ADDENDUM TO FRA

Planning ref.H08-0282-24 Date of Decision: 30th May 2024

Erection of 6 single storey dwellings and garages, formation of parking and bin collection point and reinstatement of existing access. Riseholme Farm Windmill Lane Gosberton Risegate Spalding.

Approval was granted for the development and one of the conditions was as follows: -

Condition 3
The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment prepared by RM Associates dated March 2024 forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

I. The ground floor levels of the dwellings should be at least 300mm above the existing ground level and a maximum of 450mm above the level of Risegate Road, south of the development site.
II. Water, electricity and gas meters should be located above the predicted flood level. Electrical services, electrical sockets, heating systems boiler units and ancillary devices should be installed at least 500mm above the ground level to minimise damage to electrical services. Electrical ring mains should be installed at high level with drops to ground floor sockets and switches.
III. The ground floors should be constructed with a solid concrete floor with no voids beneath and no low-level wall vents.
IV. Avoid the use of mineral fibre insulation to the ground floor level (walls and floor) and use a rigid closed cell material as these retain integrity and have low moisture take up.
V. All service entries should be sealed (e.g. with expanding foam or similar closed cell material). Closed cell insulation should be used for pipes which are below the predicted flood event.
VI. As this is an area that is capable of receiving flood warnings from the Environment Agency Floodline Warning Direct system on 0345 988 1188, property owners /occupiers should register each property with them to receive advance warning of flooding by telephone, mobile, fax, SMS text, email or pager. The Environment Agency aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, December 2023**.**

This addendum has been prepared to support a Section 73 application to vary a condition, namely part 3 of Condition 3, *The ground floors should be constructed with a solid concrete floor with no voids beneath and no low-level wall vents.*

The current application seeks to vary this condition, which formed part of the findings within the FRA, by providing an alternative ground floor construction for the dwellings.

Justification

A ground investigation report has been carried out, and the conclusion is that the ground conditions are unsuitable for a solid floor to be provided.

Included in Part 3 Guidance of the document “Improving the flood performance of new buildings Flood resilient construction” shows alternative acceptable floor construction. This report aims to provide guidance on improving the resilience of new properties in low or residual flood risk areas through the use of suitable materials and construction details.

Figures 6.4 to 6.6 show that there are acceptable alternatives to having a ground-supported floor arrangements, one of these being a suspended concrete floor. A beam and block suspended floor is therefore an accepted alternative. The sub floor needs to be ventilated, and the floor vent will be fitted with a Flood Angel anti flood brick, which allows air to flow in and out, but under an external water pressure it automatically closes.

Conclusion

The change of floor construction from a solid concrete floor to a suspended beam and block floor is an accepted method of construction and meets the requirements of The Building Regulations.

The use of a Flood Angel anti flood air brick will prevent flood water entering the floor void.

Whilst the site is shown of the flood map for planning to lie within an area of Flood Zone 3 (High Probability) it has a very low chance of flooding as it is not shown on the SFRA “ Wash Residual Flood Hazard District - Year 2115 1% Fluvial / 0.5% Tidal Event Probability Maps”, to be at risk.

When compared to the existing approval, the proposed changes are minimal and will be of no greater detriment. It is therefore considered that the proposal is in accordance with the Policies contained within the South and East Lincolnshire Local Plan and National Planning Policy Framework.

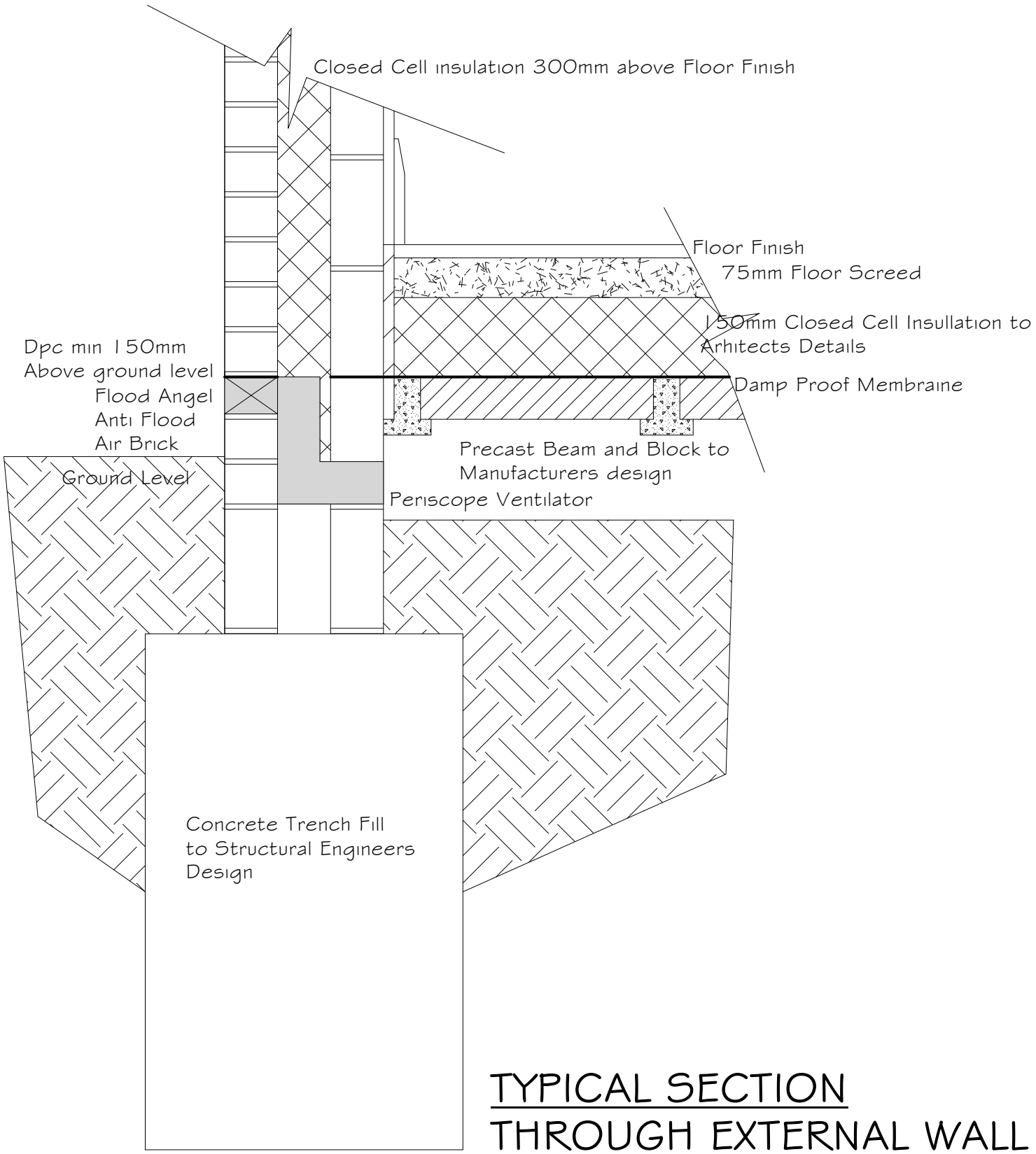
Figures

Plan 1 Typical Section through External wall for a Beam & Block Floor

Plan 2 The Wash Residual Flood Hazard District - Year 2115 1% Fluvial / 0.5% Tidal Event Probability Map.

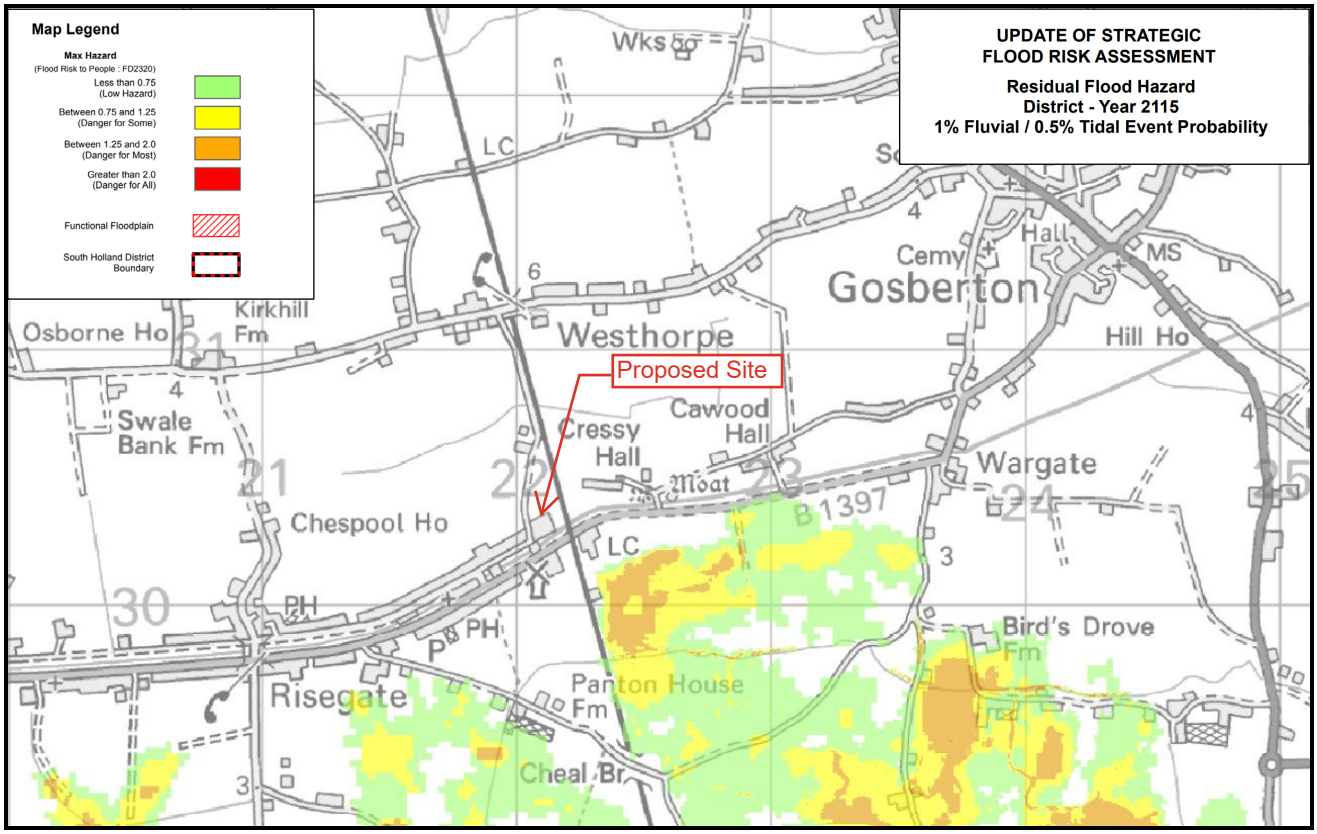
Flood Angel Technical Details

Plan 1



TYPICAL SECTION THROUGH EXTERNAL WALL

Plan 2



SHDC Residual Flood Hazard District 2115 Map

Anti-Flood Airbrick

The Flood Angel® Anti-Flood Airbrick is the world's first BSI Kitemark™ certified airbrick to protect against flooding. (PAS 1188-1:2014)

It is the most efficient and effective airbrick replacement on the market. Its superior design is passive and it is self-activated by only one moving part. Designed to replace a standard airbrick it allows air to freely pass through, but under flood conditions its self-activating gate will automatically shut off.



- Fully compliant with the Code for Sustainable Homes
- Suitable for use in listed buildings
- Can be retro fitted or used in new build construction
- Made from recycled polypropylene
- Allows air to freely pass through complying with BS493:1995
- The integrated mesh unit stops insects and debris entering
- 5 standard colours to match exterior brickwork
- Easy to install and comes complete with full instructions

APPLICATIONS

- Can be fitted to single, double and triple airbrick apertures.
- Can be installed in brick, concrete, stone, steel, render finished or hardwood structures across both domestic and commercial properties

GUARANTEE

- 2 year manufacturer's guarantee.

CERTIFICATIONS/STANDARDS

- BSI Kitemark licensed product (KM563624). Passed the rigorous testing criteria of PAS 1188-1:2014.
- Complies with British Standard BS493:1995 to provide ventilation under floor voids and in wall cavities: provides 2400mm² of free airflow.

bsi. Flood Protection KITEMARK™ KM563624

TECHNICAL INFO

- Length: 210mm
  Height: 62mm
  Depth: 73.5mm

- Available in:
    - Standard terracotta
    - Engineering blue
    - Buff
    - White
    - Black
    - Other colours available (subject to a minimum order level)

- Excellent resistance to ozone, oxidation, ultraviolet light, corona discharge, cosmic radiation, ionising temperature of -20° to 120°.

- Minimum geometric open area of 2400mm² which meets the ventilation opening requirements of 1500mm² run of opposing walls/ 500mm per m of floor area for suspended ground floors/ 500mm per m for wall cavities.

CONSTRUCTION

- Main body, insect mesh and float constructed from recycled polypropylene co-polymer with UV stabilisers.
- Silicone sponge approved by the WRAS (Water Regulations Advisory Service).



Anti-Flood Airbrick in situ



Double Anti-Flood Airbrick in situ



Double Anti-Flood Airbrick, installed behind existing grill to listed property