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Our Ref: 9183ST JKR jc
15 August 2022

Simon Percival
H A Architectural Services
Merton Cottage,
94 High Street, Ketton,
Stamford PE9 3TE

Dear Simon

Re: Flood Risk Assessment 26 West Bank Crowland

The above proposed development is the construction of a new residential dwelling on the site of a former garage / outbuilding area within the curtilage of the adjacent existing dwelling

On review of the standing advice of the Southeast Lincolnshire Strategic Flood Risk Assessment (March 2017). The mapping indicates the site is with a high probability band with an annual probability of flooding from rivers being greater than 1%

The standing advice within the above FRA defines the design as requiring:

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

  Finished floor levels (FFL) should be informed by the predicted flood depth maps (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map) and set as required below (single storey proposals must use the 0.1% event, 2115 scenario, for setting FFL):
  depths of 0.25 - 0.5

  FFL must be set 500mm above ground level, with flood resilient construction to a height 300mm above the predicted flood depth.
  depths 0 - 0.25

  FFL must be set 300mm above ground level.

  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)

To mitigate the above advice the design proposal is for the finished floor level will be set 500mm above existing ground level

The construction will consider and implement where practicable the following methods/items:

Flood resistant doors and windows.
A resilient kitchen.
Water resistant wall and floor membranes that channel water towards drains and sumps.
An automatic sump pump.
Different types of water resistant insulation, including injected cavity wall insulation, thermal board and PUR spray foam.
Resilient surfaces such as robust boards and cement tanking.
Toilet and sink non-return valves.
Careful positioning of electrical systems and home appliances.

We therefore confirm that adoption of the above measures will ensure the development will satisfy the appropriate requirements.

Yours sincerely

John Russell.
Director.