RM ASSOCIATES

10 Main Street
Thorpe on the Hill
Lincoln
LN6 9BG
Tel 01522 681728
Mobile 07967 304737
e-mail; ray.rmassociates@gmail.com

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JMAD Architecture
119 Northampton Road
Wellingborough
Northants
NN8 3PL

Dear Tara

Finished Floor level at 88 Reservoir Road.

Thank you for your email regarding the finished floor level for the above development.

The FRA states that the land levels vary, and an average site level has been taken as 4.20mODN and the ground floor level is to be raised 530mm above this to a level of 4.83mODN.

I always state a floor level for the avoidance of doubt when the site levels vary.

The FRA is quite clear that in order to prevent the property flooding the minimum floor level is to be 4.83mODN.

In my opinion this is in accordance with condition 6 which states the following

6 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (Prepared by R M Associates - December 2020 Version 1) 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:
- Finished floor levels shall be set at 530mm above average ground level.

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, 2019.

Yours sincerely

Ray Morgan

R. F. Morgan