

FLOOD RISK ASSESSMENT

ASPENDOS

PROSPECT ROAD

HYTHE CT21 5NH

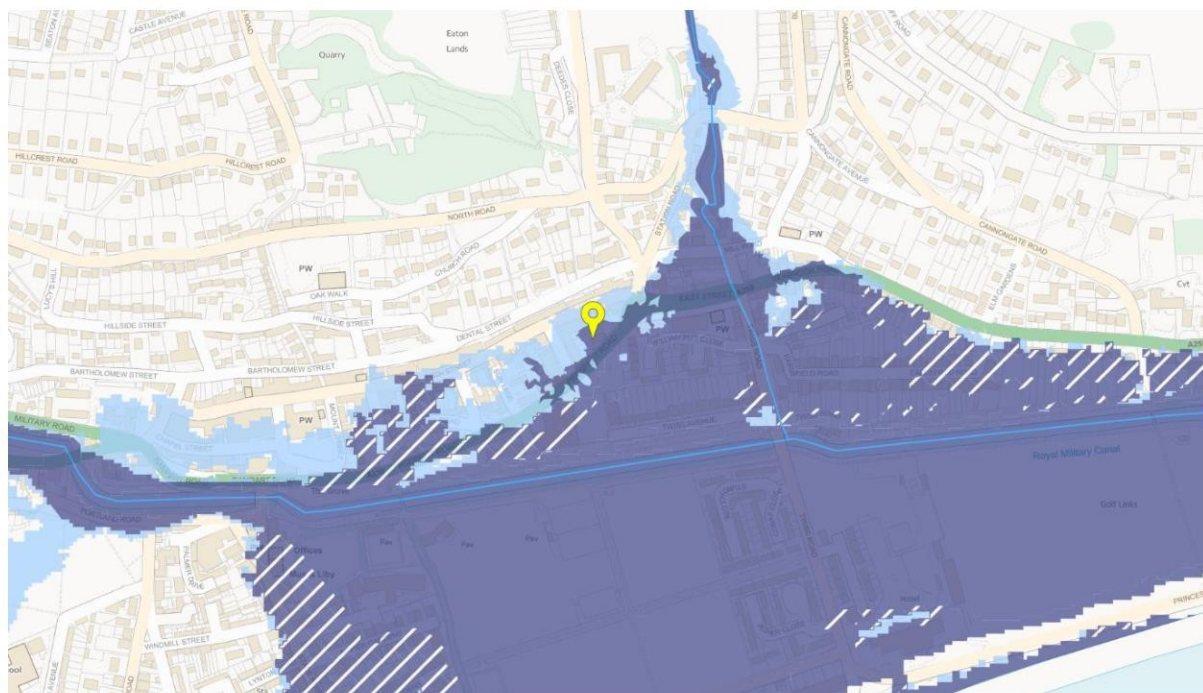
March 2019

1 - Site premises and location

The current use of the building is a Hot Food Takeaway (Class A5) and it is a single storey building located at the eastern end of Prospect Road, Hythe, CT21 5NH.

The site lies at the outskirts of FLOOD ZONE 3, at over 100m for the Hythe Royal Military Canal, 600m from the seafront, and 150m from a stream under the Bell Inn Road and Twiss Road.

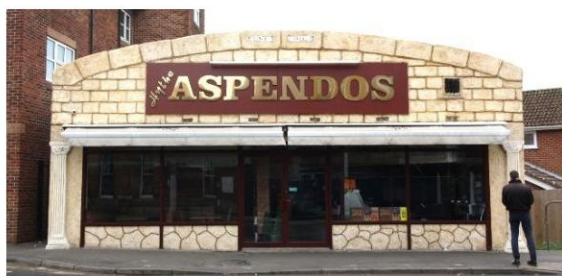
Based on the Environment Agency Flood Maps, it is assumed the risk of flooding will be mainly from the sea.



2 – Proposals

The proposals are to replace the existing shopfront following the refusal of the Retrospective Application Y18/1064/FH on 21st August 2018.

The proposals do not include any internal alterations, extensions or change of use.



Current elevation

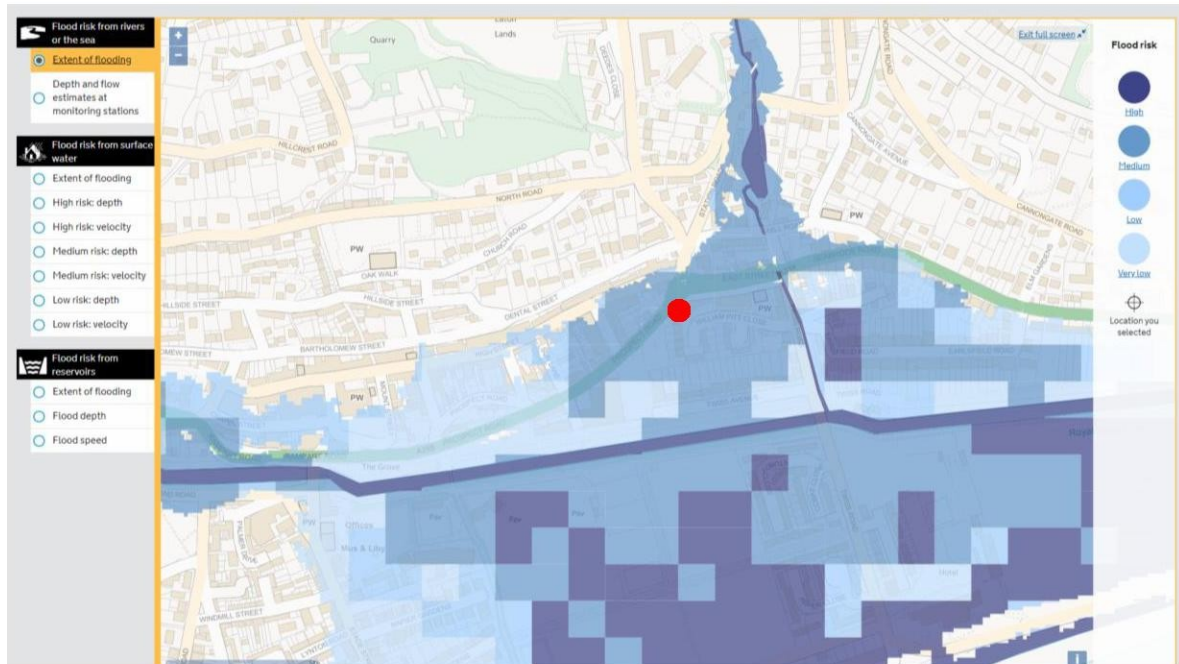


Proposed elevation

3 - Site specific flood risk

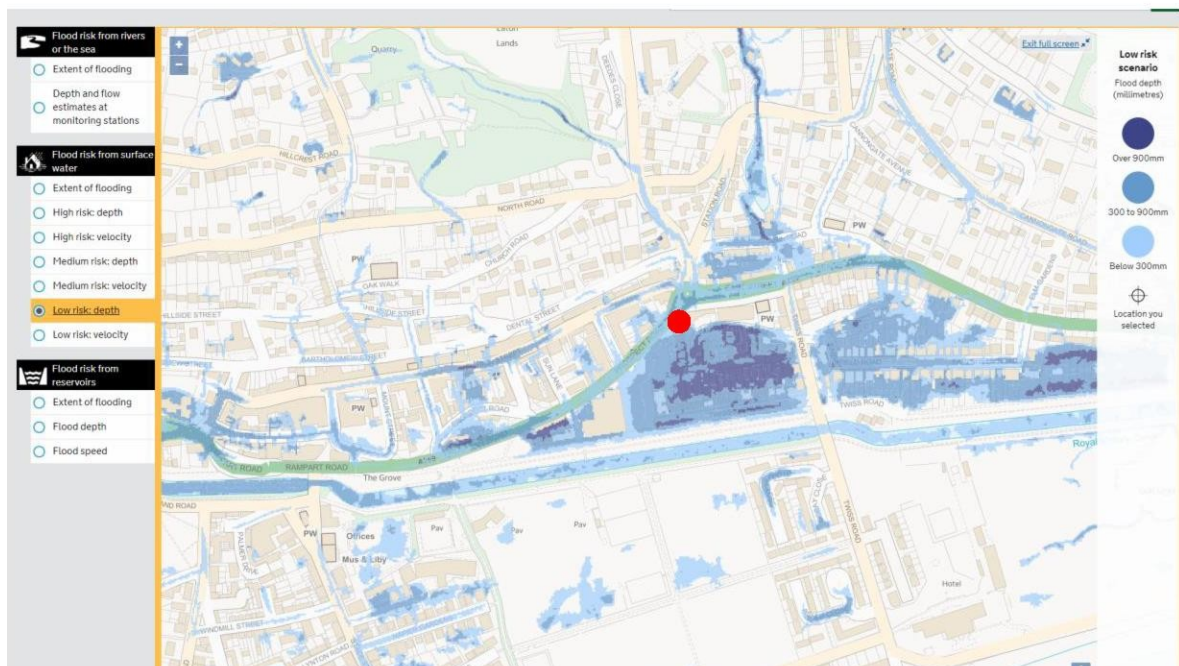
From Rivers or the Sea - MEDIUM

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3% considering the effect of any flood defences in the area. These defences will reduce but not completely stop the chance of flooding as they can be overtopped or fail.



From Surface Water – LOW

Low risk means that each year this area has a chance of flooding of between 0.1% and 1% with a flooding depth below 300mm.



4 - Residual risk

This Planning Resubmission does not involve any major alterations to the premises; shape and structure will remain the same and therefore, the proposed external modifications to the shopfront will not increase or detrimentally modify the existing flood risk levels in the area.

5 - Conclusion

Aspendos Hythe will remain as vulnerable to flooding as before but with the proposed alterations being limited to the external fabric of the front elevation, flood risk levels will not be modified and should not be relevant for a satisfactory resolution of the application.

There will be no changes to the current situation, under Table 2 of the Flood Risk Vulnerability Classification the class A5 building will still be considered Less Vulnerable.