

Flood Risk Assessment Former Sea Scout HQ, Range Road, Hythe

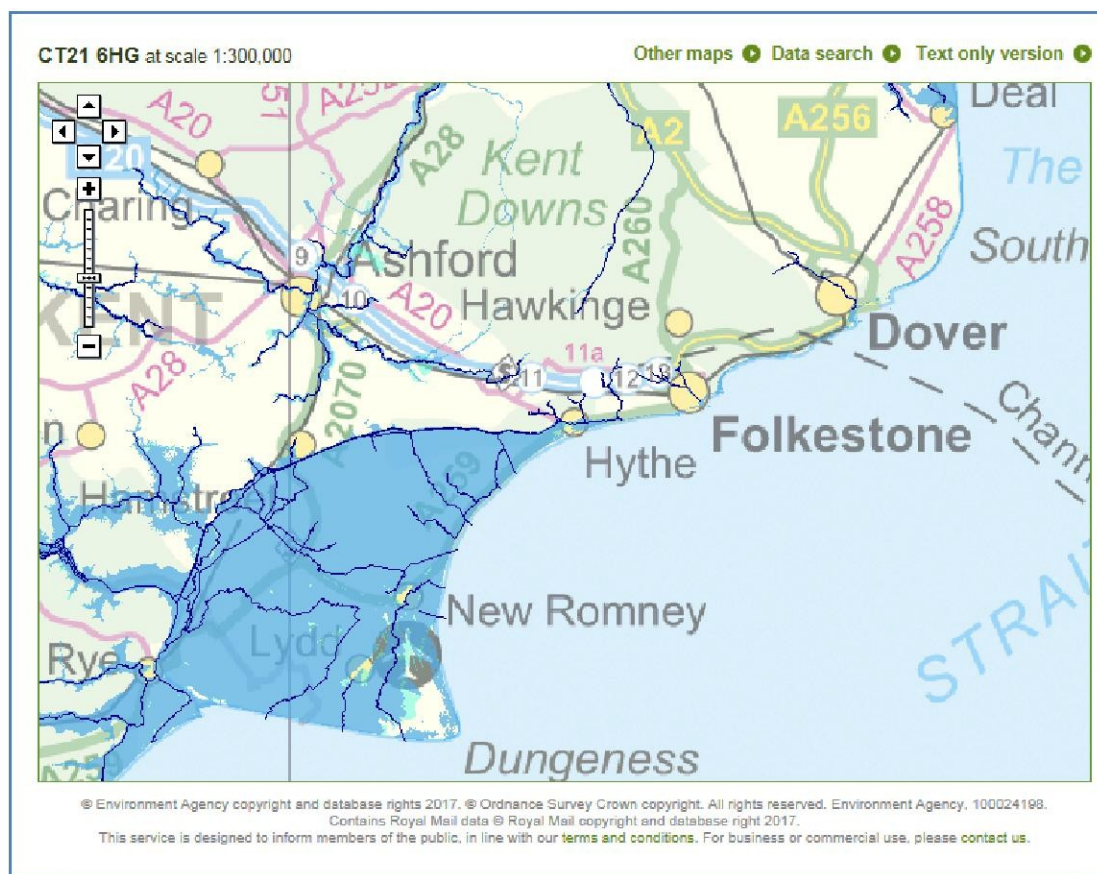
Introduction

This assessment relates to a proposed residential redevelopment of the former Sea Scout Headquarters in Range Road, Hythe. The proposal has been the subject of a pre-application consultation with the SDC Planning Team and this document provides the suggested Flood Risk Assessment.

The site, together with the majority of the land in the vicinity, is identified within or adjacent to Flood Zone 3A of the Environment Agency Maps. Permission is sought to replace the present building, for which full demolition consent has been obtained, with a three storey block of flats with semi-basement car parking.

Background

The entire Romney Marsh, together with parts of the urban area of Hythe, is defined in the Environment Agency Flood Risk Map as potentially at risk of flooding.



EA Flood Mapping : Jan 2017

Independent Planning and Development Advisers

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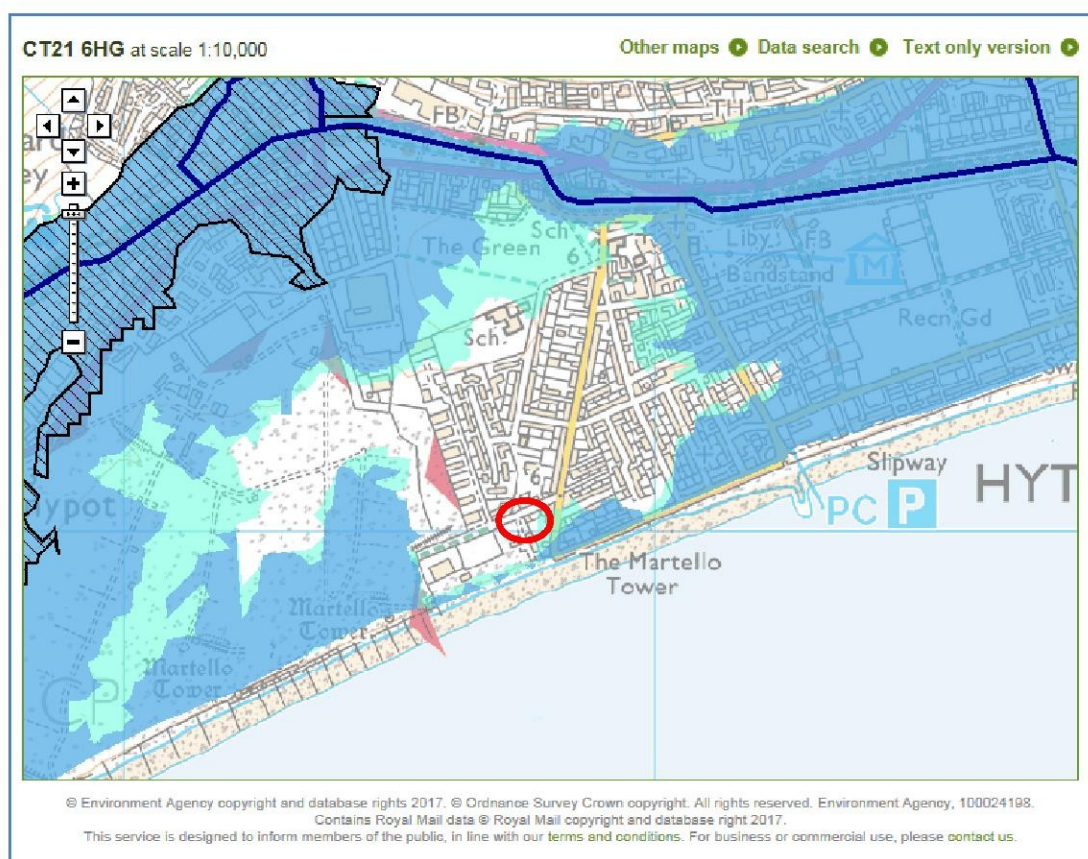
Planning Director: Mike Simmonds BA DMS MRTPI

Registered Address: as above
Registered in England and Wales. Reg. N°: 4202602

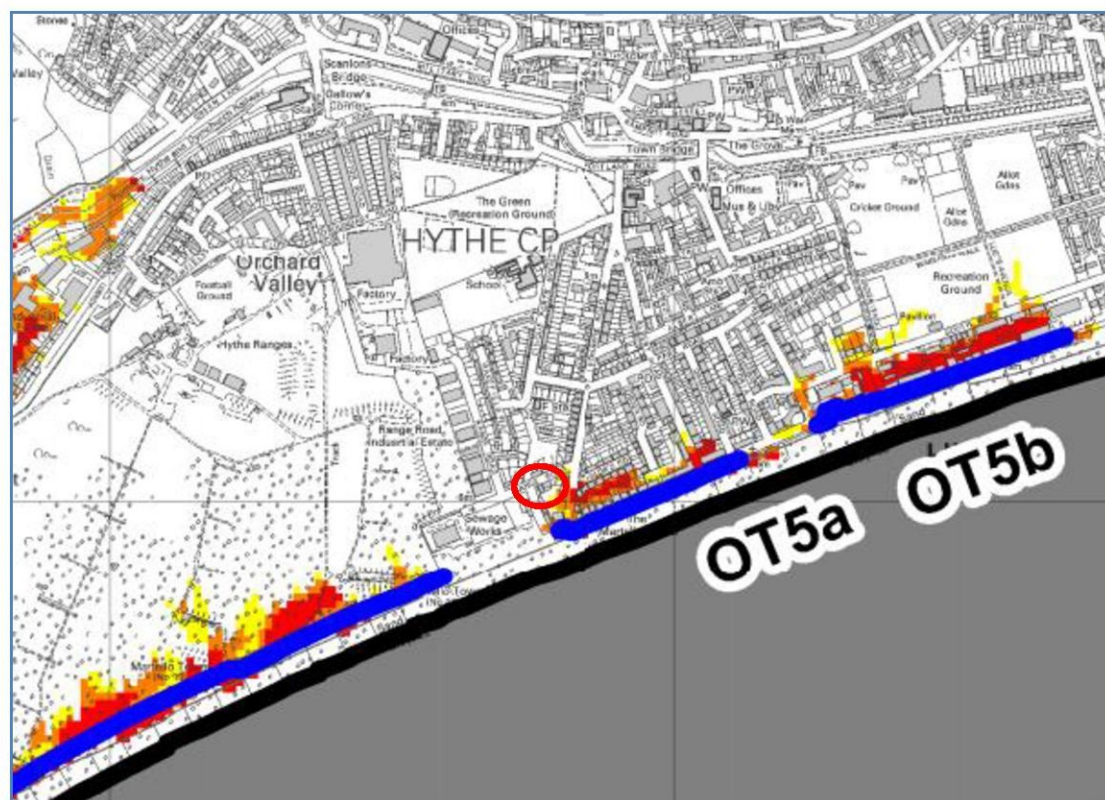
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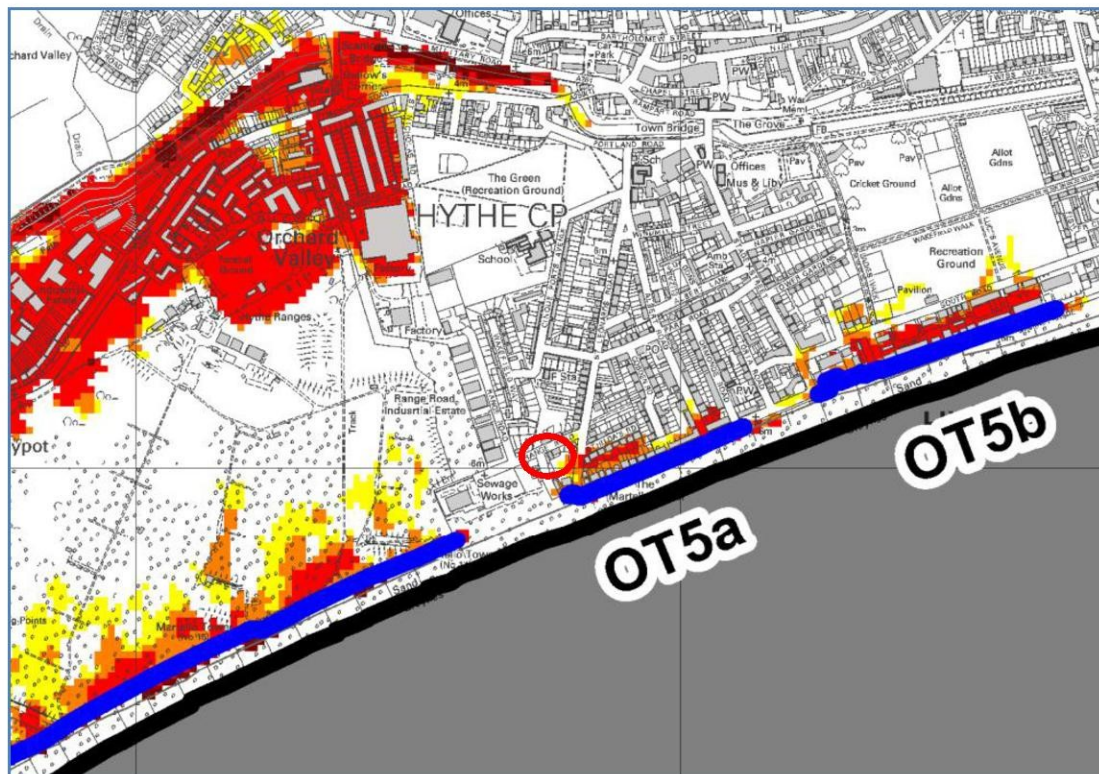
However the area containing the application site lies on slightly higher ground and occupies a 'window' within the zone that is not defined as at risk:



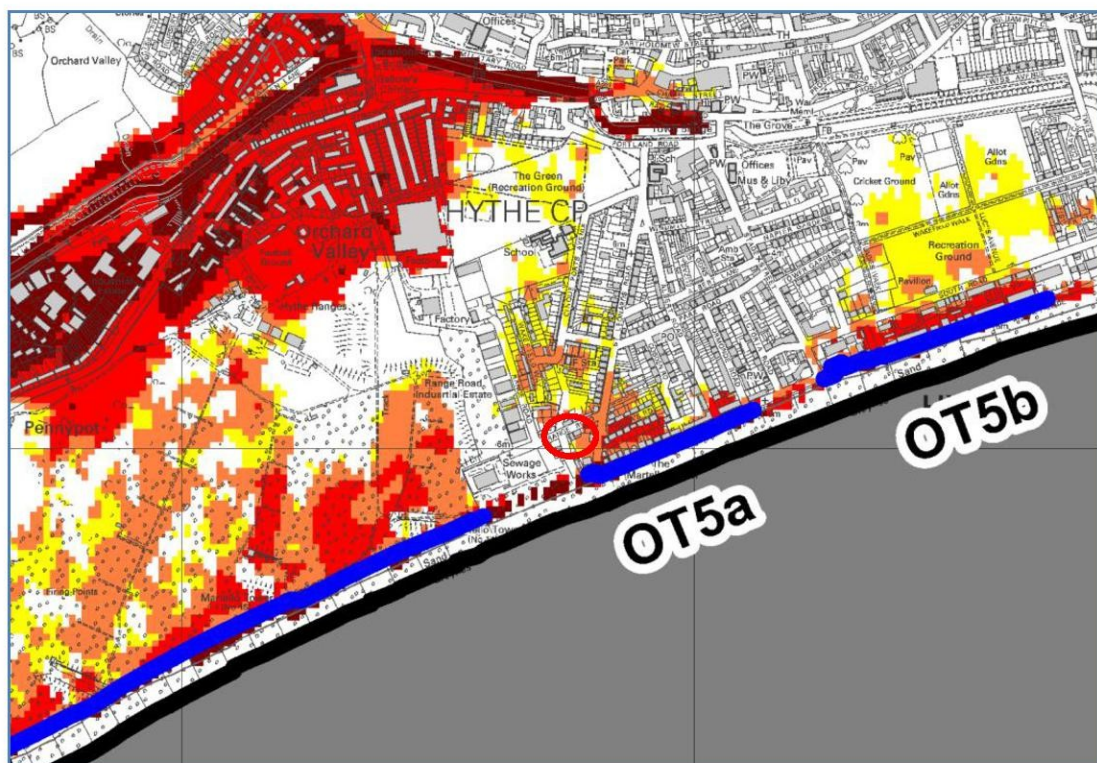
This is confirmed by the Shepway District Council Strategic Flood Risk Assessment mapping:



2015



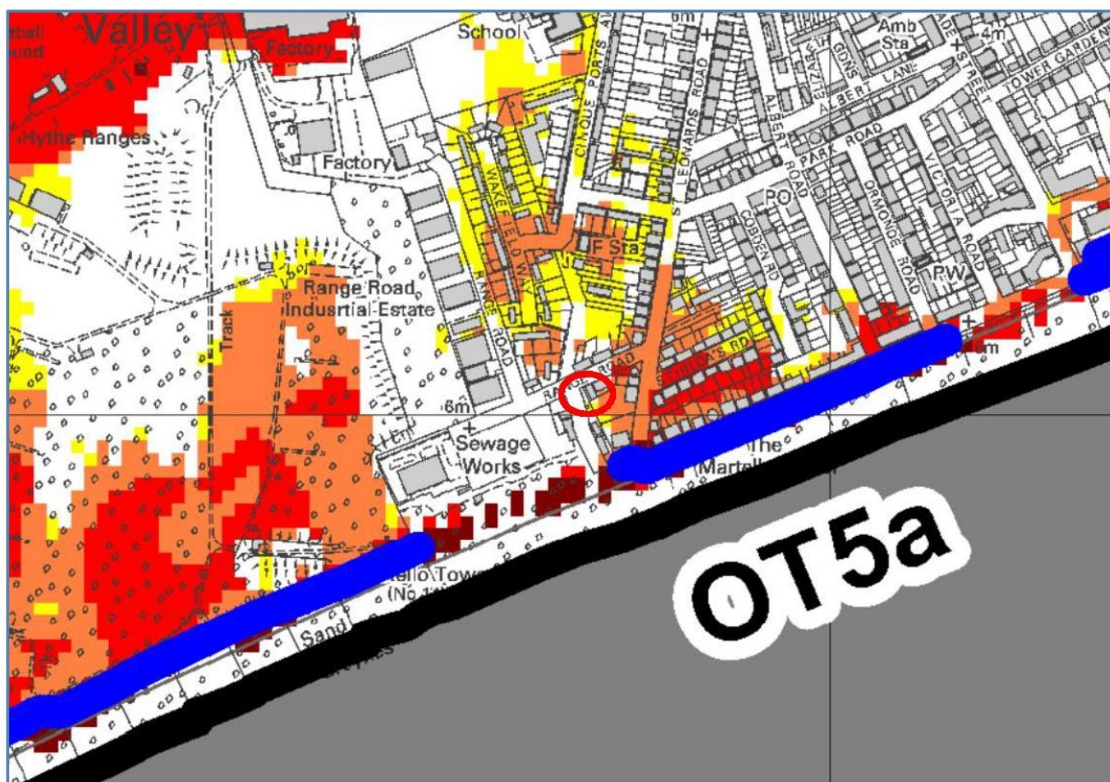
2075



2115

These maps demonstrate that the established defences and natural contouring ensure that the site does not lie within any area at risk of flooding and that the site remains unaffected even under 'worst case scenario' predictions (see enlargement over page).





2115 [zoomed]

Assessment

NPPF Technical Guidance on Flooding advises on the correct procedures to be followed when development is proposed on land at risk of flooding.

This Flood Risk Assessment supports the development proposal and demonstrates that it may safely be concluded that the land is not at risk, nor classified as such either by the EA or the LPA's SFRA. The provisions of NPPF Technical Guidance therefore do not apply to this site.

For this reason, sequential testing is not required and the development proposals may be treated as of similar status to other land within the defined urban area and determined in accordance with paragraph 14 of NPPF:

For **decision-taking** this means:¹⁰

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

