

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

Our ref: KT/2024/131361/01-L01
Your ref: 24/0051/FH
Date: 29 January 2024

Dear Planning Officers,

Single storey detached residential annexe

86 Queens Road, Littlestone, New Romney, TN28 8LY

Thank you for consulting us on the above application, which we received on 24 January 2024.

Environment Agency Position

We **object** to this application due to lack of a Flood Risk Assessment (FRA).

This is in line with paragraph 173 of the National Planning Policy Framework (NPPF).

Reasons

The proposed annex would be situated wholly within Flood Zone 3 and is classed as being a “more vulnerable” development. The National Planning Policy Framework (NPPF) states a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.

With no FRA submitted we are unable to fully assess the site and its suitability.

Overcoming Our Objection

To overcome this objection, please submit a suitable FRA for review.

Consideration should also be given to policy HB9 of the Places and Policies Local Plan for Folkestone & Hythe District Council. Residential annexes in flood zones 2 and 3 shall not have floor levels below that of the existing dwelling and this should be demonstrated in the submitted drawings.

Information on FRAs can be found here: [Flood risk assessments if you're applying for planning permission - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/flood-risk-assessments-if-youre-applying-for-planning-permission)

Should you wish to discuss these matters further, please contact me via the email below.

Yours faithfully,

Abbie Philpott
Planning Advisor

creating a better place
for people and wildlife



KSLPLANNING@environment-agency.gov.uk

customer service line 03708 506 506
gov.uk/environment-agency