

Technical Note DOC11.1		
Project Name and number:	Church Road, Climping	D2385
Subject:	Planning Condition 11 (Flood Risk)	
Client:	Foreman Homes	
Prepared by and Date:	LF	12/01/2026



This document has been prepared to support an application to discharge Condition 11 attached to the planning appeal decision notice referenced APP/C3810/W/17/3187601, which relates to flood management and mitigation.

Planning Condition 11:

"No development shall take place until a Flood Management and Mitigation scheme has been submitted to and approved in writing by the local planning authority, taking account of the measures set out in the Ambiantal Phase 1 Flood Risk Assessment dated December 2016. The scheme shall be implemented in accordance with the approved details and permanently retained thereafter".

The Ambiantal Phase 1 Flood Risk assessment states that:

"The site is located within Zone 1 (low risk) as present. The site will become partly located within the 1:200 year with an allowance for climate change (2115) in the future, based on the EA modelled flood data provided."

A number of mitigation measures are advised as follows (they have been numbered for ease of reference):

1. Raise all external thresholds on structures located outside of the 1:200 with an allowance for climate change extent a minimum of 300mm above general ground level to protect against any potential surface water flows.
2. Solid, ie concrete, floor on all ground floor levels to provide a protection against groundwater flooding.
3. For properties and structures location [sic] within the 1:200 year flood event with an allowance for climate change (2115) bring down electrical services from the ceiling at ground floor level.
4. For properties and structures location [sic] within the 1:200 year flood event with an allowance for climate change (2115) raise wiring and power outlets 600mm above floor level.
5. For properties and structures location [sic] within the 1:200 year flood event with an allowance for climate change (2115) provide demountable flood barriers on all access points to provide a minimum protection of 5.44mAOD (1:200 year +cc plus 300mm freeboard) OR raise the ground floor finish floor level to a minimum of 5.44mAOD to raise all habitable accommodation above the modelled flood level.
6. For properties and structures within the 1:200 year flood event with an allowance for climate change (2115) locate all sleeping accommodation at 1st floor or above.

Proposed Mitigation:

1. Providing a level difference of 300mm between finished floor level and external ground level for dwellings outside of the extent of the "1:200 year flood event with an allowance for climate change (2115)" area is considered to create the potential to result in areas of standing water around the dwellings, contrary to what the advice seeks to achieve.

It is therefore proposed that, in line with the current design, and taking account of what the advice provided in the Ambiantal FRA aims to achieve, a minimum of 150mm level will be provided to ensure adequate exceedance flow routes through the site.

2. Concrete floors are to be provided to all plots.
3. For properties and structures located within the "1:200 year flood event with an allowance for climate change (2115)" electrical services will be brought down from the ceiling at ground floor level.
4. For properties and structures located within the "1:200 year flood event with an allowance for climate change (2115)" wiring and power outlets 600mm above floor level.
5. Properties and structures located within the "1:200 year flood event with an allowance for climate change (2115)" will have a minimum floor level of 5.44mAOD (1:200 year +cc plus 300mm freeboard) raising all habitable accommodation above the modelled flood level.
6. Properties and structures within the "1:200 year flood event with an allowance for climate change (2115)" will have all sleeping accommodation at 1st floor or above.

Whilst the proposal relating to Point 1 includes a minor deviation, these mitigation measures are compliant with the advice given in the Ambient flood risk assessment.