

Richard Diggle

From: Millbank, Rob <rob.millbank@environment-agency.gov.uk>
Sent: 26 May 2016 10:07
To: Richard Diggle
Subject: RE: RESIDENTIAL DEVELOPMENT : 36 & 38 HOLBEACH ROAD : SPALDING : PE11 2HQ

Dear Richard,

Thank you for your time yesterday. As discussed, for residential development in South Holland, we have free 'flood risk standing advice' which you may find useful in the first instance. Please see below for this information.

Flood Risk

The proposed site lies within an area identified at risk of flooding, where the expected flood conditions are hazardous. The Environment Agency recommends that the proposal is accompanied by a Flood Risk Assessment (FRA) which contains evidence that appropriate mitigation measures, including flood resilience techniques, have been incorporated into the development. Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (Department for Communities and Local Government, 2007).

Any FRA should consider all sources of flooding which may include tidal, fluvial, ground water, drainage systems, reservoirs, canals or ordinary watercourses. The local planning authority (LPA) will need to be satisfied that the proposed development is in accordance with all flood risk requirements of the National Planning Policy Framework.

The Hazard Mapping contained within South Holland's Strategic FRA affects the proposed site. This Hazard Mapping shows the consequences should a breach or overtopping of the existing defences occur. The results show the likely flood depths, velocities and overall hazard to the proposed site. We strongly recommend that you obtain this information by visiting the website at <http://www.sholland.gov.uk/article/4193/Strategic-Flood-Risk-Assessment-2010>. the correct maps to use are the maps titled 'Residual Flood Depth'.

The minimum mitigation measures required for single storey developments, or developments that include ground floor sleeping accommodation, should be informed by the flood depths arising from the 2115 0.1% scenario. Any proposals that do not include ground floor sleeping can be informed by the flood depths arising from the 2115 0.5% scenario. This information can be found in the SFRA's Hazard Mapping, mentioned above.

The finished floor levels (FFL) of any new dwellings should be informed by the predicted flood depths and set as required below:

- For areas where flood depths are >1.5m:
It is unlikely that mitigation measures would prevent flood water from entering the building at ground floor level. Therefore, proposals must be a minimum of 2 storeys with no ground floor habitable accommodation. The first floor living accommodation should be above the highest predicted flood depth. Please note, we would request the implementation of a suitability worded planning condition to secure the non-habitable uses at ground floor.
- For areas where flood depths are 1.0m - 1.5m:
Proposals must be a minimum of 2 storeys. FFL should be set a minimum of 1.0m above ground level with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level. In addition, demountable defences to a height of 600mm should be installed on ground floor doorways.
- For areas where flood depths are 0.5m – 1.0m:
FFL should be set a minimum of 1.0m above ground level, with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level.
- For areas where flood depths are 0.0m - 0.5m:

FFL should be set a minimum of 500mm above ground level, with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level.

Please note that we will need to see the minimum mitigation requirements set out above included as part of any formal planning application otherwise it is likely that we will object to the application on flood risk grounds.

Finally, we would support the recommendation of a FRA advising that future occupiers of the development will sign up to the free Floodline Warnings Direct Service. More information on this service can be found at the following link: <https://fwd.environment-agency.gov.uk/app/olr/home>.

Review of Documentation and Further Work

We do have a voluntary charged-for service where we can provide more detailed pre-application advice. As part of this service we can provide a dedicated project manager to act as a single point of contact to coordinate any problems, data requests or review technical documents. Should you wish us to undertake a detailed review of any FRA (or any subsequent revision to take on the board our comments above) or want further advice to address these issues, we can do this as part of our charged service.

Please note that this response is based on the information you have provided at this time and if this changes in the future we would need to consider our position again.

Kind regards,

Rob

Rob Millbank

Sustainable Places - Planning Advisor

Lincolnshire and Northamptonshire Area

Environment Agency

✉ Waterside House, Waterside North, Lincoln, LN2 5HA

☎ **02030 255036**

✉ rob.millbank@environment-agency.gov.uk

From: Richard Diggle [mailto:richard@diggle.biz]

Sent: 23 May 2016 12:47

To: Planning Liaison, Anglian/Northern

Cc: Hollis, Jon

Subject: FW: RESIDENTIAL DEVELOPMENT : 36 & 38 HOLBEACH ROAD : SPALDING : PE11 2HQ

Dear Sirs

I refer to my E-mail below dated 6th May 2016 and wonder if you have as yet been able to give this consideration?

Kind regards

Richard Diggle ACIOB

Richard J Diggle Ltd

Building Design : Project Management

194 Broadgate

Weston Hills

Spalding

Lincs

PE12 6DQ

Tel/Fax: 01406 380952