

Flood Risk Assessment

8, Pear Tree Lane, Dymchurch TN29 0LU

Preface:

This assessment is prepared in accordance with NPPF and Technical Guidance, in that, *“it is appropriate to the nature and scale of the development”*.

Proposal:

The proposal is for an extension to an existing 2-storey outbuilding, ancillary to the principal living accommodation. (i.e, a detached annex for the incidental enjoyment of the owners of 8, Pear Tree Lane).

The proposal is not a separate “Planning Unit”, nor is it a “dwelling”, per se, (as determined by *Gravesham BC v. Secretary of State for Environment 1998*), thus, neither a Sequential Test nor Exception Test need be applied.

Even though NPPF Annex 3 (Vulnerability Classification) does not specify for this particular instance, it is reasonably assumed that reasonable effort be made to conform to the general aims and intent of the national and local Flood Risk Policies.

Site:

The proposal is sited at 2.55m ODN, 100m north of the current sea defences, within Flood Zone 3A. The site benefits from defences to 1:200 standard, and the current Shore Management Plan is “Hold the Line”. (Policy 4c11; Dymchurch Redoubt to Romney Sands).

The proposal is within the curtilage of the main dwelling, 8 Pear Tree Lane, a recently constructed replacement dwelling (21/1136/FH), which benefits from a comprehensive Flood Risk Assessment, and the main dwelling being fully compliant with all aspects of current flood risk policies.

Flood Risk:

From the Herrington/E.A. (Phase 2) Strategic Flood Risk Assessment, the risk is derived from wave overtopping at Dymchurch East (Section B3), which would result in low-lying ground water adjacent to the site.

Additionally, residual risk is derived from the modelled hypothetical breach scenario at Hythe Ranges.

Although the E.A Hazard Mapping shows the Current Risk at “zero”, allowing for climate change to 2115, then the risk is deemed “Significant”.

Mitigation:

The proposal is ancillary to the principal accommodation, which in turn, complies with current policy and annuls risk to life.

In accordance with Guidance, a resilient concrete floor will be set no lower than the existing floor. The 1st floor would be at 5.5 AODN (above the predicted EFL), further limiting the risk of loss of property or life.
