



FLOOR RISK ASSESSMENT

FOR THE

CREATION OF FOUR BUILDING PLOTS

AT

THE GATEHOUSE
87 STONEGATE
GEDNEY
SPALDING
LINCOLNSHIRE
PE12 0by

FOR

MR & MRS R COE



FLOOD RISK ASSESSMENT

1: Location of Development

Owner: Mr & Mrs R Coe

Address: The Gatehouse
Stonegate
Gedney
Spalding
Lincolnshire
PE12 0BY

2. Brief Description of Development

Type of Development: Creation of four residential building plots.

Approximate Size: 0.015 Hectares.

3. Appraisal

Position: No part of the development is within 9 metres measured horizontally from the foot of any bank of the landward side or where there is no bank is not within 9 metres measured horizontally from the top edge of the batter enclosing a river.

Flood Alleviation: Sea defences and open drains protect against flooding.

History: There is no recent history of flooding on the site.

4: Assessment

Physical Context: The site of the proposed development is the existing garden to the rear of The Gatehouse, 87 Stonegate in the village of Gedney, Lincolnshire.

The site is partly bordered to the north by two storey residential dwellings. Further residential dwellings are to be found a short distance away along Stonegate to the south and also to the east on the opposite of Stonegate.

Flood Risk: The Environment Agency states that their Coastal Hazard Mapping affects this site and shows the consequences should a breach of overtopping of the existing sea defences occur.

This mapping shows that flood depths of 0.25 – 0.50m impact the application site when considering the 2115 0.1% and 0.5% breach scenarios.

Advice: Environment Agency advice recommends that for new 'more vulnerable' residential development in areas with this identified risk, the FFL should be set a minimum of 500mm above ground level, with flood resilient construction used up to a minimum height of 300mm above the predicted flood level.



5. Proposal

Floor Level: Taking the above appraisal and advice into account, it is therefore proposed to construct the new properties with FFL set at 500mm minimum above ground level.

Flood Resilience: Flood resilient construction will be incorporated into the building up to a minimum height of 300mm above the predicted flood level including:

- All electrical wiring, sockets, electrical equipment, electrical heating units and the like will be fixed above 300mm above the predicted flood level.
- Closed cell insulation will be used on any pipework which is below the predicted flood level.
- Any boiler units and ancillary services will be installed above 300mm above the predicted flood level.
- All communications wiring will be installed above 300mm above the predicted flood level.