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Re: Flood Risk Assessment, Gatehouse Cottage, Damgate Road, Holbeach

As of Monday 16th December 2024, a Flood Risk Assessment is required for any Householder site located in Flood Zones 2 or 3, and in some cases, Flood Zone 1.

Section 14 of the National Planning Policy Framework (December 2024), under foot notes 62 and 63, provide confirmation that a site-specific flood risk assessment must be provided for householder development in Flood Zones 2 and 3, and in Flood Zone 1 where a proposal involves:
Land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.



Risk	Search radius	Result
River & coastal		
• River	On-site	Low
• Coastal	On-site	Low
Surface Water	On-site	Moderate
Groundwater	On-site	Very Low
Other	Mixed	Moderate

Gatehouse Cottage, Damgate Road, Holbeach lies within an area identified as Flood Zone 3. As such, a Flood Risk Assessment will be required. Guidance from the document 'Improving the flood performance of new dwellings' CLG (2007) is to be implemented, ensuring that certain levels of flood resilience are incorporated from foundation up.

Foundation Design - Concrete blockwork below DPC that form any part of the foundation will be sealed using an impermeable material, either a prefabricates sheet membrane system or a fluid-applied membrane system, or encased in concrete.

Floor Design – The floor will be constructed of a ground bearing concrete slab (if suitable) of a thickness of 150mm over a layer of well compacted hardcore and blinding. A DPM of minimum 1200 gauge will be installed in strict accordance with the manufacturers details and a suitable closed cell insulation board will be used to ensure no loss of thermal performance.

Wall Design - Engineering bricks will be used up to DPC/floor level and facing brickwork above this will be installed with best practices in mind. The bricks will be installed frog up and all mortar joints will be fully filled to avoid water penetration. Aircrete blocks will be used to the inner leaf as these perform better in stopping water ingress.

Windows and Doors – All windows and doors will be manufactured from UPVC and will be sealed to aid with preventing water ingress. These will also be sealed against the structure of the building to a satisfactory manner for the same reason.

Drainage Design – Non return valves will be installed to all new drainage to prevent the back-flow of diluted sewage in to the drainage system within the building and site.

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