

Ross McCardle
Flokestone Hythe District Council

16 10 2025

Dear Ross,

Re: Erection of 3 bed dwelling

61 Dymchurch Road, Hythe, CT21 6JE

Following the EA comments dated 02/10/2025 regarding flood risk. We respond to the queries below.

Query 1:

“(…) the FRA fails to: consider how a range of flooding events (including extreme events will affect people and property”

We have updated our FRA on v2 to include the received flood level information provided by the EA in the form of Product 6: 2020_RomneyMarsh. The FRA now considers all the range of flooding events in the modelled scenarios.

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Query 2:

“(…) the FRA fails to: consider how people will be kept safe from the identified flood hazards”

Following the update to the FRA. It has become clear that the site lies in a zone that is protected by flood defences. The location of the defences is provided in the EA dataset *Spatial Flood Defences with standardized attributes* and show the crest level protecting up to 6.4 m AOD. A further inspection of the breach level information shows the site as not affected by any of the different 14 breach location scenarios.

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Query 3:

“(...) the FRA fails to: take the impacts of climate change into account, (...) provide a clear source as to the data from where the Design Flood Level has been selected (...)”

The FRA on its latest version considers the impacts of climate change and provides proof of engagement with the EA flood data request.

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We believe we have properly addressed the concerns raised, providing technical justification for our proposed approach. I remain available for any further clarification.

Simon Arbelaez
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