

No 9 The Kench, flood risk assessment

The development for which planning permission is sought is minor. It neither alters current finished floor levels (3.5m aod) nor changes the existing built footprint. It does not change current surface features nor change access or egress in case of flooding other than the front door is now a little over 2m to the South but at the same level.

The property is in Zone 3, i.e. with a high probability of sea flooding, it is at low risk from surface water or river flooding. The property is protected by existing sea defences up to 3.4m aod (see attached heights courtesy of ESCP). These defences are in good condition. Further from this property the general area is protected by defences at up to 3.2m aod, also in good condition or in the process of being made so. These defences are owned privately by the owners of neighbouring properties. It is understood that recent planning decisions at the Kench, i.e. based upon recent sea rise forecasts, have specified 3.5m finished floor heights.

The property is of blockwork on a solid floor, there are no air bricks. The finished floor level, 3.5m aod, is at a relatively high level already and the planned work is of limited scope (moving a front door and some internal re-organisation). Therefore, relatively limited further flood resilience work is envisaged:

- Any new wiring work to be carried out will come down from the roof rather than up from the floor with power outlets raised above floor level.
- As a replacement toilet is being fitted as part of the work, If feasible, a non-return valve in the toilet connection to foul drainage will be installed.

J M Pullen 18/01/2021