

Response to EA Flood Risk objection:

Provide site specific tidal flood levels.

The proposed dwelling falls within flood Zone 1, the summerhouse falls within flood zone 3, however this does not provide habitable accommodation.

Take the impacts of climate change into account.

The predicated 2115 1:200 flood event taking into account climate change is 4.45 AOD.

Assess finished floor levels for the dwelling against the site specific tidal flood levels (including climate change) and consider an appropriate freeboard allowance.

The proposed floor levels are set at 5.05AOD and therefore sit 600mm and include an appropriate freeboard allowance as set out in the EA guidance for Flood Risk Assessments. The adjacent access is above the 4.45AOD flood risk datum.

Consider how people will be kept safe from the identified flood hazards.

All habitable accommodation is set 600mm above the predicted 1:200 2115 flood event, the majority of the sleeping accommodation is located on the first floor, which is 3.3m above the 4.45AOD flood datum (2115).

Consider how a range of flooding events (including extreme events) will affect people and property.

While the dwelling allows for a 600mm freeboard allowance the following measures will also be incorporated:

- *Materials selected for their durability in times of flooding eg water resistant render,*
- *Closed-cell type insulation in cavity walls,*
- *Non-return valve in sewer pipe,*
- *Kitchen units on legs concealed by removable kick boards,*
- *Fridge on raised plinth,*
- *Raised electrical sockets,*
- *Permeable surfacing within the garden,*
- *Tiled internal floors,*
- *Sump pump in basement.*

Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.

Appropriate flood warning and evacuation plans including signing up to the EA flood warning service will be in place to protect residents in the event of a flood due.

Include vulnerability classification of summerhouse (clarify whether it includes sleeping accommodation).

The summerhouse provides non habitable accommodation (storage of sailing equipment, garden furniture etc). The EA Vulnerability Classification "Water Compatible Development"