TECHNICAL NOTE 01

PROPOSED CARE HOME FACILITY SPALDING COMMON SPALDING

1.0 INTRODUCTION

1.1 This Technical Note, (TN), has been produced to support a Section 73 application to modify planning condition number 6 of planning permission H16-0778-18 as approved on the 31st October 2018 which states that;

> The development hereby permitted shall be carried out in accordance with the measures set out in the approved Flood Risk Assessment (dated October 2016), and in particular the following measures detailed within:
>
> - Finished floor levels shall be set at 3.2 metres AOD;
> - Flood resilient construction measures shall be incorporated throughout the development to a minimum height of 600mm above finished floor levels.
>
> The mitigation measures shall be fully implemented prior to occupation.

2.0 REASON FOR MODIFICATION

2.1 Planning permission H16-0778-18 approved a modification to the ground floor plan which now includes sixteen external doors, some leading directly off the bedrooms, as shown on **Figure 2.1** below.

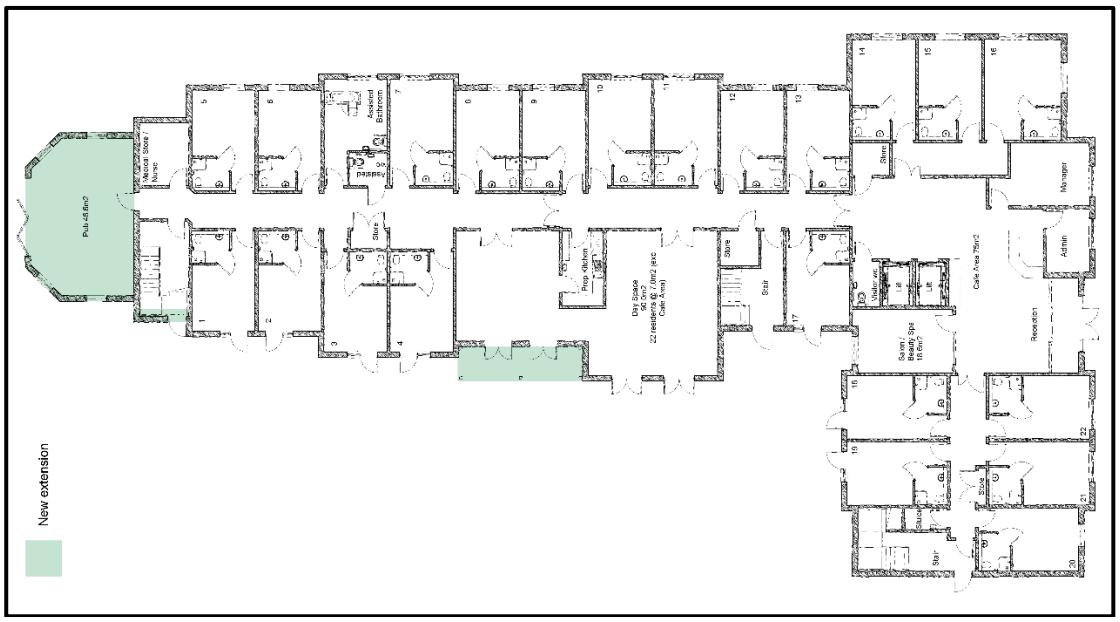


Figure 2.1 Ground Floor Plan

2.2 The approved Flood Risk Assessment (dated October 2016) concluded that 600mm high flood barriers should be fitted to all external doorways and this is now considered to be inappropriate due to the time required to locate and deploy the barriers onto sixteen doorways, some of which are designated as fire doors, and the potential for the residents to remain in their rooms immediately behind the flood barriers.

2.3 The 600mm high flood barriers were proposed as a means of providing a level of freeboard above the agreed flood level.

3.0 PROPOSED MODIFICATION

3.1 The approved Flood Risk Assessment identified the 0.1% (1 in 1000) year + Climate Change flood level as 3.20m AOD. This flood level only results from a breach in the River Welland defences, which is considered as a residual flood risk.

3.2 Planning permission H16-0778-18 does not specifically require a flood emergency plan to be in place. However, this is an appropriate way of providing additional mitigation, particularly as the development includes areas on the first and second floors that can be used as a safe refuge. It is considered safer to relocate the ground floor residents to these areas rather than for them to remain behind the flood barriers on the ground floor.

Proposed Condition

3.3 It is proposed that the condition be modified to reference the identified flood level and specific flood resistant and flood resilient measures to be incorporated into the development as follows;

The development hereby permitted shall be carried out in accordance with the following flood resistant and flood resilient measures:

- Finished floor levels shall be set at the 0.1% (1 in 1000) year + Climate Change flood level of 3.20 metres AOD;
- The 1st and 2nd floor communal areas will be used as a safe refuge;
- A Flood Emergency Plan shall be prepared, retained at the premises and should be available for the local authority to inspect when required, which should show;
    - Potential sources of flooding and severity;
    - Flood warning trigger level;
    - Actions to be taken by staff on receipt of warning;
    - Evacuation of the ground floor to the safe refuge areas;
    - Training and Exercising;
    - Emergency contact information.

In addition, the following measures will be included to conform with the guidance contained in the document – Improving the Flood Performance of New Buildings;

- Backwater valves and non-return valves will be incorporated into the design;
- Airbricks will be above the 0.1% (1 in 1000) year + Climate Change flood level of 3.20 metres AOD, or be made water resistant;
- Electrical sockets will above the 0.1% (1 in 1000) year + Climate Change flood level of 3.20 metres AOD. Electric ring mains will be installed at first floor level with drops to ground floor sockets and switches;

The mitigation measures shall be fully implemented prior to occupation.

4.0 DOCUMENT ISSUE RECORD

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Author



Roy Lobley
07847 482244
Roy.Lobley@outlook.com

Limitations

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The information in this report is based on statistical data and qualitative analysis which are for guidance purposes only. This study provides no guarantee against flooding or of the absolute accuracy of water levels, flows and associated probabilities.

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ROY LOBLEY CONSULTING

Roy.Lobley@outlook.com
07847482244
www.roylobleyconsulting.com