

Lizzy Nash
Folkestone Hythe District Council

Our ref: KT/2024/131731/01-L01
Your ref: 24/0815/FH

Sent by email

Date: 06 June 2024

Dear Lizzy,

First floor extension for 24hr security office and accommodation

Acoustic G R G Products, Lower Wall Road, West Hythe, Hythe, CT21 4NN

Thank you for consulting us on the above application, which we received on 5 June 2024.

Environment Agency Position

We have **no objection** to this application.

Flood warning and emergency response - advice to Local Planning Authority

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

Planning practice guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.

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

Yours sincerely,

Abbie Philpott
Planning Advisor

KSLPLANNING@environment-agency.gov.uk