

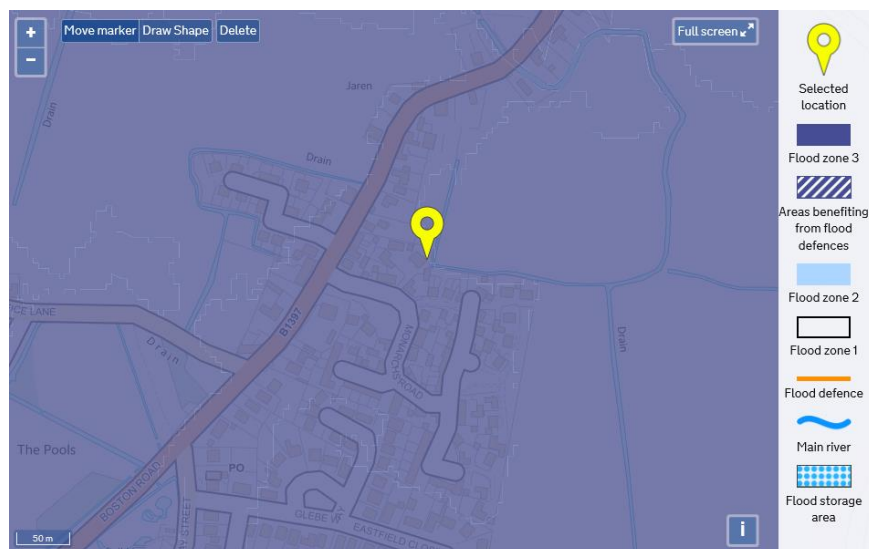
ASSESSMENT OF FLOOD RISK

PROPOSED EXTENSIONS AT

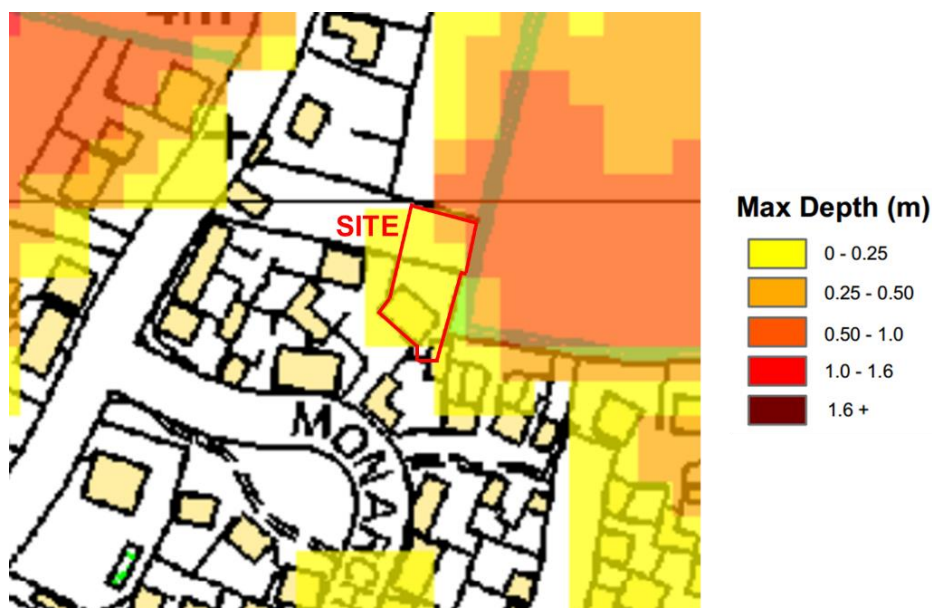
6, MONARCH'S ROAD, SUTTERTON, BOSTON PE20 2HJ.

A planning application (Ref No B/20/0114) has been submitted to Boston Borough Council for extensions at 6, Monarch's Road, Sutterton. The Council have requested that a brief statement assessing the flood risk to the property should be produced. The site is within the defended area of the Boston Borough Council's Strategic Flood Risk Assessment (BBC SFRA) map and is located within the Welland and Deeping Internal Drainage Board district.

The site and all of the Sutterton area is within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. An extract from this map is shown below.



Maps and advice have been received from the Environment Agency and an extract from the map showing the predicted flood risk in a 1 in 200 year event in 2115 is shown below.



It can be seen that the area of the site where the house and the proposed extensions are located is within the “yellow” zone where the predicted flood depth is between zero and 250mm. The predicted hazard in this event is between zero and 0.75 (low hazard) for this area. Any proposed development would be categorised “F8” on the South East Lincolnshire Standing Advice Matrix. The standing advice for category “F8” is as follows for predicted flood depth of between zero and 250mm:

The NPPF requires that the proposal is accompanied by a Flood Risk Assessment which contains evidence that appropriate mitigation measures / flood resilience techniques have been incorporated into the development.

The applicant is advised to 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 (DCLG 2007)”

Finished floor levels (FFL) must be set 300mm above ground level for two storey proposals. Single storey proposals must set FFL’s the 0.1% event in the 2115 scenario.

The above recommendations are for a new building. The writer has not visited the site so it is not known the height the existing house is set above the surrounding ground level.

It is not considered to be appropriate to construct the extensions at a different level to the existing dwelling. However if the finished floor level of the existing house is less than 300mm above the surrounding garden then it is recommended that the new extensions should be designed and constructed with flood resilient measures incorporated. These measures will include;

- All electrical services should be placed at first floor level and cables dropped down to the sockets.
- Suitable kitchen units should be chosen that would not suffer flood damage if 150mm of water entered the building.
- Skirting boards and plaster finishes should be able to withstand flood damage if 150mm of water entered the building.
- Suitable tiles should be used as flooring in the new extensions.

It is also recommended that the owner of the building should register with the Environment Agency’s Floodline Warnings Direct Service.

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