year freeboard	1580mm	1250mm	440mm

The Wash banks are at least 20.0 km north of the site. The tidal defences are earth banks with an average level of 7.80m OD. The maximum predicted 1 in 200 year tide level in 2115 in the SFRA is 7.11m OD.

The tidal section of the River Nene is approximately 19.5km east of the site. The tidal defences are earth banks with an average level of 6.95m OD. The maximum predicted 1 in 200 year tide level in 2115 in the SFRA is 7.00m OD.

Maximum fluvial levels in the Coronation Channel

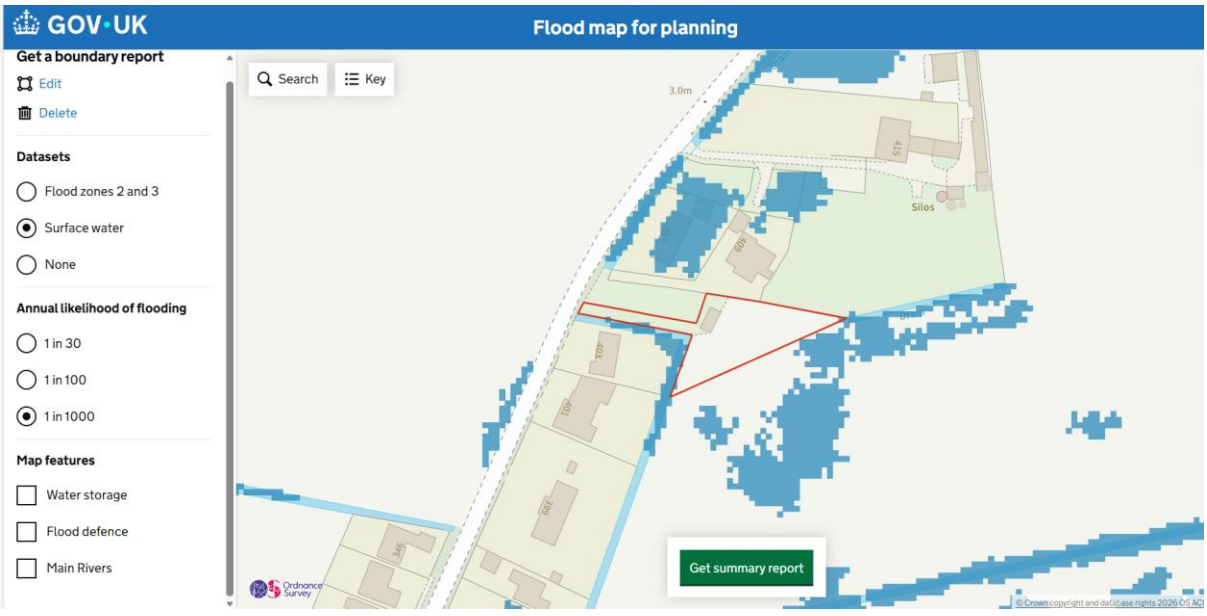
Tables in the SFRA show the following details for the defence bank on the east side of the Coronation Channel between chainage 2.0 km and 3.0km, 2.4km from the development site.

	2007	2115
Peak 1 in 100 year flood level	4.36m OD	4.68m OD
Peak 1 in 1,000 year flood level	4.38m OD	4.69m OD

The bank levels on this section vary between 5.35m OD and 5.9m OD. Therefore it can be seen there is a minimum freeboard of 650mm to the predicted design maximum levels in 2115.

Information on Surface Water Flooding on Environment Agency Website

The following map shows areas around the site where there is a predicted risk of surface water flooding with an annual likelihood of 1 in 1000.



It can be seen that the map indicates that there is no predicted risk of surface water flooding to this site in the 1 in 1000 year event.

Existing Flood Alleviation Measures

The site is within a defended flood plain, as defined in Appendix 1 of the Environment Agency's "Policy and Practice for the Protection of Flood Plains", which is considered to be passive until such time that a flood greater than the defences can withstand occurs. The likelihood of flooding occurring due to overtopping or failures of the defences is considered to be very low.

The site is located approximately 2.4 km from the east bank of the Coronation Channel which is maintained by the Environment Agency.

The site is located approximately 4.0 km south of the tidal section of the River Welland, which has a tidal defence bank which is maintained by the Environment Agency.

The site is located 3.75km from the Barrier bank which is the eastern defence bank of the Cowbit Washes.

The major watercourses in the area are maintained by South Holland IDB.

Existing Ground Levels

The level of Broadgate west of the site is 3.03m OD, and the levels on the site are mainly between 2.80m and 2.90m OD. The level of the field east of the site is approximately 2.60m OD.

A topographical survey has been produced which will be included with the documents submitted to the planning authority. The existing site levels have been reproduced and this plan is shown on page 15 of this report. A section west to east has also been drawn which is shown on page 12 of this report.

Potential Sources of Flooding

The potential sources of flooding to the site are:-

1. Failure or overtopping of tidal defences of the River Welland.
2. Failure or Overtopping of the Coronation Channel
3. Failure or overtopping of the Barrier Bank.
4. High water levels in IDB drainage channels.
5. Localised flooding in the area.

1. Failure or overtopping of tidal defences of the River Welland or the Wash

As shown above, the east bank of the tidal section of the River Welland, which is approximately 4.0 km from the site, provides at a 1 in 200 year standard of protection in 2115. The updated maps in the SFRA indicate that if there is a breach in the tidal defences flooding with a depth of up to 500mm could occur at the site in a 1 in 200 year event in 2115.

The east bank of the River at this location is higher than the predicted maximum tide levels for the present day, but along some lengths with climate change bank levels are lower than the predicted tidal levels and banks could be overtopped and possibly breaches could occur in a 1 in 200 year event in 2115. However flood water would tend to flow eastwards rather than south eastwards towards Weston Hills.

Therefore raising floor levels of the proposed dwelling will provide adequate mitigation against this risk which is extremely low.

2. **Failure or Overtopping of the Coronation Channel**

The SFRA states that the maximum design level in the Coronation Channel is 4.69m OD. The minimum crest level of the east bank of the Channel is 5.14m OD, which gives a minimum freeboard of 450mm. However, generally there is a freeboard of 600 mm along this bank of the Channel.

If the Channel were to breach water would flow eastwards towards the site. However, it would be retained for a short time by the A16 which is higher than the surrounding land. The SFRA indicates that with a serious breach water could reach the site in a 1 in 100 year event and the depth of flood water could be up to 500mm.

Therefore raising floor levels of the proposed dwelling will provide adequate mitigation against this risk which is extremely low.

3. **Failure or overtopping of the Barrier Bank**

The Barrier Bank is the eastern bank of the Cowbit Washes, and is 3.75 km west of the site. The Washes will only flood in extreme conditions (around 1 in 50 years) and are used the rest of the time as agricultural land. There are two syphons which operate automatically to allow water to flood on to the Washes and alleviate high water levels in the River Welland. When this occurs the level of water in the washes will quickly rise to around 5.00m OD.

If a breach occurred in the Barrier Bank in this scenario then flood water would flow eastwards towards the development site. However the maps showing predicted flood depths in a 1 in 100 year event in 2115 in the SFRA indicate that the extent of any flooding will not affect the site.

Therefore raising floor levels of the proposed dwelling will provide adequate mitigation for this risk which is extremely low.

4. **High Water Levels in IDB drains**

Although the whole of this area is below high tide level and levels in the rivers, the retained water levels in the drainage channels ensure that the risk of flooding is extremely low. South Holland IDB maintains a system of sluices, pumping stations, and drainage channels which convey surface water into the River Welland, the Wash and the River Nene to control water levels throughout the South Holland IDB area.

The map on the South Holland IDB website shows the site to be within the Wisemans catchment area of the Board. A part of this map has been reproduced on page12 of this report. There is the Board's Delgate Drain east of the site which flows northwards as far as the Austendyke Drain where the flow is westwards to the Wheatmere Drain. This large watercourse flows in a southerly direction and joins the west to east pump drain (South Holland Main Drain) which flows to Wisemans Pumping Station. South Holland IDB have indicated that the 1 in 100 year predicted level in this drain is

approximately 1.20m OD and therefore the risk of flooding this part of Weston Hills is extremely low.

Wisemans Pumping Station is operated and maintained in excellent condition by South Holland IDB and the likelihood of flooding due to this source is low. IDB systems are designed to provide a freeboard of between 600mm and 1000mm to all land in a 1 in 10 year return period rainfall event. South Holland IDB watercourses generally state that their watercourses provide a standard of 1 in 100 years with a freeboard of 300mm in urban areas. In an extreme event water levels will rise but this will be a slow process and it would be at least 24 hours before levels were high enough to begin to flood low land in the area, and after this the level of the flood water would need to rise another 1.0 metre before the development site would be affected.

The channels maintained by South Holland IDB in urban areas are classified as high priority watercourses and as such receive a higher maintenance priority.

There are possibilities of failure of outfall sluices, but these are mitigated by the high level of maintenance given to these structures by the IDB. If a failure did occur the IDB would immediately be warned of the problem by their telemetry system and take action to repair the fault or to bring in temporary pumps to reduce the risk of any flooding in the area. Similarly any failures of culverts or other blockages would be dealt with immediately.

Therefore the risk of flooding from IDB drainage channels can be considered to be extremely low and raising floor levels of the proposed dwelling will provide adequate mitigation for this risk.

5. Localised Flooding in the area

The Environment Agency map of predicted areas of surface water flooding shown on page 6 of this report does not indicate any flooding will occur on the site in the 1 in 1000 year scenario. As the ground floor levels will be raised above ground level this will provide adequate mitigation of the risk of flooding affecting the property from this source.

Extent of known Flooding

During the preparation of this assessment, no evidence was discovered of the site having been flooded in the past.

Probabilities and Trends of Flooding

The probability of this development flooding from Environment Agency main river is very low. In an extreme event any effect on this location would not be sudden and there would be time for residents to take precautionary measures to limit the impact of any flooding that may occur.

Residual Risk – Extreme Events

The residual risk from extreme events is very low on this site. The major risk to the site is from a breach or overtopping of the tidal defences

The risk of this happening in this case is low and the hazard from any flooding is also low.

Climate Change

The recommendations for flood depths for this flood risk assessment use information mostly taken from the South Holland DC SFRA which was last updated in 2010. The EA have issued new guidance on recommended contingency allowances for predicted sea rises, fluvial flows and rainfall intensities which from 19th February 2016 needs to be considered in the FRA. The effects of these new recommendations are considered in Appendix A of this report (pages 16 to 19). It is concluded that no extra mitigation measures are necessary to comply with the new guidance on climate change.

South East Lincs Advice Matrix

Advice can be found on the recommended mitigation required by referring to a spreadsheet on the South East Lincolnshire website.

As the development is in flood zone 3 and the flood hazard is 0.75 – 1.25 (danger for some) reference should be made to Category E8 which states the following advice:

The NPPF requires that the proposal is accompanied by a Flood Risk Assessment which contains evidence that appropriate mitigation measures / flood resilience techniques have been incorporated into the development.

The applicant is advised to refer to the following document for information on flood resilience and resistance techniques to be included "Improving Flood Performance of New Buildings – Flood Resilient Construction (DCLG 2007)"

Finished floor levels (FFL) should be informed by the predicted flood depth maps (refer to the relevant 2115 1% fluvial or 0.5% tidal maximum depth map) and set as required below (single storey proposals must use the 0.1% event, 2115 scenario, for setting FFLs).

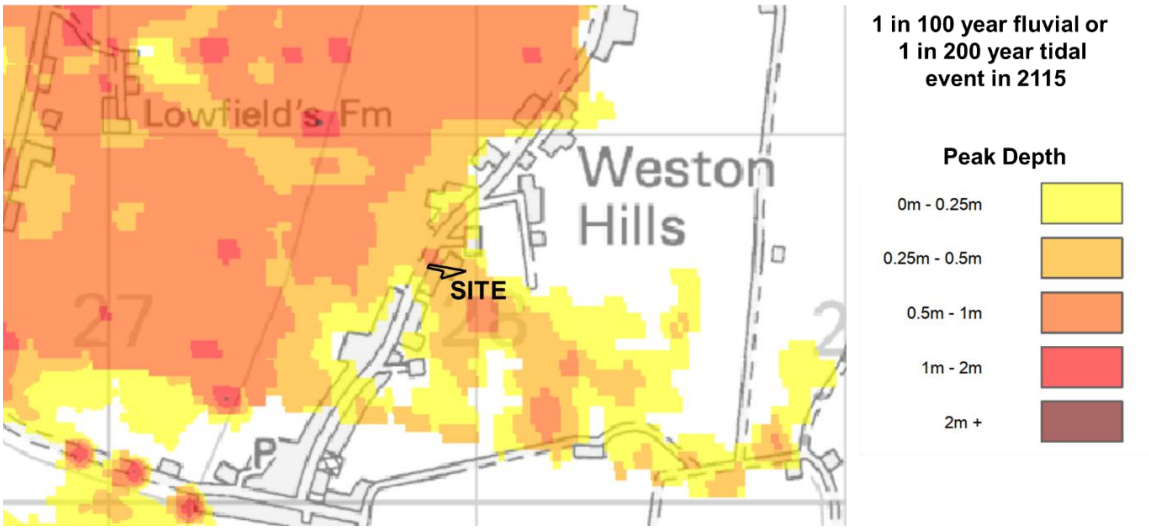
For flood depths of 250mm – 500mm, FFL should be set 500mm above ground level with flood resilient construction to a height of 300mm above the predicted flood depth.

For flood depths of 0 – 250mm, FFL must be set 300mm above ground level.

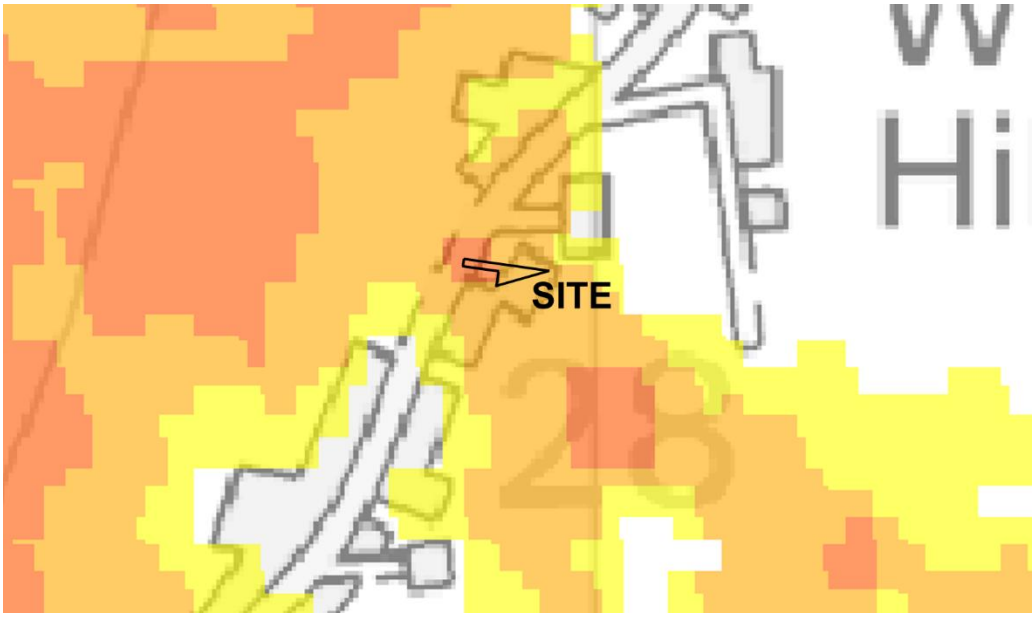
Conclusions

The site is in flood zone 3, but there is land in this area of Weston Hills which is classified within flood zone 1.

The plan (shown on the next page) of predicted depths of flooding taken from the updated SFRA shows the predicted flood depths in this area in a 1 in 100 year fluvial or 1 in 200 year tidal event in 2115 (with 20% climate change allowance).

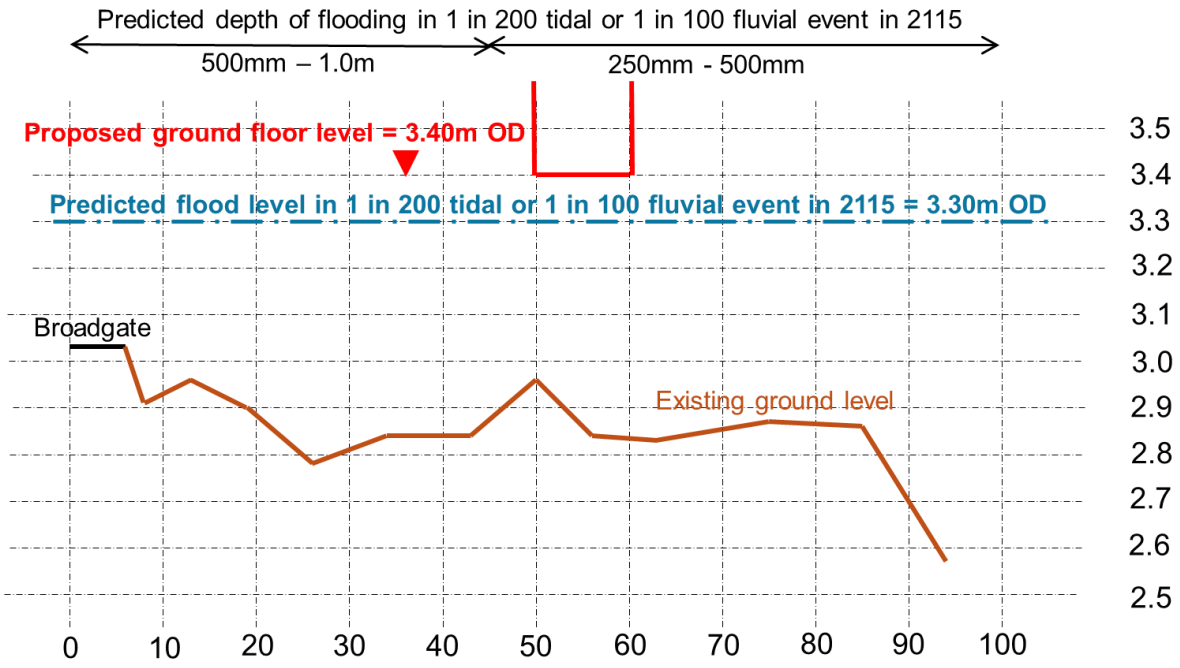


The map has been enlarged and this is shown below.



The map shows that there may be between 500mm and 1.0 metre depth of flooding on the western part of the site and between 250mm and 500mm depth of flooding on the eastern part of the site. A cross section west to east across the site has been drawn which is shown on the next page.

It can be seen that the levels on the western part of the site are equal to or higher than the levels on the eastern side, but the flood depths on the western side are higher (500mm – 1.0m) than the eastern side (250mm – 500mm). Therefore it has been assumed the red area on the map is incorrect and a predicted flood level of 3.30m OD has been estimated by assuming the whole site will suffer between 250mm and 500mm of flooding.



Therefore it can be concluded that adequate mitigation against future flooding from the above event will be provided by raising the ground floor level of the proposed house to a level of 3.40m OD.

The risk of flooding to the site from IDB drains can be considered low, especially as the floor levels will be raised to the level of 3.40m OD.

The IDB have adequate arrangements to bring in contractors and use their own staff if a failure of any part of the sluices occurred. If drains become full any flooding that would occur would happen very slowly and affect lower land in the area before the development site. It would be very unlikely to reach a level above 3.00m OD and flood the proposed dwelling.

The proposed development is not in a functional flood plain as defined by PPS 25.

Recommendations

In any area at risk of flooding it is preferable that new dwellings should be of two storey construction with all bedrooms at first floor level. This is to provide a refuge for residents if the buildings were to become flooded after a major breach of the tidal or fluvial bank, and ensure there is no danger to residents when they are asleep.

The ground floor level of the proposed dwelling should be raised a minimum level of 3.40m OD on the site.

The developer should advise all future owners and occupiers of the properties to register with the Environment Agency's Floodline Warnings Direct Service.

Rainwater from the roof of the building should be discharged if possible into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations. New hardstandings around the building should be constructed with permeable paving.

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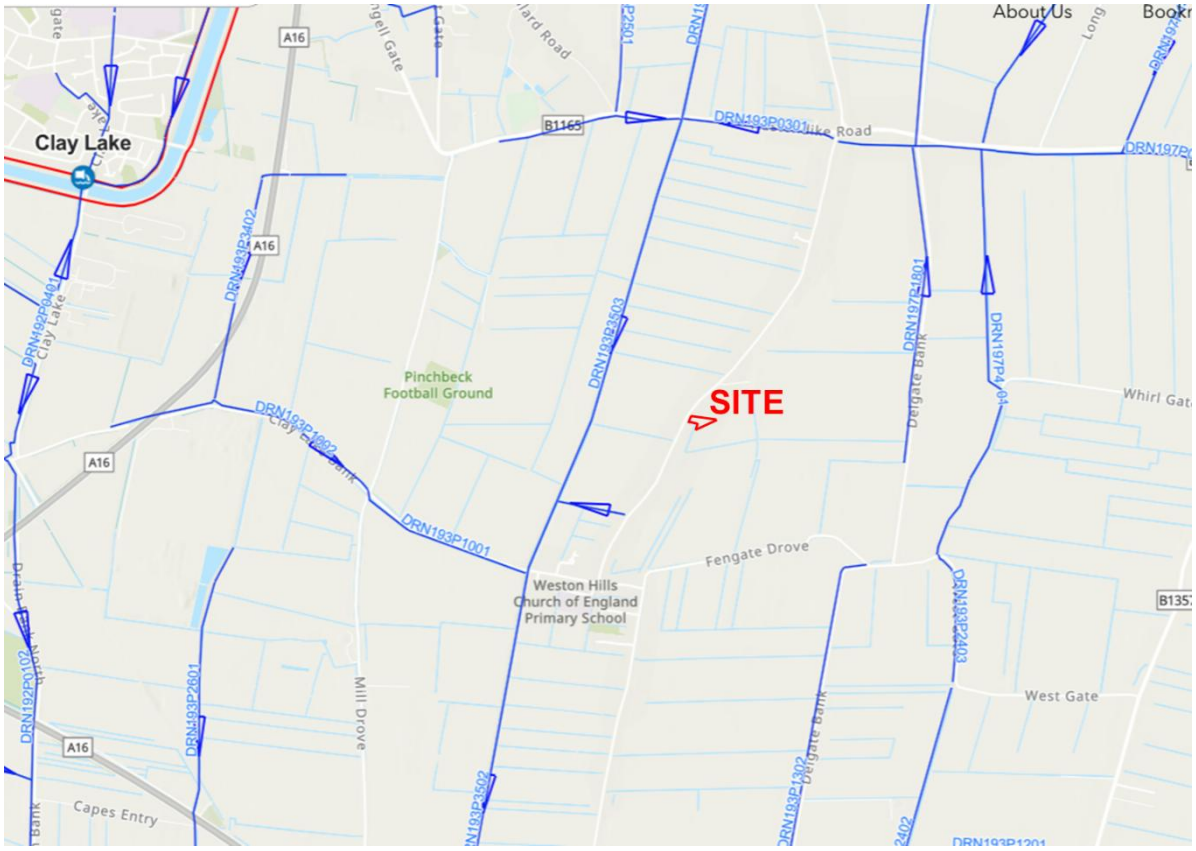
2nd February 2026

Revision A 23rd April 2026 Details of topographical survey added and conclusions amended.

LOCATION PLAN



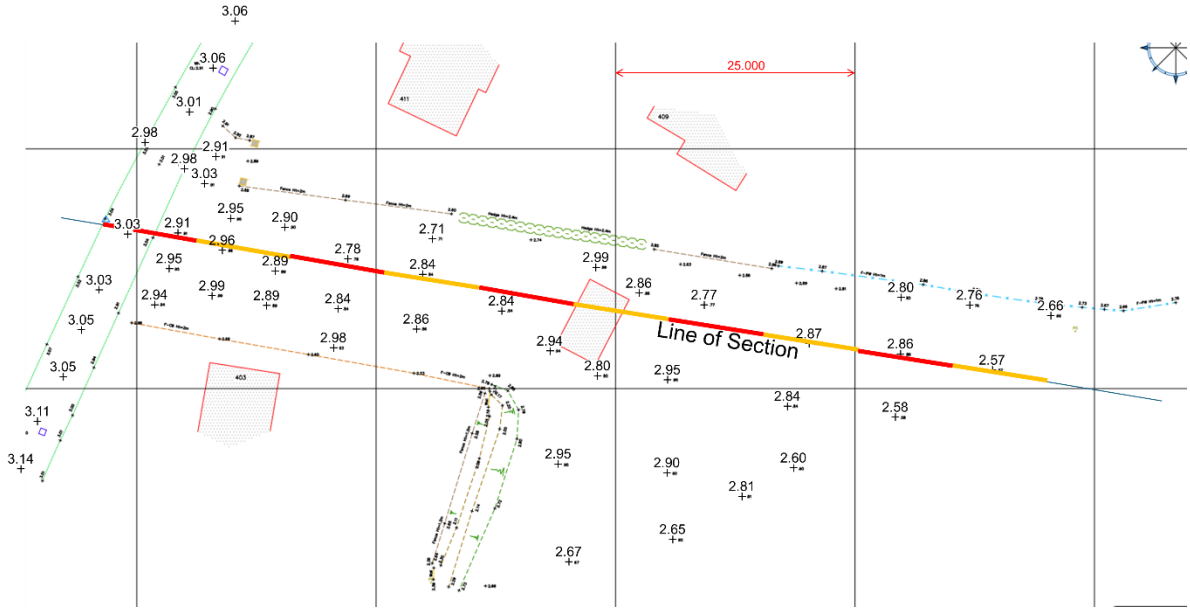
PLAN OF IDB DRAINS



BLOCK PLAN



PLAN SHOWING LEVELS ON THE SITE



APPENDIX A CLIMATE CHANGE

The Environment Agency has issued revised guidance on climate change and have now stated that the new predictions should be considered and incorporated into all flood risk assessments produced after 19th February 2016.

Listed below are the climate change allowances in three documents:

- South Holland SFRA
- EA guidance (2013)
- Revised EA guidance

The recommendations in each document are shown below.

2010 South Holland DC SFRA

The SHDC SFRA states that the the following allowances have been made for climate change:

4.4 Climate Change

Scenarios for the years 2055 and 2115 include for climate change contingency allowances to the amount suggested by PPS25[1]. These allowances are expressed in *Table 2*. Percentage increases are relative to the present-day.

Table 2 – Adopted Climate change contingency allowances

Parameter	Year 2055	Year 2115
Sea level rise (m)	+ 0.33	+ 1.14
Extreme wave height	+ 10%	+ 10%
Peak river flow and volume	+ 20%	+ 20%
Peak rainfall intensity	+ 20%	+30%

Where flows arise from pumping rather than natural run-off, notably in the Vernatt's Drain and for the Fenland subcatchments of the South Forty Foot Drain, peak flow rates for future eras have been taken as equal to current rates since this SFRA assumes all flood risk management measures will remain in their current state.

2013 Guidance to Planners

Guidance to planners was issued by EA in September 2013

Table 1: Recommended contingency allowances for net sea level rises (Net sea level rise (mm per year) relative to 1990)

	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
East of England, east midlands, London, south-east England (south of Flamborough Head)	4.0	8.5	12.0	15.0
South-west England	3.5	8.0	11.5	14.5
North-west England, north-east England (north of Flamborough Head)	2.5	7.0	10.0	13.0

document is out of date

Table 2: Recommended national precautionary sensitivity ranges for peak rainfall intensity, peak river flow, offshore wind speed and wave height

Parameter	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
Peak rainfall intensity	+5%	+10%	+20%	+30%
Peak river flow	+10%	+20%		
Offshore wind speed	+5%		+10%	
Extreme wave height	+5%		+10%	

s been withdrawn (19

Current Peak EA River Flow Guidance

The current peak river flow allowances for the Welland Management Catchment are as follows:

	2020's (2015 – 39)	2050's (2040 – 69)	2080's (2070 – 2115)
Upper End	22%	26%	53%
Higher central	10%	10%	28%
Central	5%	4%	17%

For more vulnerable development in flood zone 3(b) the higher central should be used to assess the range of allowances.

Table 2 peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)

Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper end	10%	20%	40%
Central	5%	10%	20%

Table 3 sea level allowance for each epoch in millimetres (mm) per year with cumulative sea level rise for each epoch in brackets (use 1990 baseline)

Area of England	1990 to 2025	2026 to 2050	2051 to 2080	2081 to 2115	Cumulative rise 1990 to 2115 / metres (m)
East, east midlands, London, south east	4 (140 mm)	8.5 (212.5 mm)	12 (360 mm)	15 (525 mm)	1.24 m

Table 4 offshore wind speed and extreme wave height allowance (use 1990 baseline)

Applies around all the English coast	1990 to 2050	2051 to 2115
Offshore wind speed allowance	+5%	+10%
Offshore wind speed sensitivity test	+10%	+10%
Extreme wave height allowance	+5%	+10%
Extreme wave height sensitivity test	+10%	+10%

Effects on Predictions of Flood Risk in FRA

1) Flooding from Tidal River Welland

The FRA has identified the main source of flooding where the new climate change recommendations could affect the predictions of flood levels in 2115 at the development site is flooding from the tidal River Welland.

The contingency allowance in metres for the years 2055 and 2115 using 1990 as a baseline in the SFRA compared with the guidelines is as follows

Year	SFRA	2013 guidance	Revised 2016 guidance
2055	0.33	0.395	0.412
2115	1.14	1.205	1.24

Therefore it can be seen that the revised guidance increases the maximum allowance for sea rise in 2115 by 100mm for the maps in the SFRA and 40mm for maps issued by the Environment Agency. The EA maps indicate that flood water from a breach in the tidal banks in a 1 in 1000 year event in 2115 will only reach the northern side of

the A151 road which is 350 metres north of the site. Therefore a small increase will not change this map significantly and cause any flooding on the site in this event.

2) Flooding from Coronation Channel, Barrier Bank and the IDB drainage system

As the development is in flood zone 3 and is classed as more vulnerable, the central climate change allowance, which is 28%, should be used to assess the affect of climate change.

The EA have been using an allowance of 20% for climate change over the past few years in their assessments and modelling of their systems. The SHDC SFRA also has used this figure of 20%. The increase to 28% will not significantly change the conclusion in the SFRA of what might happen if a breach occurred in the bank of the Coronation Channel. If there are additional flows along this part of the Coronation channel and River Welland it will lead to the storage systems of the Cowbit and Crowland Washes operating and additional overtopping over lower banks rather than any significant increase in levels in the river.

IDB's have been using an allowance of 20% for climate change over the past few years in their assessments and modelling of their systems. Generally IDB's are happy that their systems provide a 1 in 100 year standard to most urban areas at the present time.

South Holland IDB, and all IDB's, are aware that climate change will affect the operations of pumping stations, sluices and drainage channels. Pumping stations and sluices only have a 30 year life and will need to be refurbished or rebuilt within this timespan. It is assumed that South Holland IDB will continue to review the modelling they have already carried out and when the Board consider these refurbishments adequate arrangements will be made to incorporate the latest climate change projections in order that the Board continues to provide the same standard of service as the present day.

Therefore it is considered that the mitigation proposed for the development, with the recommendation that the proposed ground floor level should be raised to a level of 3.40m OD, is satisfactory.