

Folkestone Hythe District Council
Development Control
Civic Centre Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Our ref: KT/2020/126534/02-L01
Your ref: Y19/1473/FH
Date: 30 April 2020

Dear Sir/Madam

Amended plans - Reserved matters application relating to details of the layout, scale and appearance of the building, the means of access thereto and the landscaping of the site shall be obtained from the local planning authority in writing before any development is commenced as outline application Y17/0715/SH (decision date 09/11/2017) (outline application for the erection of a dwelling.)

The Outlook, Dymchurch Road, Hythe, Kent CT21 4NF

Thank you for consulting us on the above. We have no objection subject to the following conditions being included in any permission granted.

Flood Risk

This site lies within Flood Zone 3a and is considered to be at 'high risk' of tidal flooding as depicted by the Environment Agency's Flood Map for Planning. In areas at risk from tidal flooding, Flood Zone 3a depicts the area which would be affected by a current-day '1 in 200yr' flood event if there were no flood defences present.

However, as outlined in the submitted Flood Risk assessment completed by Herrington Consulting, this site does benefit from the presence of tidal flood defences.

Providing that the Local Planning Authority is fully satisfied that the development is 'sequentially' acceptable, given the 'significant' residual flood risk to the site (as depicted in hazard maps completed as part of their SFRA), we have no objection to the proposal on condition that the recommendations of the submitted FRA are fully incorporated into any planning permission granted to ensure that this development will be 'safe'.

The minimum floor level for all living and sleeping accommodation should be set in accordance with those detailed within the FRA. The proposed development will only be acceptable if the following measures are implemented and secured by way of a planning condition.

Condition: The development permitted shall be carried out in accordance with the approved Flood Risk Assessment (prepared by Herrington Consulting), with all living accommodation set at a minimum level of 3.9maODN, and all sleeping accommodation set at a minimum level of 4.2maODN.

Reason: To reduce the impact of flooding on the proposed development and future occupants.

For information:

Again, the LPA should be satisfied that the sequential test has been applied and passed.

All appropriate flood resilient measures should be incorporated into the final design. Such flood resilience measures can include the introduction of the electrical supply at the first floor, covers for doors and airbricks, solid stone or concrete floors with no voids underneath and no studwork partitions on ground floors.

Further information can be found in 'Improving the Flood Performance of New Buildings; Flood Resilient Construction' which is available on the website of the Department of Communities and Local Government www.communities.gov.uk.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully

Ms Jennifer Wilson
Planning Specialist

Direct dial 0208 474 6711

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