



Siddle Grimley Hage Limited

Consulting Engineers

Swan House, Exchange Road
Lincoln LN6 3JZ

Tel: +44 (0) 1522 697111

Fax: +44 (0) 1522 697444

Email: design@sghconsulting.co.uk

Mr S Blaydes
Gelder Group
Tillbridge Lane
Sturton by Stow
Lincoln LN1 2DS

Our Ref: 4002-l01-pah-sg

4 January 2013

Dear Sirs

**Flood Risk Assessment –
Gosberton House School, Westhorpe Road, Gosberton, Spalding PE11 4EW.**

The following statement sets out the investigation undertaken and the conclusions reached in respect to flood risk associated with the proposed minor extension. This letter together with the enclosed form FRSA009a should be submitted with your planning application to demonstrate that flood risk has been identified and dealt with.

Proposals.

The scheme is to provide a small (45m²) link block between the two existing portable classroom blocks located to the north of the main school at the above site as indicated on the Gelder drawing DD321 A1/10. In order to tie with the existing classroom blocks the new link Finished Floor Level (FFL) will be set approximately 380mm above existing ground level.

Consultation.

The Environment Agency (EA) has been contacted to discuss the development and to obtain data on flood risk and likely flood levels for the site.

Rachel Storey of the EA was able to confirm that the site falls partly within flood risk zones two and three. The EA also advised that there is no record of flooding on the site and that flood level data for this area is unavailable.

Conclusions.

The development is a minor extension less than 250m² (45m²) which lies within a flood risk zone 2 and 3. The EA standing advice is that development of this nature should be permitted (matrix cell D3) subject to mitigating measures being provided as set out in form FRSA009a enclosed.

In the absence of flood level data the link building FFL will be set 380mm above existing ground level which is considered appropriate to mitigate and reduce the risks of flooding.



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The construction of a modular building has limited scope for the introduction of flood resilient/resistant techniques. It is however advantageous that should flood damage occur, the building can easily be replaced removed from site and replaced.

Techniques which are incorporated into the scheme are:

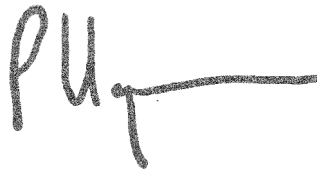
- The setting of floor levels higher than existing ground level.
- Electrical services being provided set 500mm above FFL.

It is also recommended that whilst this development does not increase risks from flooding the school should consider signing on to the Environment Agency Floodline Warnings Direct FWD. The existing school 'Critical Incident Plan' should also include a specific 'flood evacuation plan'. Further guidance on the content can be obtained from the Environment Agency on 03708 506506.

Based on the information obtained the proposal is considered to meet with the EA standing advise as suitable development.

Should the planning department or you require any further information or clarification, please do not hesitate to contact the writer.

Yours Faithfully



Paul Hage
For Siddle Grimley Hage Ltd.

Enc. EA Form FRSA009a.

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with ' <i>Improving the flood performance of new buildings</i> ' CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	No - As flood levels are unavailable

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..

Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GPDO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment