herrington CONSULTING LIMITED

In partnership with:

**Dover District Council**

# Level 2 Strategic Flood Risk Assessment

December 2021

**Dover District Council**
Whitfield (Head Office)
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CT16 3PJ

# Level 2 Strategic Flood Risk Assessment 2021
# **Dover District Council**

## Contents Amendment Record

This report has been issued and amended as follows:

| Issue | Revision | Description | Date | Authors | Checked by |
|---|---|---|---|---|---|
| 1 | 0 | Draft report. | 22 October 2021 | AB, AW, BI, NW, TV | AW, SMB |
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# Contents Page

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# 1 Background and Summary of Appraisal

Herrington Consulting has been commissioned by Dover District Council (DDC) to prepare a Level 2 Strategic Flood Risk Assessment (SFRA) to inform the allocation of sites in the Regulation 19 Proposed Submission version of the Local Plan. According to government guidance, a Level 2 SFRA should:

- apply the Sequential Test by identifying the severity and variation in risk within medium and high flood risk areas;
- establish whether proposed allocations or windfall sites, on which the local plan will rely, are capable of being made safe throughout their lifetime without increasing flood risk elsewhere; and
- apply the Exception Test, where relevant.

Paragraph 162 of the National Planning Policy Framework (NPPF 2021) states that "the aim of the Sequential Test is to steer development to areas with the lowest risk of flooding from any source". The Level 1 Strategic Flood Risk Assessment prepared by Herrington Consulting in 2019 has identified that the main risk of flooding to the district is from tidal, fluvial and pluvial sources.

This report has therefore been prepared to inform the Regulation 19 version of DDC's Local Plan. As part of Regulation 19, it is necessary to complete the Sequential Test Assessment and Exception Test for the potential site allocations.

DDC has provided details of 103 sites. Out of these sites, 81 sites have been identified to be located in Flood Zone 1 and at low risk of flooding from surface water. Consequently, it is concluded that these sites can meet the requirements of the Sequential Test and as a result, the Exception Test is not required.

22 of the reviewed sites have been identified as being at 'high' risk of flooding from surface water and/or located within Flood Zones 2 and 3.

Paragraph 163 of the National Planning Policy Framework (NPPF 2021) states that, if *"[following the application of the Sequential Test] it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the Exception Test may have to be applied".*

Paragraph 164 of the NPPF 2021 further states;

- **Exception Test Part B** – For the Exception Test to be passed it should be demonstrated that "*the development will be safe for its lifetime taking account of the vulnerability of its*

> *users without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall*."

This document applies Part B of the Exception Test to the sites identified as potentially suitable for allocation, which do not pass the Sequential Test. A high-level application of Part B of the Exception Test has been carried out for all sites located within Flood Zone 2 and 3, and for sites where ≥ 40% of the site area is shown to be at risk of flooding from surface water.

This appraisal also provides a high-level analysis of those sites which, whilst currently shown to be at low risk of flooding, could be affected by the impacts of climate change in the future. For completeness, summary tables of all of the sites have been included at the end of this document.

A breakdown of the sites is listed below;

- 81 sites within Flood Zone 1 where ≤ 40% of the site at risk of surface water flooding,
- 6 sites within Flood Zone 1 where ≥ 40% of the site at risk of surface water flooding,
- 1 site in Flood Zone 2 where ≤ 40% of the site at risk of surface water flooding,
- 0 sites in Flood Zone 2 where ≥ 40% of the site is at risk of surface water flooding,
- 11 sites in Flood Zone 3 where ≤ 40% of the site is at risk of surface water flooding,
- 4 sites in Flood Zone 3 where ≥ 40% of the site is at risk of surface water flooding.

The aim of this appraisal is to inform the evidence base for the Sustainability Appraisal, to support the final allocation of sites within the DDC Local Plan and to inform 'Part A' of the Exception Test at a strategic level. The document will also be used to assist developers in undertaking site-specific applications of 'Part B' of the Exception Test.

Recommendations are made on the basis of best available information at this time, and it is acknowledged that there is an absence of detailed proposals, or site investigation data. Therefore, the suitability of any proposals is still subject to an appropriate Flood Risk Assessment in the context of the wider planning objectives.

# 2 Definition of Assessment Criteria

## 2.1 Assessment Criteria

This section outlines the information and datasets that have been referenced in the process of applying the Exception Test Part B to the individual sites:

***Reference Number and Site Name –*** The site reference number is assigned by Herrington Consulting as a unique number for all sites. The site name has been provided by DDC and refers to the address.

***DDC Site Reference –*** Site reference as provided by DDC, consistent with the reference used in the Draft Local Plan.

***Site Area –*** The area of the site in hectares (ha).

***Existing Land Use –*** States whether the site is currently a brownfield site (i.e. previously developed), or a greenfield site (undeveloped). Discussions with DDC have confirmed that sites are considered brownfield if they have an existing use, or if the majority of the site consists of existing areas of hardstanding. Greenfield sites are classified as sites where it is evident that proposed development will be situated on the undeveloped part of the site.

***Proposed Land Use –*** States the proposed land use of the site (i.e. residential, commercial or Gypsy and Traveller sites).

***Development Lifetime –*** States the anticipated lifetime of the development. The NPPF and 'Flood and Coastal Change' Planning Practice Guidance states that residential development should be considered for a minimum of 100 years, and that the lifetime of non-residential development depends on the characteristics of that development. A 60 year lifetime is often used as a design threshold for consideration of commercial development in flood risk modelling and therefore, is referred to in this report.

***Flood Zone Classification –*** States the percentage of the site within each flood zone based on the Environment Agency's (EA) 'Flood Map for Planning'. The definition of each flood zone is as follows:

- **Zone 1** – *Low probability of flooding* – This zone is assessed as having less than a 1 in 1000 annual probability of river or sea flooding in any one year.

- **Zone 2** – *Medium probability of flooding* – This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding, or between 1 in 200 and 1 in 1000 annual probability of sea flooding in any one year.

- **Zone 3a** – *High probability of flooding* - This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding, or 1 in 200 or greater annual probability of sea flooding in any one year.

- **Zone 3b** – *The Functional Floodplain* – This zone comprises land where water has to flow or be stored in times of flood and can be defined as land which would flood during an event having an annual probability of 1 in 20 or greater. This zone can also represent areas that are designed to flood in an extreme event as part of a flood alleviation or flood storage scheme.

In some instances, the analysis has identified a site to be affected under the 1 in 20 year return period for both fluvial and tidal sources. In such cases, Flood Zone 3b only shows the greatest percentage of the two sources of flooding. Further analysis as part of a detailed site-specific Flood Risk Assessment is recommended to determine the exact extent of the functional floodplain from all sources.

A site where less than 10% of the boundary is shown to be located within the functional floodplain is not considered to be wholly within Flood Zone 3b. In this situation, it is recommended that the Sequential Approach is applied to these sites and development within the area of the site shown to be located within Flood Zone 3b should be avoided. This is listed as a recommendation within the 'Required Actions / Recommended Mitigation Measures' section within the data tables.

The Dover Waterfront and Charlton Shopping Centre sites, both located in Dover, are sites which are shown to be located within the functional floodplain. In reality this is not considered to be entirely accurate. In the case of the Dover Waterfront, just under 50% of the site is shown to be located within the functional floodplain, but this value is skewed due to the vast majority of the site boundary including the Wellington Dock.

With regard to Charlton Shopping Centre in Dover, the model outputs provided by the Environment Agency (EA) as part of the East Kent Coast (EKC) Modelling Study (2018) show a small area of the site to be located within the functional floodplain. However, the model does not take into consideration the presence of the existing building on site. In this case, the shopping centre encompasses the entire curtilage and would subsequently prevent water from reaching the site.

Paragraph 015 of the National Planning Policy Guidance (NPPG) Flood and Coastal Change states that; *"The area identified as functional floodplain should take into account the effects of defences and other flood risk management infrastructure. Areas which would naturally flood, but which are prevented from doing so by existing defences and infrastructure or solid buildings, will not normally be identified as functional floodplain".*

Consequently, in accordance with the NPPG, Charlton Shopping Centre would not be classified as being located within the functional floodplain.

***Susceptible to Climate Change –*** States whether a site is considered to be at risk of flooding when the impacts of climate change are taken into consideration.

Paragraph 161 of the NPPF 2021 states that "*All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change […]".*

Modelled flood level data including an allowance for climate change has been provided by the EA as part of the East Kent Coast (EKC) Modelling Study (2018) and the River Dour Modelling and Mapping Study (2016). However, since the River Dour model was constructed, the EA has updated the climate change allowances for peak river flow and as such, the climate change scenarios within the model are partially out-of-date.

Similarly, the 'Risk of Flooding from Surface Water' (RoFSW) maps prepared by the EA do not include an allowance for climate change. The mapping does include a scenario which represents the impacts of an extreme pluvial event with a 1 in 1000 year return period (excluding climate change), and often this 'low' likelihood of occurrence event is used to ***estimate*** the impacts of climate change for lower return period events. However, in some cases these results are likely to *significantly* overestimate the risk of flooding to a site and therefore, caution should be applied when adopting this methodology to appraise the risk of climate change.

As a consequence of these inconsistencies in the data available, it is not possible to apply an accurate allowance for climate change across the district at this time. Therefore, a more strategic approach has been taken within this appraisal, by applying a 50m buffer zone around any site identified to be at 'very low' to 'low' risk of flooding. If the buffer zone applied indicates that the site could be at higher risk of flooding in the future, (i.e. by intersecting a flood zone or surface water flow path), further analysis has been undertaken to determine the true risk of flooding offsite. Where it has been identified that sites could be affected by flooding when the future impacts of climate change are taken into consideration, they have been flagged as being 'susceptible' to flooding and further investigation is recommended as part of a sites-specific assessment.

***Exception Test Required –*** This section considers whether the development falls into a category that requires the Exception Test to be undertaken and is based on the flood zone classification and flood risk vulnerability classification. The application of the Exception Test has been summarised in Table 2.1 below.

| Flood Risk Vulnerability Classification | Zone 1 | Zone 2 | Zone 3a | Zone 3b |
|---|---|---|---|---|
| **Essential Infrastructure** – Essential transport infrastructure, strategic utility infrastructure, including electricity generating power stations. | ✓ | ✓ | e | e |
| **High Vulnerability** – Emergency services, basement dwellings, caravans and mobile homes intended for permanent residential use. | ✓ | e | × | × |
| **More Vulnerable** – Hospitals, residential care homes, buildings used for dwelling houses, halls of residence, pubs, hotels, non-residential uses for health services, nurseries and education. | ✓ | ✓ | e | × |
| **Less Vulnerable** – Shops, offices, restaurants, general industry, agriculture, sewerage treatment plants. | ✓ | ✓ | ✓ | × |
| **Water Compatible Development** – Flood control infrastructure, sewerage infrastructure, docks, marinas, ship building, water-based recreation etc. | ✓ | ✓ | ✓ | ✓ |
| **Key:**<br>✓ Development is appropriate<br>× Development should not be permitted<br>e Exception Test required | | | | |

*Table 2.1 - Flood risk vulnerability and flood zone compatibility.*

***Flood History –*** Based on historic flood records provided by DDC and the EA's 'Historic Flood Outlines' GIS layer, analysis was carried out for each site to identify if there were any recorded flood events from any source, both on site, and within proximity of the site. Where incidents were present, a brief description has been provided.

***Watercourse/Rivers –*** Identifies any main rivers, ordinary or man-made watercourses near to the site. This analysis is based on the EA's 'Statutory Main River Map', OS mapping and satellite imagery.

***Geology –*** The underlying bedrock geology and any overlying superficial deposits have been extracted from mapping provided by the British Geological Society (BGS) and recorded.

***Existing Flood Defence Infrastructure –*** A summary of the existing defence infrastructure which is based on the DDC SFRA (2019) and the EA's 'Spatial Flood Defence Dataset' (last updated in May 2020). Where available, the Standard of Protection (SoP) as provided by DDC has been listed.

***Percentage of site at risk of flooding from tidal sources, fluvial sources and/or surface water***
For tidal and fluvial flooding, analysis was undertaken using the following studies to identify the percentage of each site located within the extent of flooding for a range of return period events;

- the EKC Modelling Study (2018 – provided by the EA),
- River Dour Modelling Study (2016), and
- Lower Stour Modelling Study (2010).

The analysis was carried out for the 'defended' scenarios. The maximum flood level on site was also extracted and is shown in brackets within the table.

Whilst the climate change allowances presented for sites identified as being at risk of flooding from the River Dour have since been superseded, a range of allowances has been included to indicate the likely impact and sensitivity of applying climate change.

With regard to surface water flooding, the EA's 'Risk of Flooding from Surface Water' maps formed the basis of the analysis. The EA's mapping shows three modelled scenarios; 'low', 'medium' and 'high', and where an area is not shown to flood from surface water, this is classified as 'very low' risk (as described below).

- '**Very low'** risk means that each year this area has less than 0.1% chance of flooding.
- **'Low'** risk means that each year this area has between 0.1% and 1% chance of flooding.
- **'Medium'** risk means that each year this area between 1% and 3.3% chance of flooding.
- **'High'** risk means that each year this area has greater than 3.3% chance of flooding.

The percentage of the site at risk of flooding during each modelled scenario was extracted and recorded in the table of results.

***Description of surface water flow paths –*** Describes any surface water flow path, or identifies areas where surface water could accumulate on site and/or in close proximity to the site during the 'low', 'medium' and/or 'high' risk scenarios.

***Developable Area based on surface water flooding –*** Shows the area of the site which is considered to be appropriate for development, based on surface water flooding. Where sites have been identified as being at 'medium' to 'high' risk of flooding from surface water, a 40% reduction in the area available for development (i.e. which is shown to remain dry) has been applied. This is to account for measures which are likely to be required to manage surface water runoff, i.e. through the use of sustainable drainage systems, green infrastructure and flood compensation.

It should be recognised that the calculated developable area is *indicative only* and provides an *estimate* of the capacity the site could have for development, taking into consideration flood risk. It will therefore be necessary to undertake a detailed review of the surface water risk to the site as part of a site-specific assessment and to determine any suitable mitigation measures that may be required.

***Required Actions / Recommended Mitigation Measures –*** This section highlights where a Flood Risk Assessment (FRA) and/or Surface Water Management Strategy (SWMS) would be required. In addition, this section summarises the recommendations and mitigation measures which are *likely* to be required following the preparation of a site-specific FRA and/or SMWS.

# 3 Tables of Individual Sites

The tables below set out the sites which have been appraised as part of this study. The sites have been listed in four categories, based on the size and associated flood risk;

**Table 3.1** Sites in Flood Zone 1 and at 'very low' risk of flooding, which are smaller than 1ha

**Table 3.2** Sites in Flood Zone 1 and at 'very low' risk of flooding, which are greater than 1ha

**Table 3.3** Sites in Flood Zone 1 with ≤ 40% of the site at risk of surface water flooding

**Table 3.4** Sites in Flood Zone 1 with ≥ 40% of the site at risk of surface water flooding

**Table 3.5** Sites located in Flood Zones 2 and/or 3

Tables 3.1 below lists the sites that have been identified as being at 'very low' risk of flooding based on the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' map. As such, these sites are considered to pass the Sequential Test and Exception Test Part B without the requirement for further evidence.

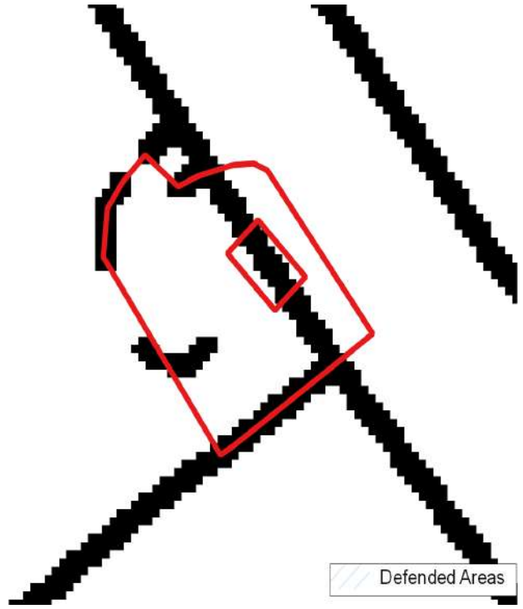
Table 3.2 and 3.3 includes sites which are not shown to be at risk of flooding, but lie within close proximity to areas identified as being at risk. Whilst these sites do not typically require a FRA to be prepared to demonstrate that the Exception Test Part B can be passed, it may be necessary to appraise the risk in more detail as part of the application process to ensure that any future impact as a result of climate change can be mitigated.

# Table 3.1 - Sites in Flood Zone 1 and at 'very low' risk of flooding, which are smaller than 1ha

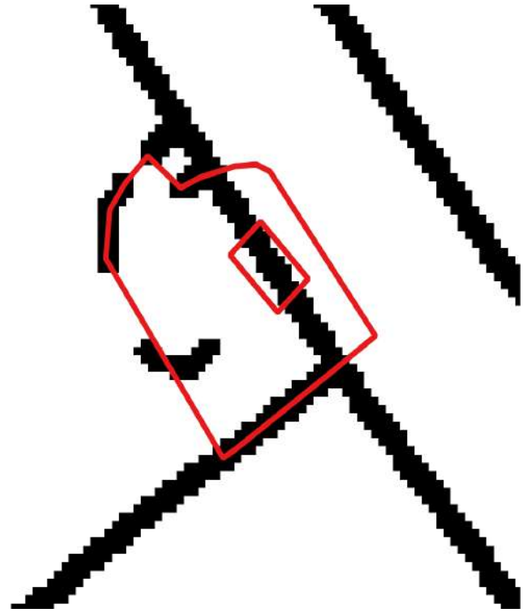
### 15 - Romany Acres, Caravan, Romany Acres, Belsey Lane, Ewell Minnis CT15 7DY

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** 50% Greenfield, 50% Brownfield |
| **Site Area:** 0.03ha | | **Proposed Land Use:** Gypsy and Travellers |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

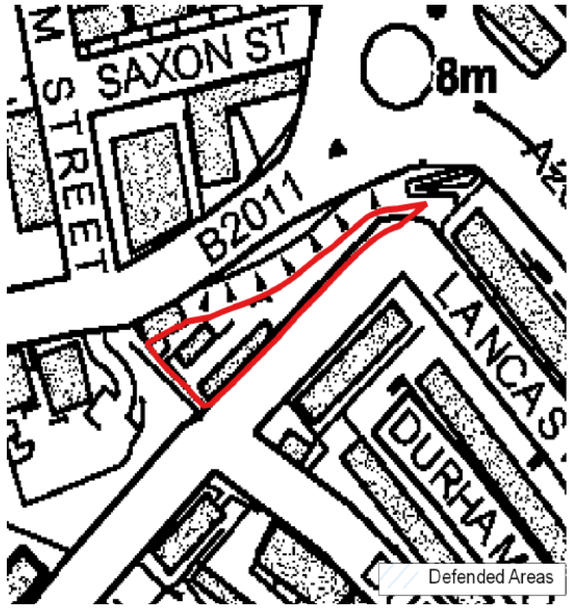


| | | | |
|---|---|---|---|
| **Flood History** | Incidents withinin the site: None.<br>Incidents within proximity of the site: Public sewer flooding approximately 250m to the north of the site as a result of hydraulic overload from surface water. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.03ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

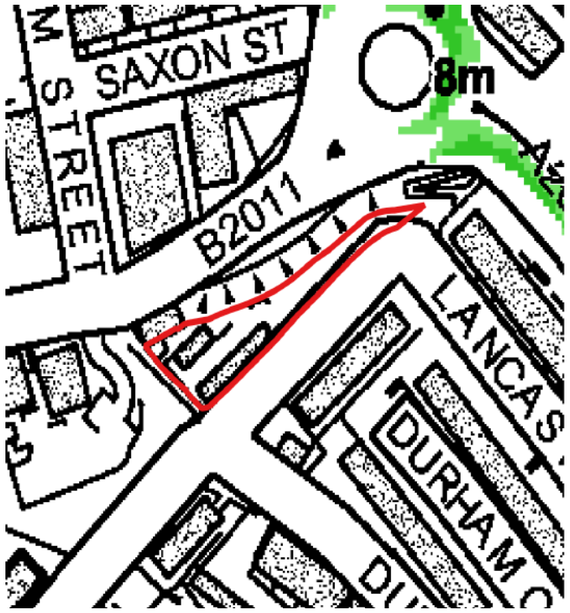
### 93 - Military Road

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S026 | | **Existing Land Use:** 50% Greenfield, 50% Brownfield |
| **Site Area:** 0.11ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Dour (main river) lies approximately 280m east of the site. The site lies approximately 620m north of the coastline. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

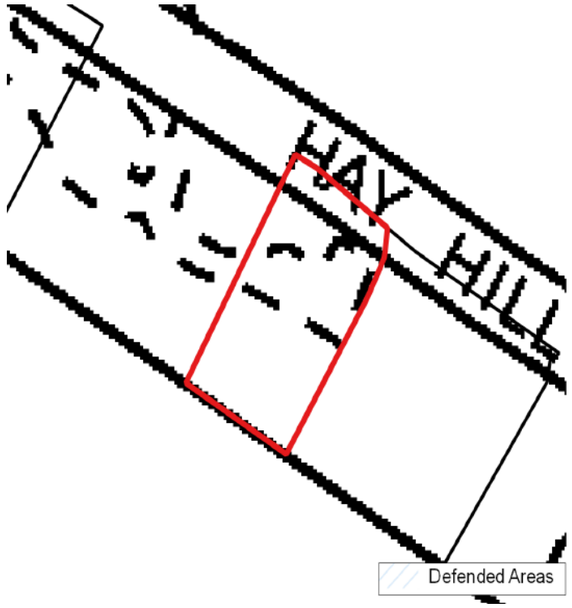



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding approximately 230m to the southest as a result of hydraulic overload which resulted in internal flooding and 280m northeast as a result of hydraulic overload from surface water. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.11ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

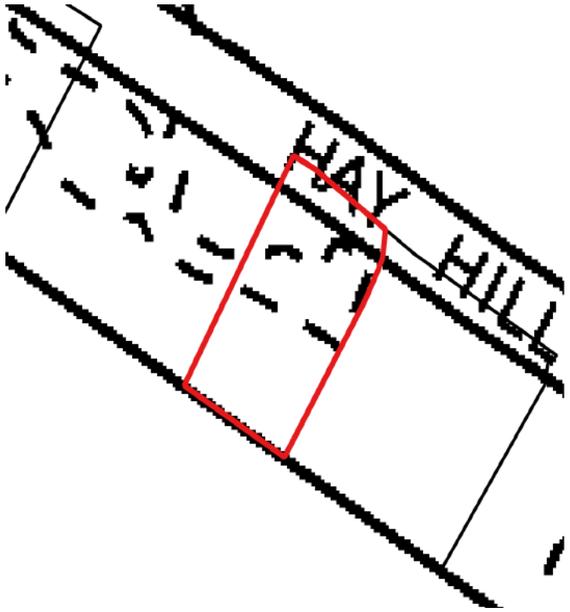
## 12 - Plot 2B Bluebell Place ( Bluebell Place ), Ham, Eastry, CT13 0ED

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.12ha | | **Proposed Land Use:** Gypsy and Travellers |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The Sandwich Bay and Hacklinge Marsh Sewer (main river) lies approximately 550m to the north of the site. There are no other waterbodies in proximity to the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

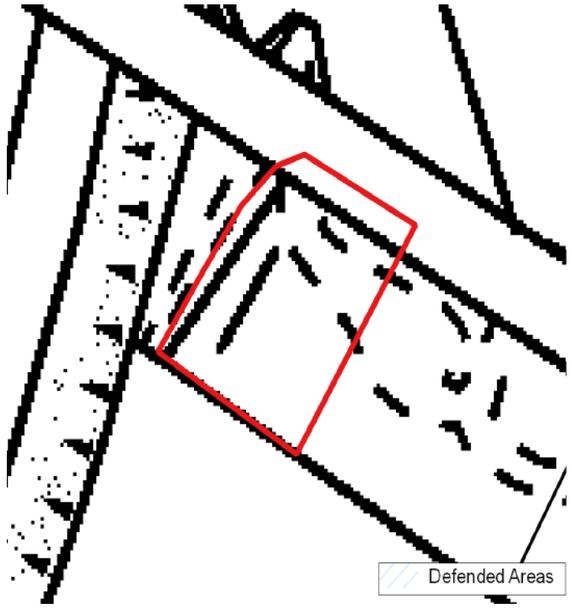



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

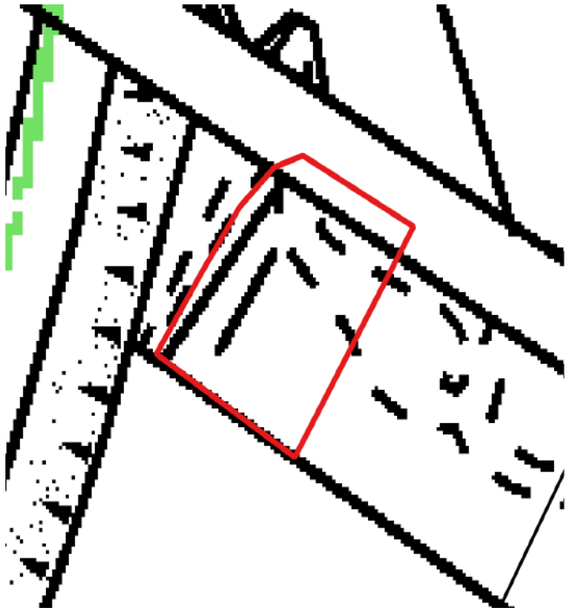
### 11 - Plot 1A, Land at Hay Hill (The Oaklands), Ham, Eastry, CT13 0ED

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.14ha | | **Proposed Land Use:** Gypsy and Travellers |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The Sandwich Bay and Hacklinge Marsh Sewer lies approximately 500m to the north of the site. There are no other waterbodies in proximity to the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

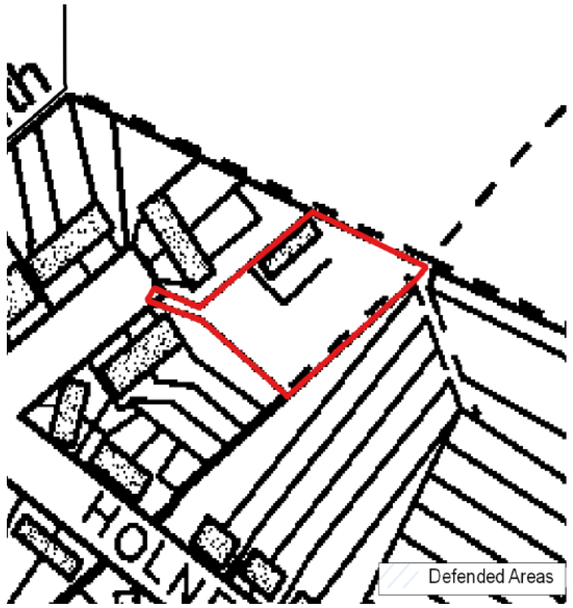


| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

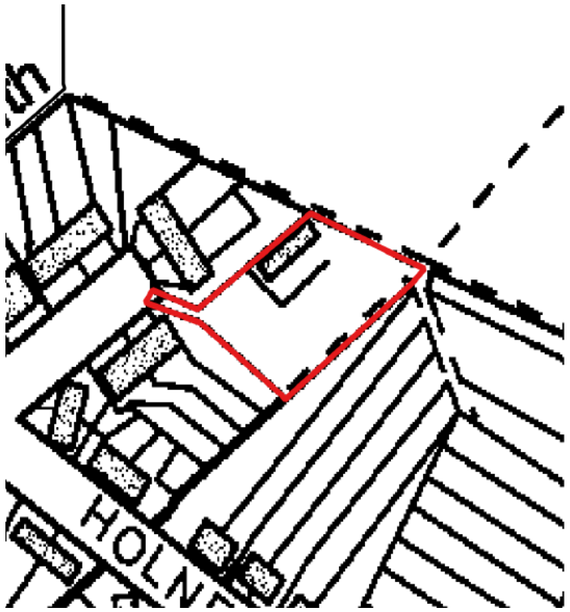
### 25 - Former Council Yard, Molland Lea, Ash

| | | |
|---|---|---|
| **DDC Site Reference**: ASH015 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.16ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Wingham (main river) is approximately 600m south of the site. | |
| **Geology** | ***Bedrock***: Lambeth Group - Sand<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**



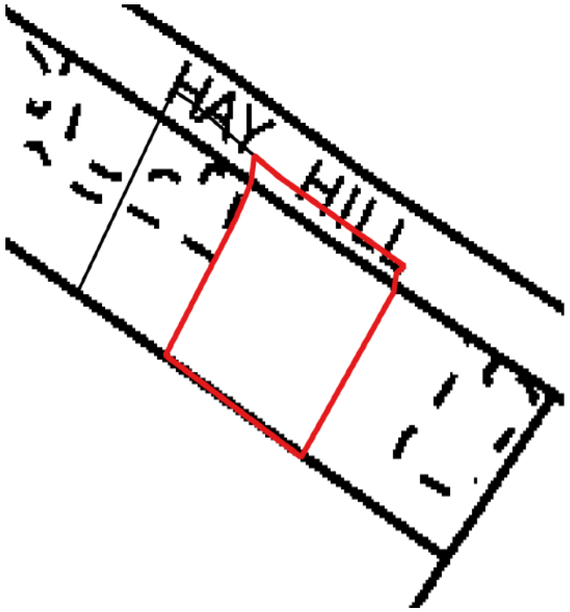

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

## 13 - Plot 3 Strawberry Place (1 Strawberry Place), Ham, CT13 0ED

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.18ha | | **Proposed Land Use:** Gypsy and Travellers |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The Sandwich Bay and Hacklinge Marsh Sewer (main river) lies approximately 550m to the north of the site. There are no other waterbodies in proximity to the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**


**Surface Water Map**

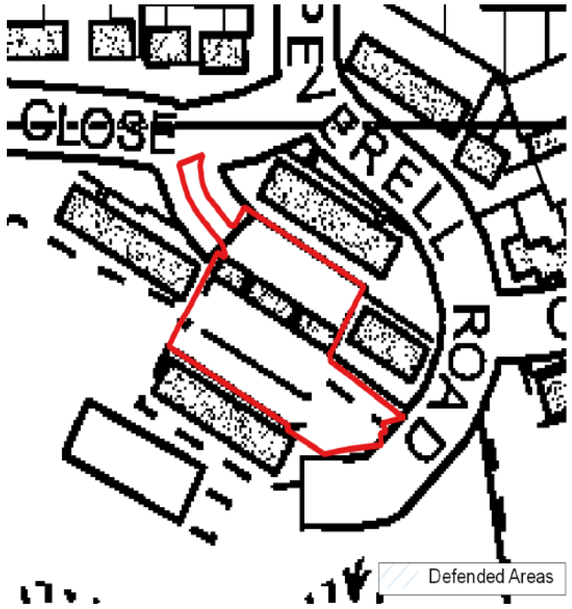



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

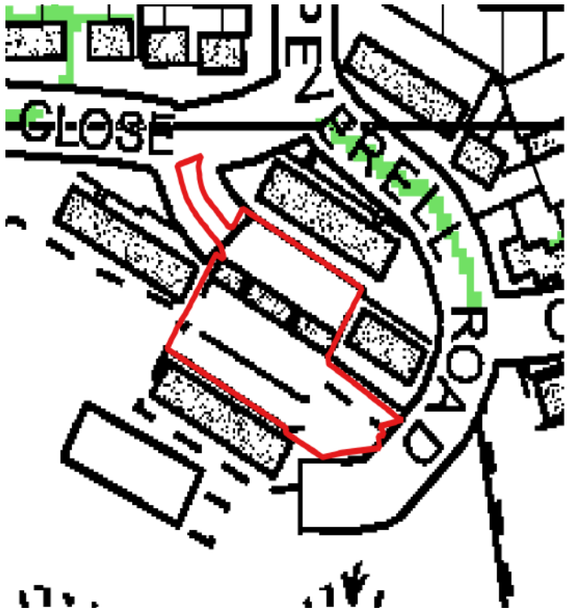
### 95 - Peverell Road

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S028 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.19ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: There are three incidents approximately 300m south of the site, as a result of hydraulic overload from sewer, sewer and drain, and rising main. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

**Flood Zone Map**



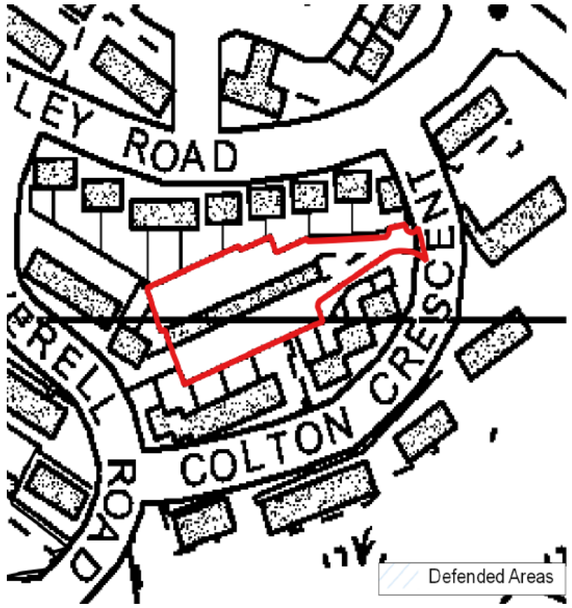

**Surface Water Map**



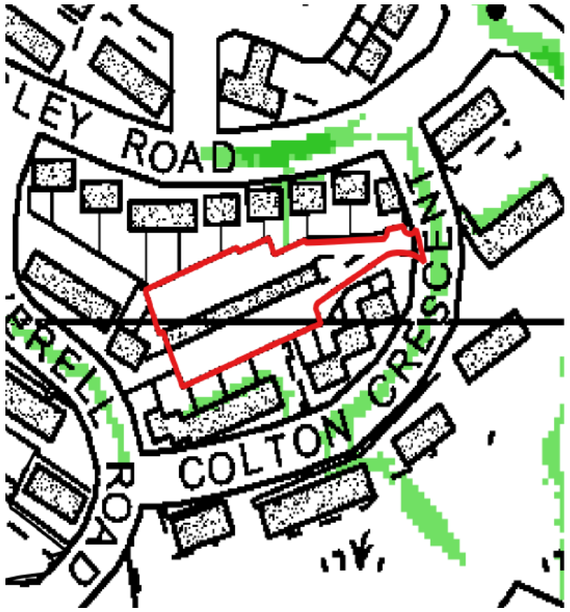
### 99 - Colton Crescent

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S030 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.20ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: There are three incidents approximately 300m south of the site, as a result of hydraulic overload from sewer, sewer and drain, and rising main. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

**Flood Zone Map**




**Surface Water Map**

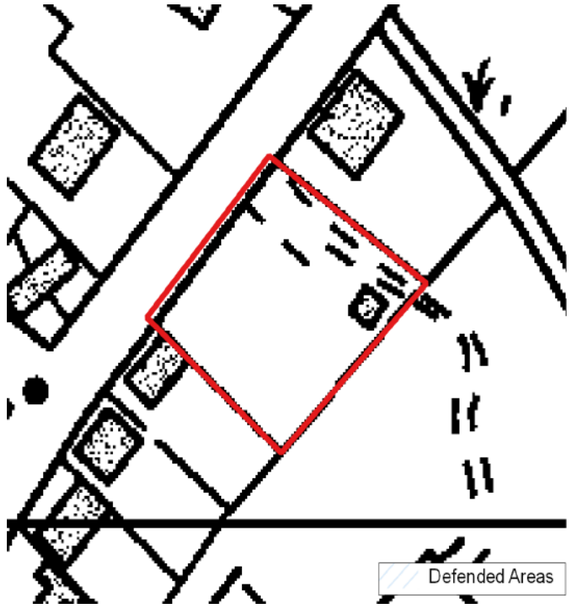


### 57 - Ringwould Alpines, Dover Road, Ringwould

| | | |
|---|---|---|
| **DDC Site Reference**: RIN004 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.22ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.22ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

**Flood Zone Map**

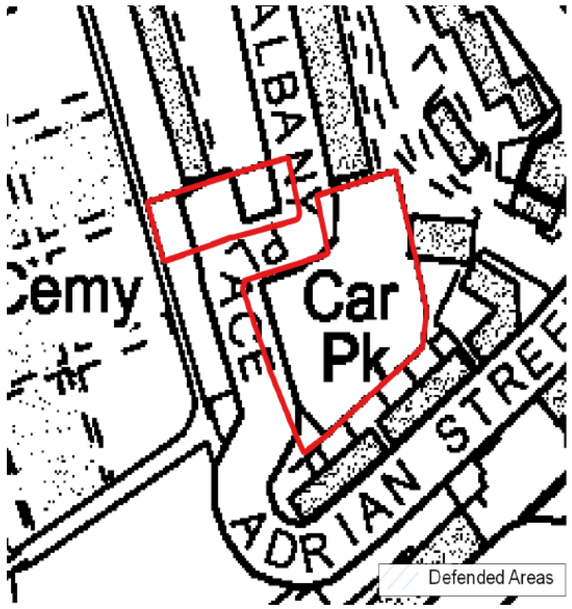



**Surface Water Map**

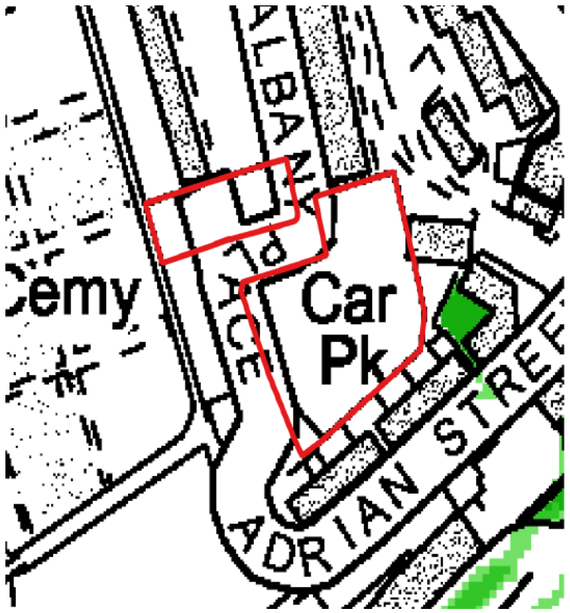
## 20 - Albany Place Car Park, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV019 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.28ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The River Dour (main river) is approximately 130m south of the site. The coastline is approximately 340m away from the site. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation - Chalk<br>***Superficial***: Storm Beach Deposits (sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

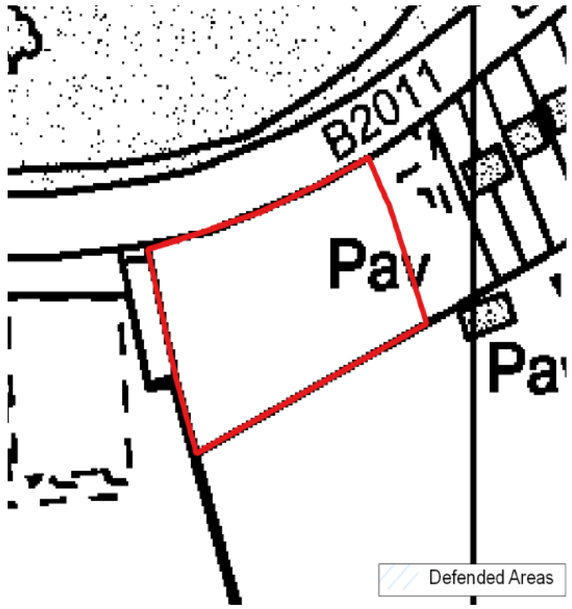



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding approximately 100m to the northeast of the site as a result of hydraulic overload which caused internal flooding. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

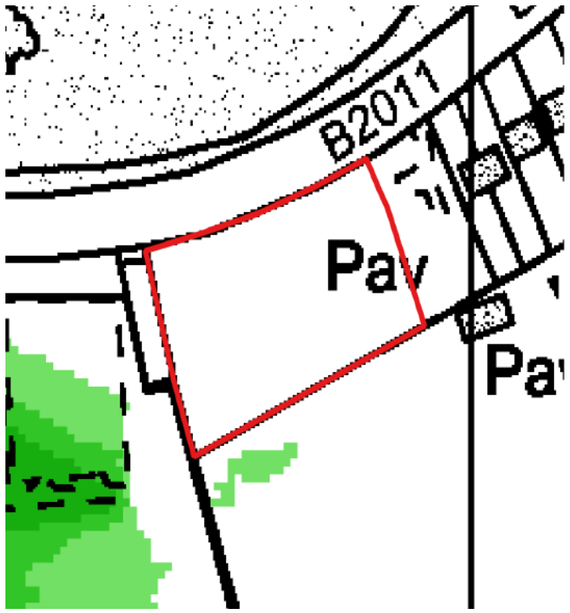
### 46 - Land adjoining 455 Folkestone Road, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV008 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.34ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation – Chalk And Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: The southernmost corner of the site is overlain by Head (silt and gravel). | |

**Flood Zone Map**




**Surface Water Map**

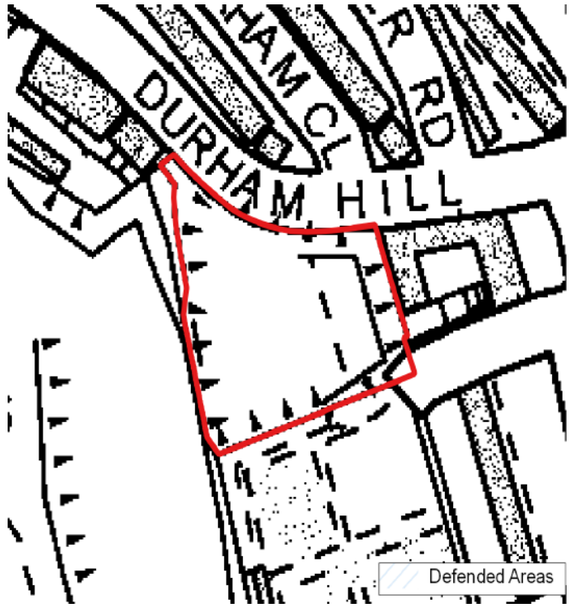



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is an area directly adjacent to the west of the site which is shown to flood under all three risk scenarios, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.34ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

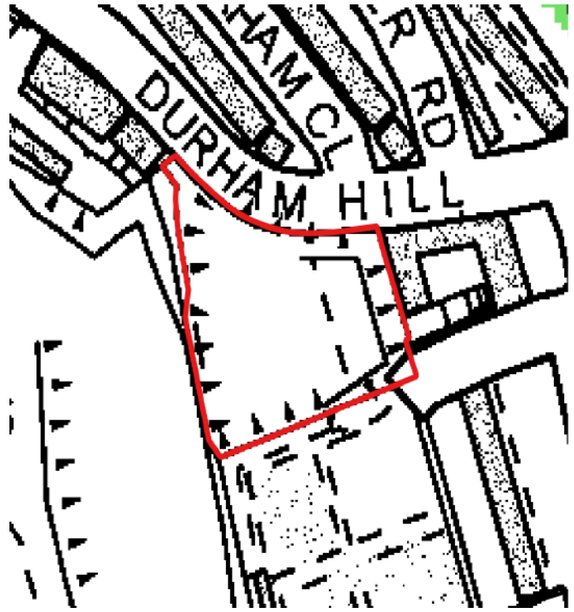
### 30 - Land at Durham Hill, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV030 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.34ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Dour (main river) is approximately 280m east of the site. The coastline is approximately 470m south of the site. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation – Chalk And Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

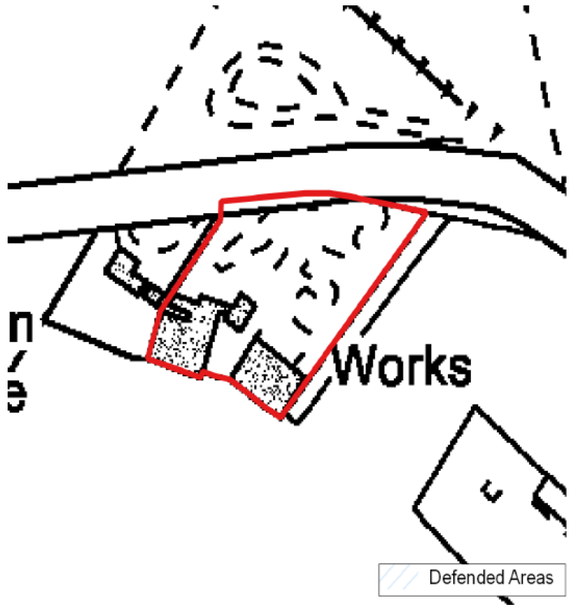



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding 130m to the east of the site as a result of hydraulic overload which caused internal flooding. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.34ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

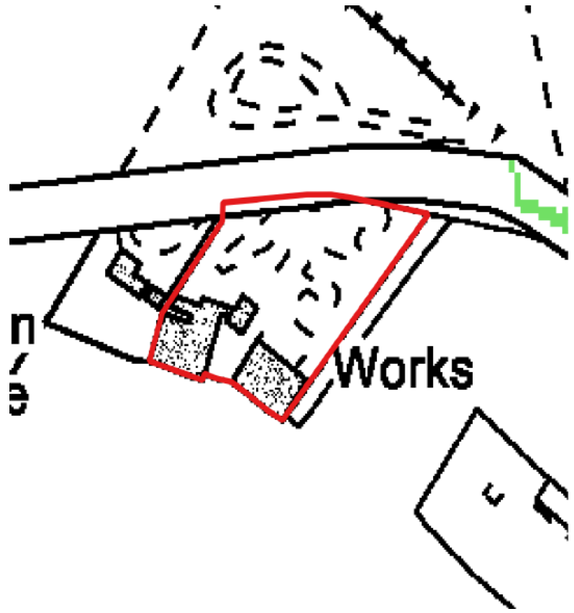
## 78 - Guilton,Ash

| | | |
|---|---|---|
| **DDC Site Reference**: ASH011 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.35ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Wingham (main river) lies approximately 550m southeast of the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**



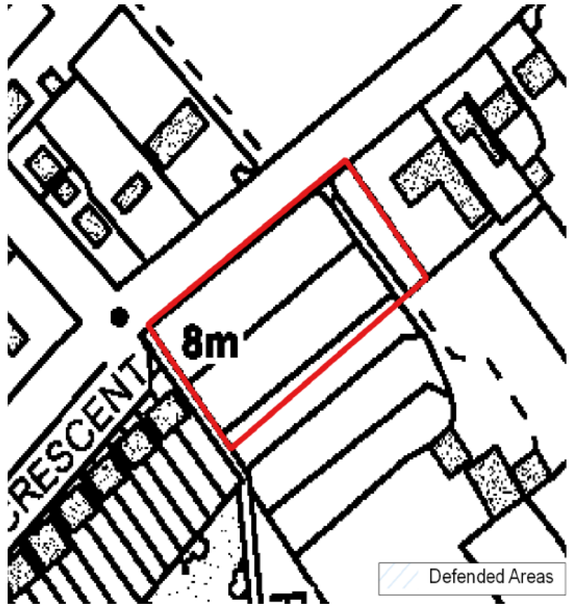

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

## 82 - Sydney Nursery, Dover Road, Sandwich

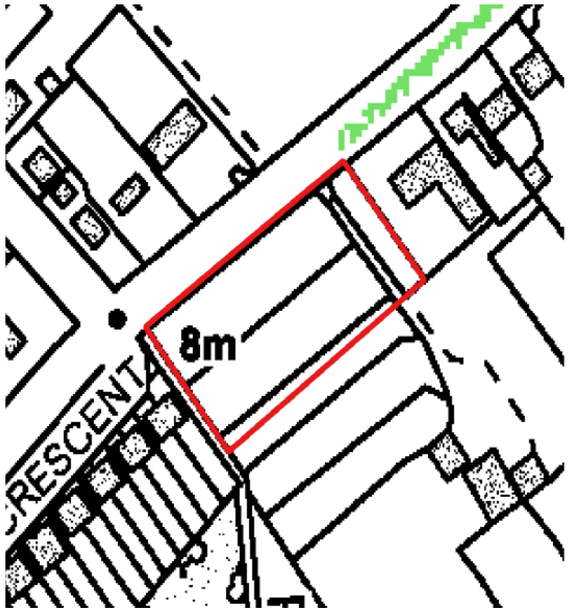
| | | |
|---|---|---|
| **DDC Site Reference**: SAN019 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.38ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.38ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

**Flood Zone Map**



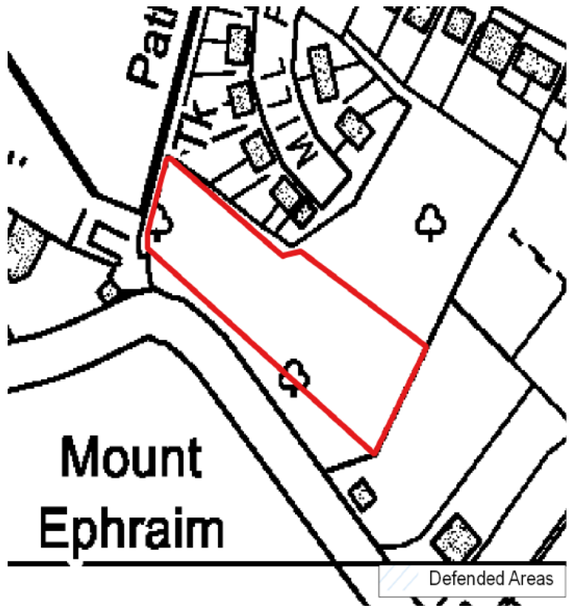

**Surface Water Map**



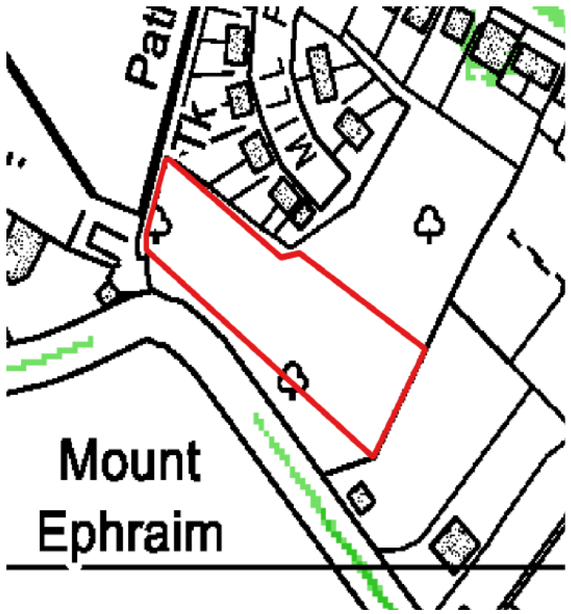
### 38 - Land south of Mill Field

| | | |
|---|---|---|
| **DDC Site Reference**: ASH003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.40ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The site lies approximately 860m northeast of the River Wingham (main river). | |
| **Geology** | ***Bedrock***: Lambeth Group - Sand<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

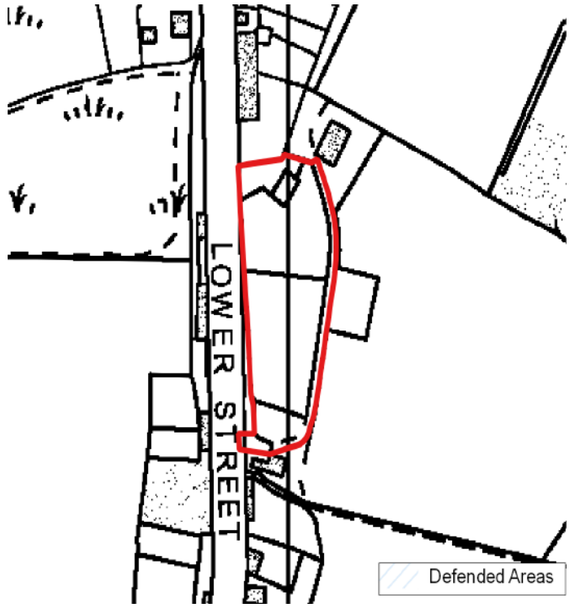



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidients within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.40ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

## 92 - Land adjacent to Cross Farm

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S023 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.44ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: The south-eastern corner of the site is overlain by Head (clay and silt). | |

**Flood Zone Map**



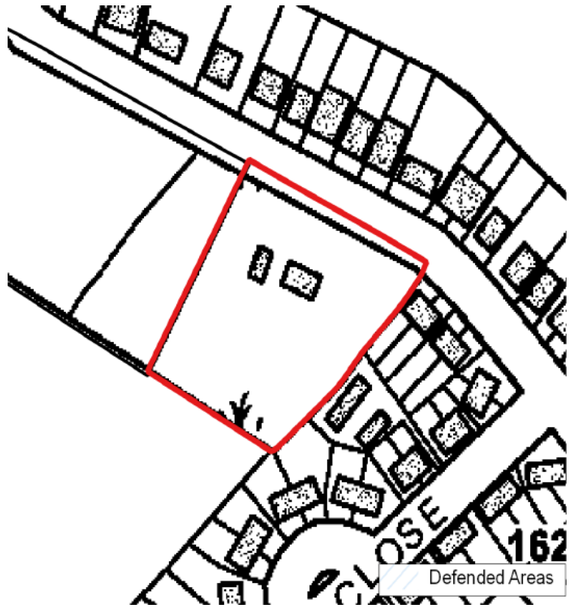

**Surface Water Map**


| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. During the 'medium' and 'low' risk scenario, there is a flow path within the adjacent road, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.44ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

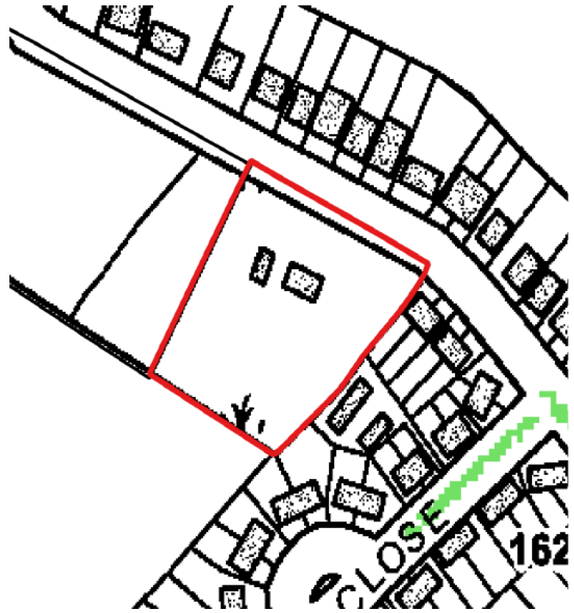
### 59 - Longships, Cauldham Lane, Capel le Ferne

| | | |
|---|---|---|
| **DDC Site Reference**: CAP009 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.49ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The site lies approximately 300m north of the coastline. There are no other watercourses nearby. | |
| **Geology** | ***Bedrock***: Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

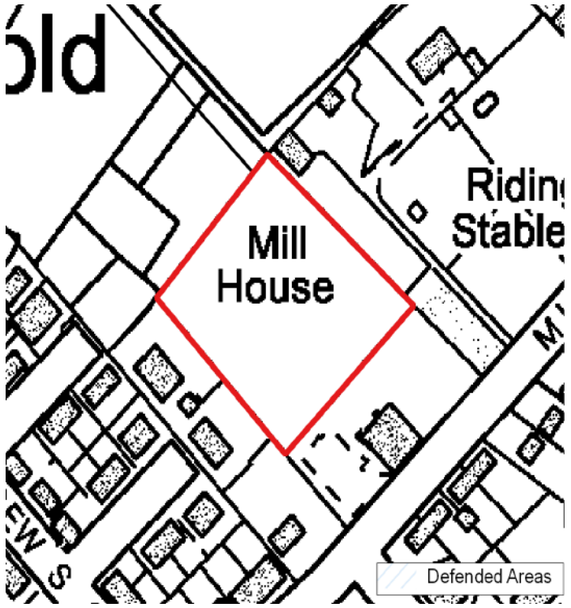



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.49ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

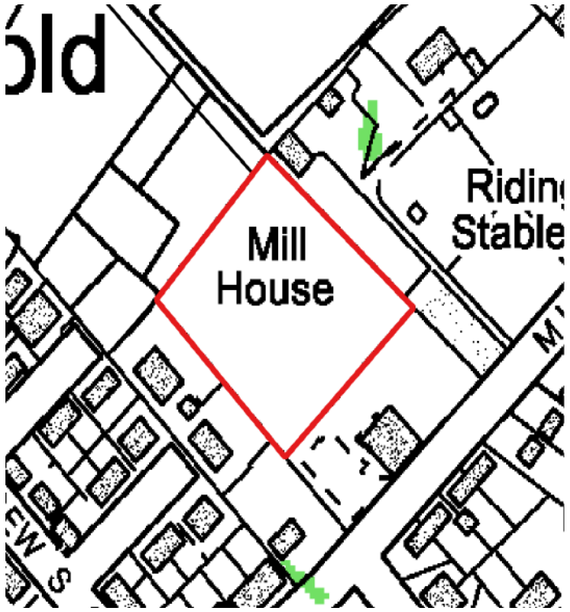
### 98 - Land Adjacent Mill House, Shepherdswell

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S082 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.58ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding approximately 100m to the south of the site as a result of hydraulic overload from surface water. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.58ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

**Flood Zone Map**



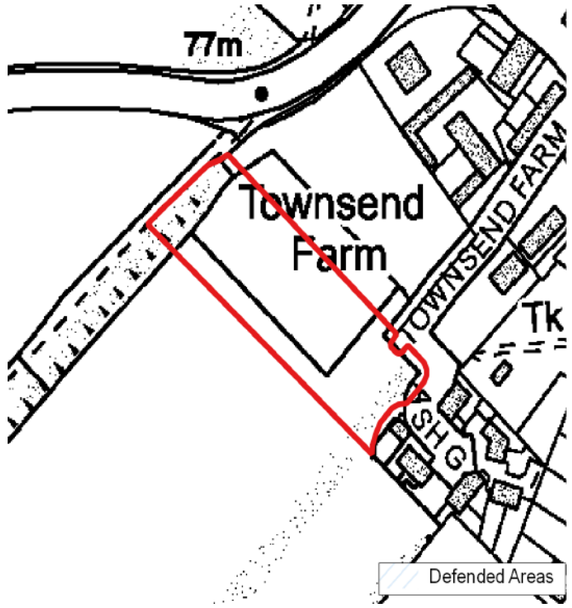

**Surface Water Map**



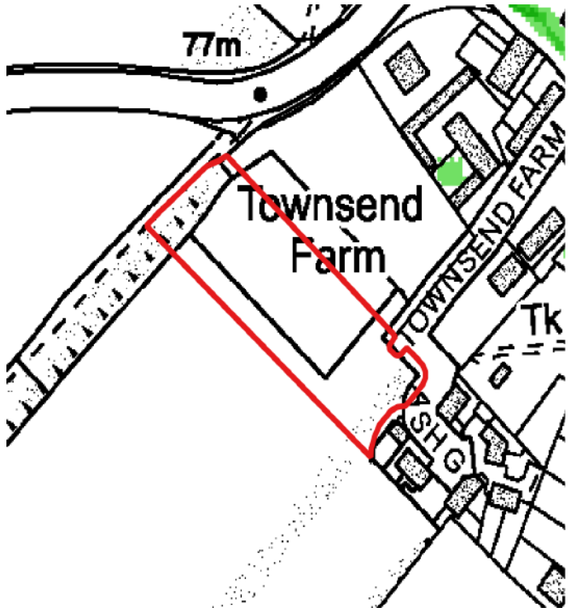
## 54 - Land to the west of Townsend Farm Road, St Margaret's at Cliffe (Site B)

| | | |
|---|---|---|
| **DDC Site Reference**: STM007 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.63ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | |
| **Developable Area based on Surface Water Flooding** | 0.63ha | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | |

**Flood Zone Map**



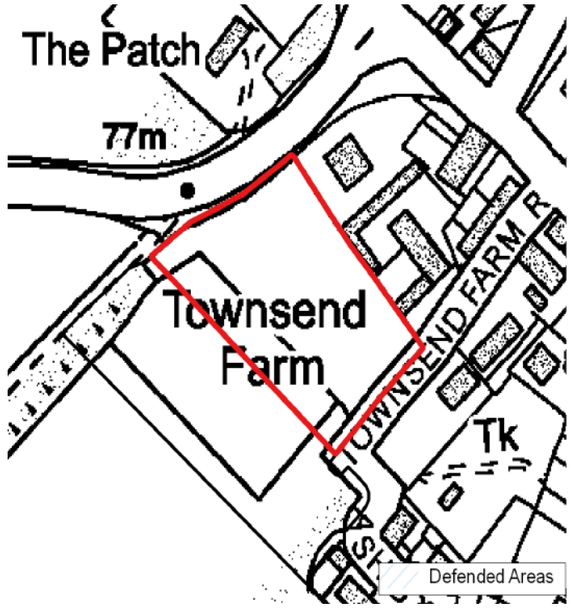

**Surface Water Map**



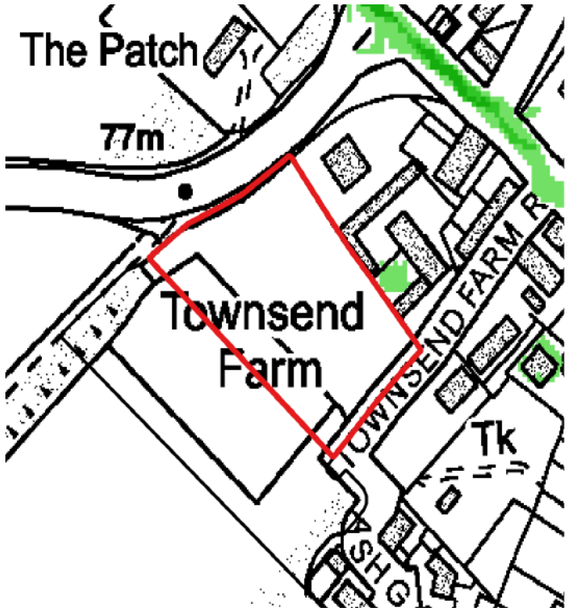
### 55 - Land to the west of Townsend Farm Road, St Margarets at Cliffe (Site A)

| | | |
|---|---|---|
| **DDC Site Reference**: STM008 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.63ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | |
| **Developable Area based on Surface Water Flooding** | 0.63ha | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | |

**Flood Zone Map**



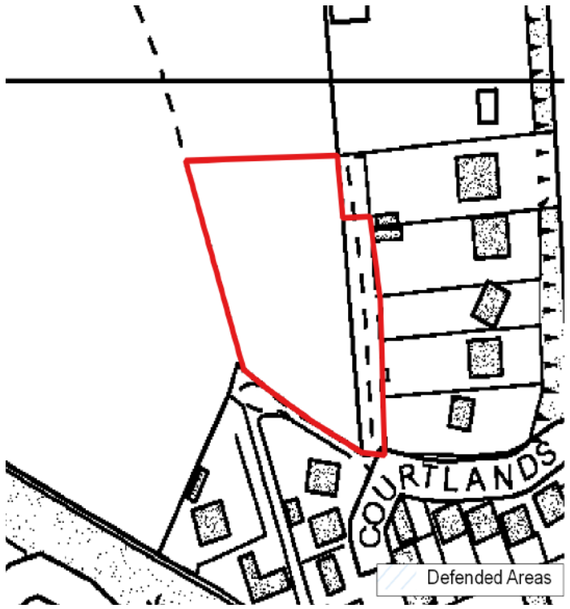

**Surface Water Map**



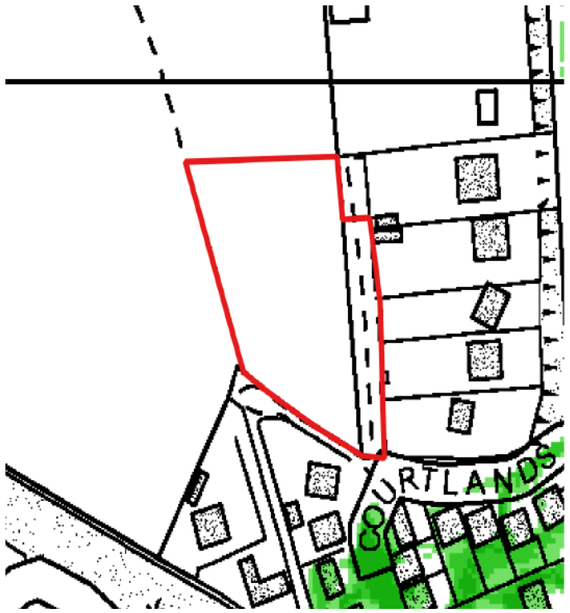
## 97 - Land adjacent Courtlands

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S074 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.71ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The coastline is approximately 350m east from the site. There are no other waterbodies nearby. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

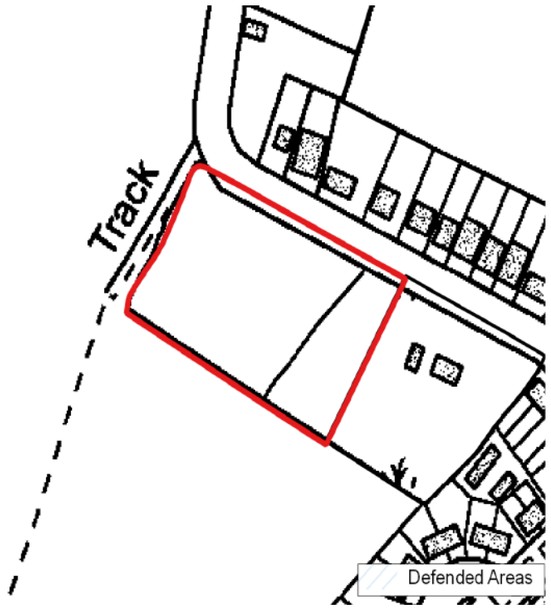



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is a flow path approximately 40m to the south and east of the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.71ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

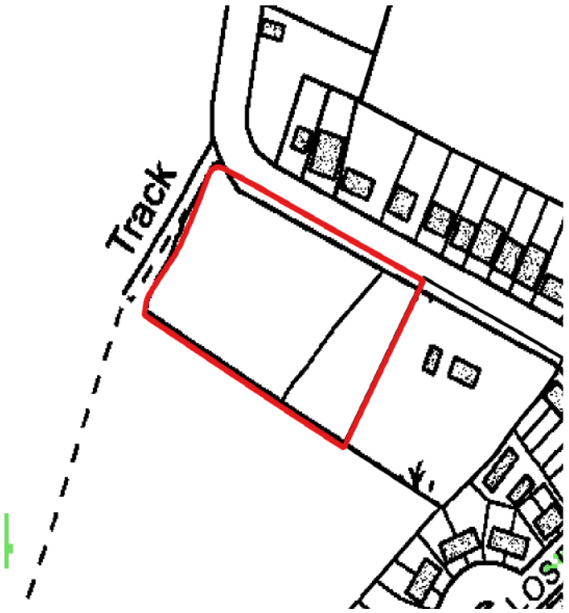
## 31 - Land at Cauldham Lane, Capel le Ferne

| | | |
|---|---|---|
| **DDC Site Reference**: CAP013 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.76ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. The coastline is 900m south of the site. | |
| **Geology** | ***Bedrock***: Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

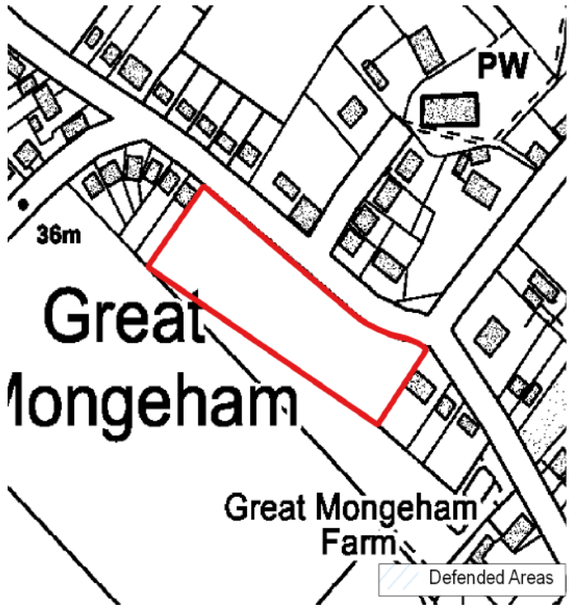



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.76ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

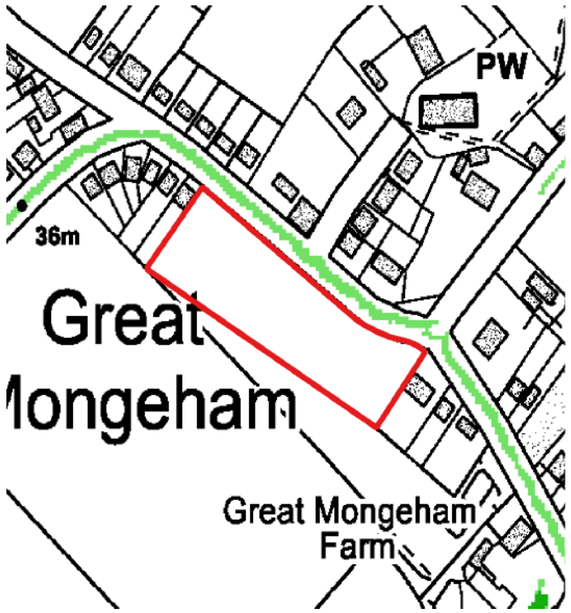
## 72 - Land to the east of Northbourne Road, Great Mongeham

| | | |
|---|---|---|
| **DDC Site Reference**: GTM003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.77ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is a drainage ditch located approximately 530m to the northeast of the site. The drainage ditch forms part of a larger drainage network which subsequently discharges into the Sandwich Bay and Hacklinge Marsh Sewer approximately 870m northeast of the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

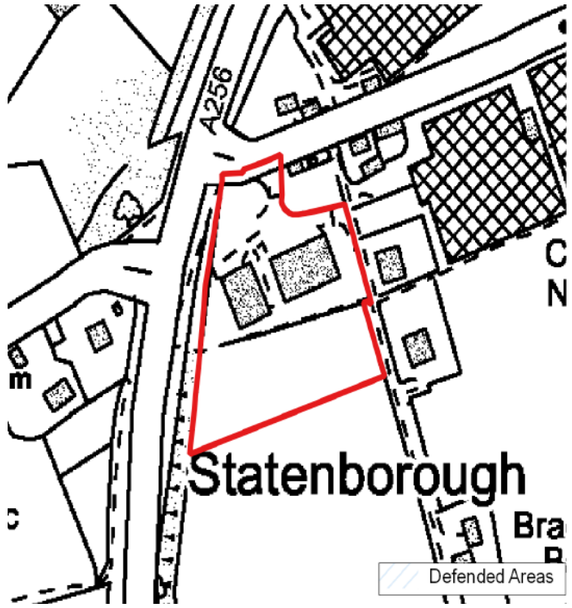



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is a surface water flow path within the adjacent road, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.77ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

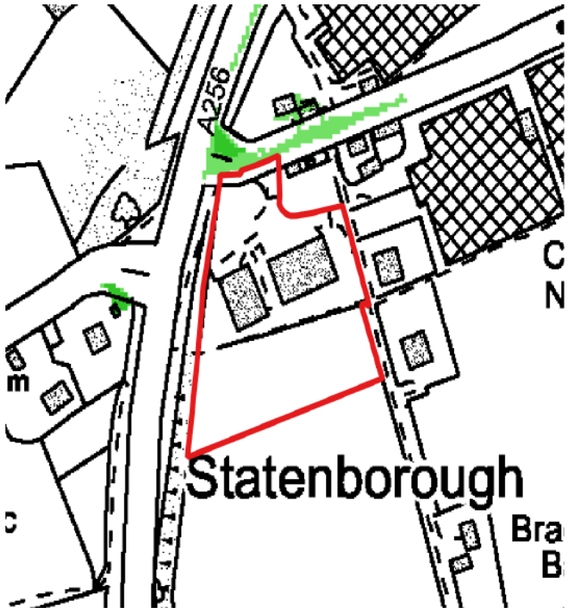
### 108 - Statenborough Farm, Eastry

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.82ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification. | |
| **Nearby Waterbodies** | The Sandwich Bay and Hacklinge Marsh Sewer (main river) lies approximately 415m south of the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt and Clay<br>***Superficial***: Only at the North border Head - Clay and Silt, the rest of the site has none recorded | |

**Flood Zone Map**




**Surface Water Map**

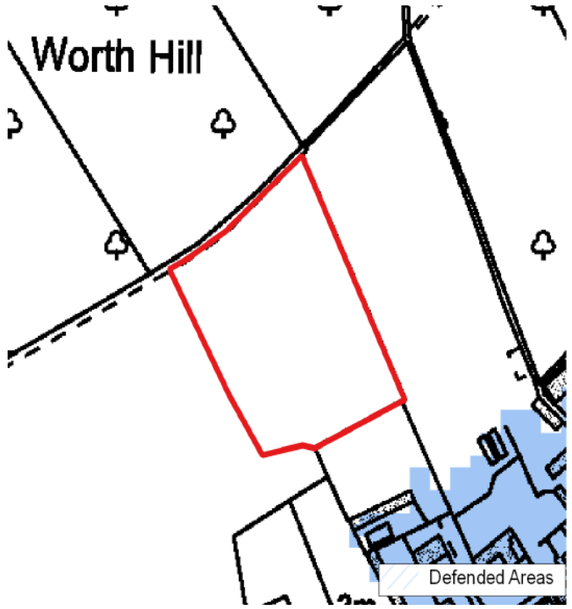



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Tidal flooding approximately 210m to the west of the site as a result of the 1953 storm surge. Public sewer flooding as a result of hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario surface water accumulates on the road just north of the site, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

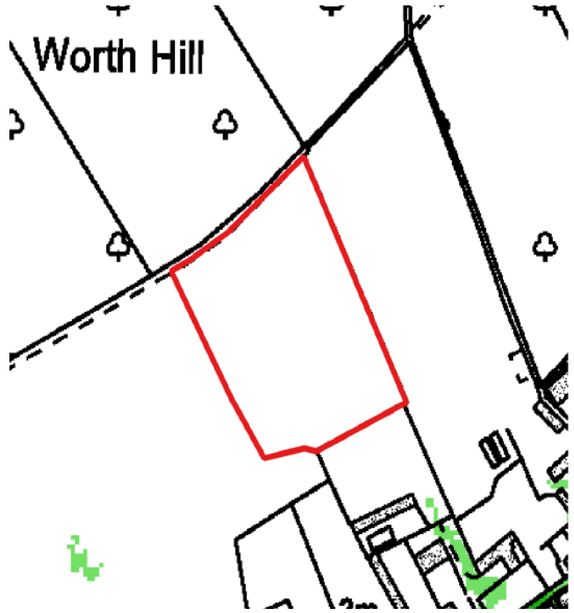
### 77 - Land to the East of former Bisley Nursery, The Street, Worth

| | | |
|---|---|---|
| **DDC Site Reference**: WOR009 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.83ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is an extensive drainage network approximately 200m to the east of the site. The main purpose of the network is to maintain low groundwater levels and collect surface water runoff from the surrounidng area. The drainage network discharges into the Sandwich Bay and Hacklinge Marsh Sewer approximately 870m further north of the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: A small area along the southern boundary is overlain by Head (clay and silt). | |

**Flood Zone Map**




**Surface Water Map**



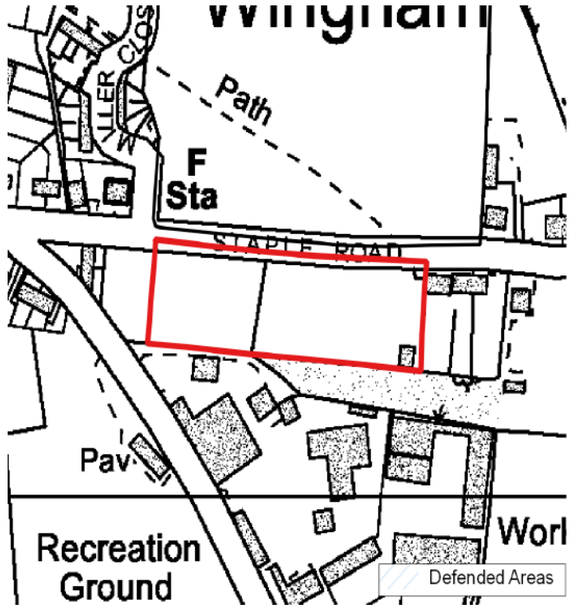

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: None | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.83ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. |

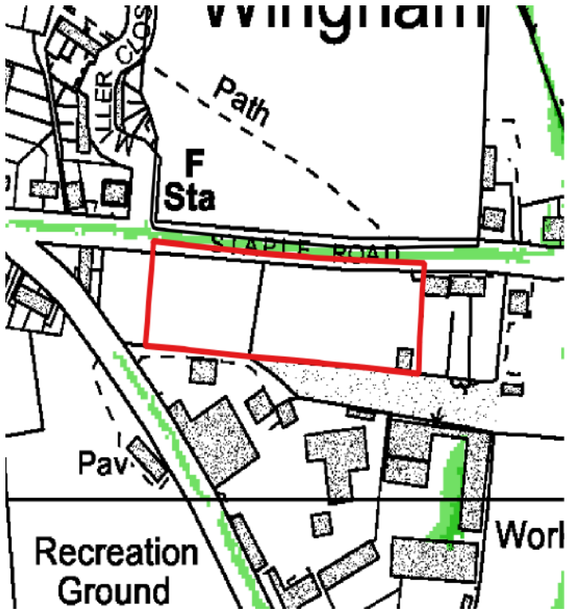
### 36 - Land adjacent to Staple Road

| | | |
|---|---|---|
| **DDC Site Reference**: WIN003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.83ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Wingham (main river) lies approximately 430m to the north of the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

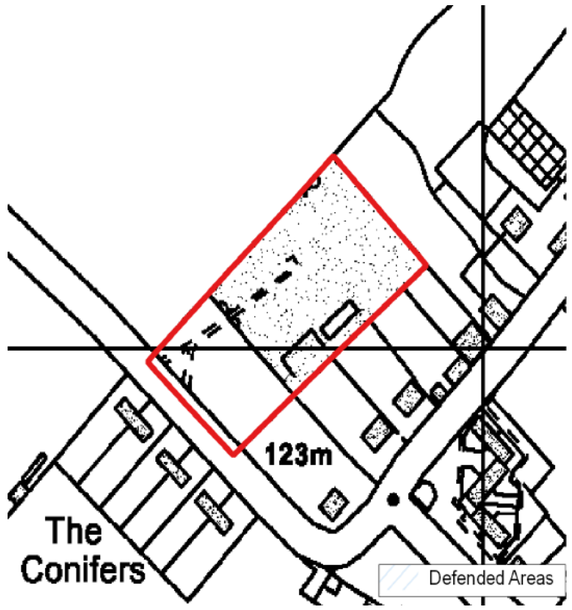



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidients within proximity of the site: Public sewer flooding approximately 150m to the northeast of the site as a result of a hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.03% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. The adjacent road is shown to be affected by surface water flooding under the 'low' risk scenario, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.83ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

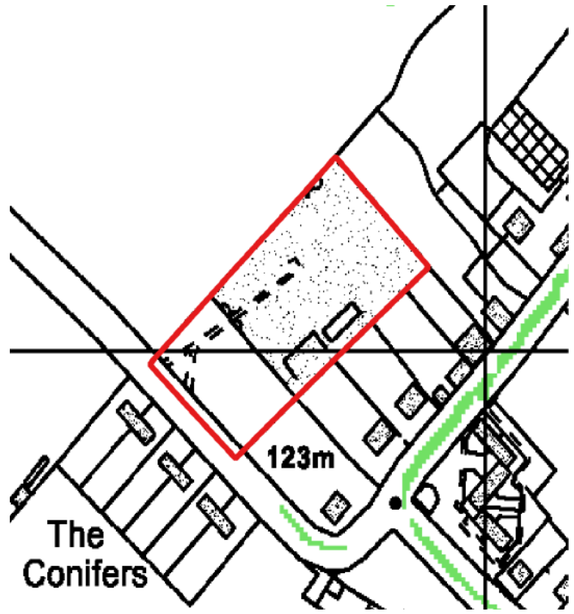
### 90 - Land opposite the Conifers, Coldred

| | | |
|---|---|---|
| **DDC Site Reference**: SHE013 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.83ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. The coastline is 900m south of the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**



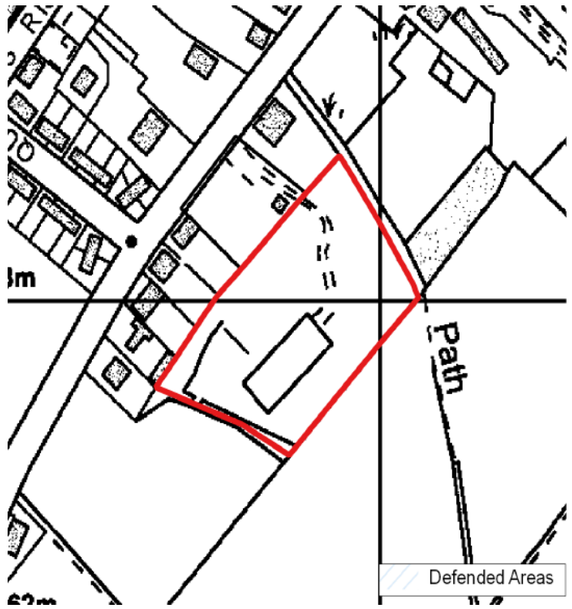

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 0.83ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. The NPPF states that new development should seek opportunities to reduce the causes and impacts of flooding (both onsite and offsite) through the use of green and other infrastructure (e.g. sustainable drainage). This is to minimise the impacts of climate change. | | |

## Table 3.2 - Sites in Flood Zone 1 and at 'very low' risk of flooding, which are greater than 1ha

## 88 - Land at Ringwould Alpines, Dover Road, Ringwould

| | | |
|---|---|---|
| **DDC Site Reference**: RIN002 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.01ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. The coastline is 900m south of the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk and Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**



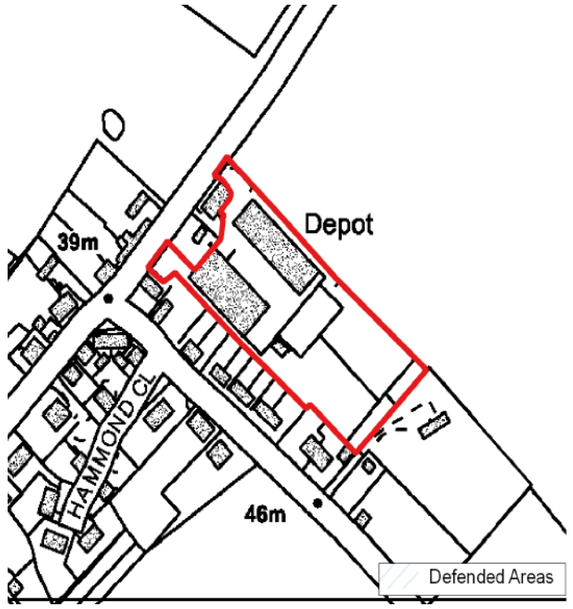

**Surface Water Map**


| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 1.01ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

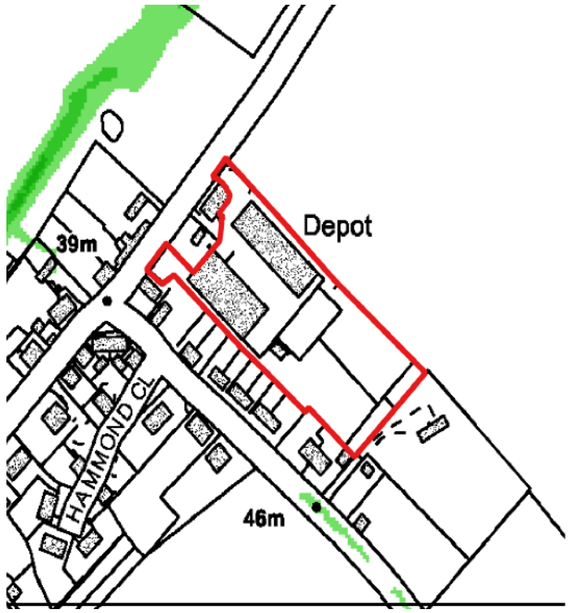
## 28 - Prima Windows, Easole Street/Sandwich Road, Nonington

| | | |
|---|---|---|
| **DDC Site Reference**: NON006 | | **Existing Land Use:** 50% Greenfield, 50% Brownfield |
| **Site Area:** 1.14ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

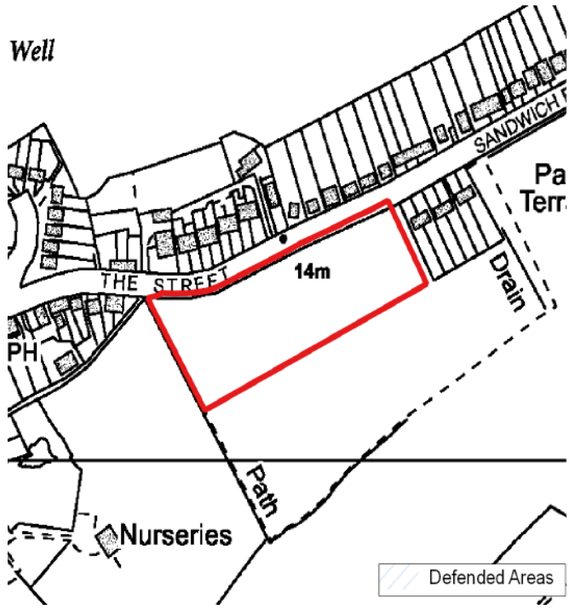



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is a flow path approximately 81m to the northwest of the site, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 1.14ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

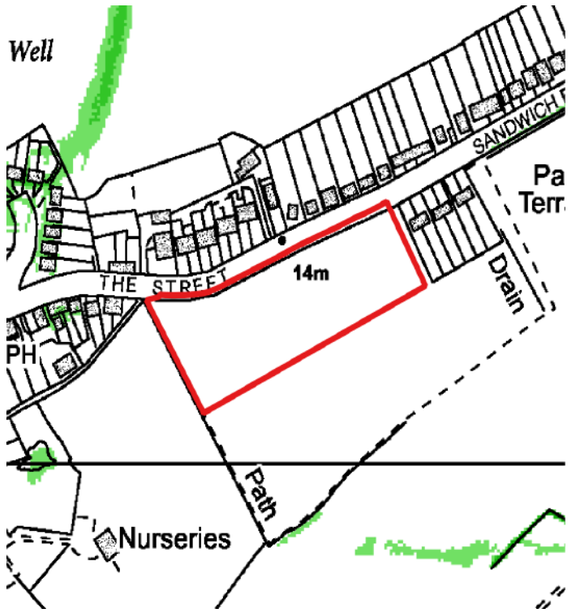
### 69 - Land south of Sandwich Road, Woodnesborough

| | | |
|---|---|---|
| **DDC Site Reference**: WOO006 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.26ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The South Poulders Stream (main river) lies approximately 290m to the north of the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**



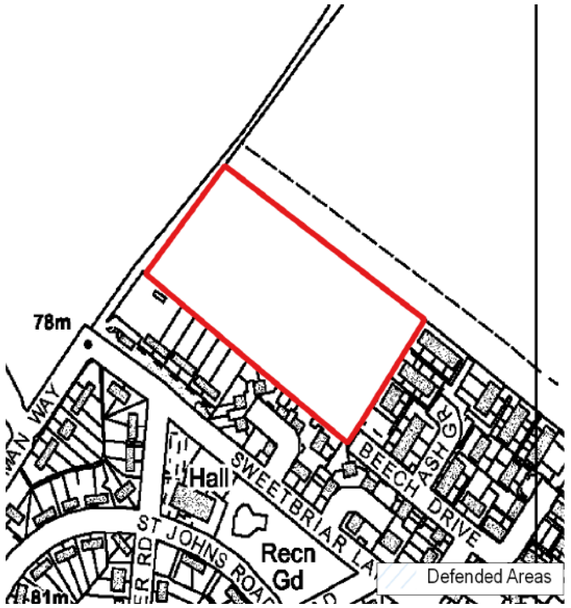

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 1.26ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

## 52 - Land on the south eastern side of Roman Way, Elvington

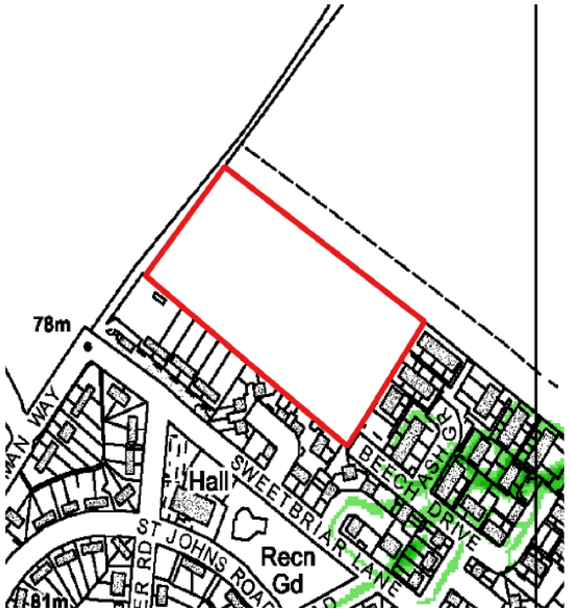
| | | |
|---|---|---|
| **DDC Site Reference**: EYT008 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.65ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 1.65ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

**Flood Zone Map**



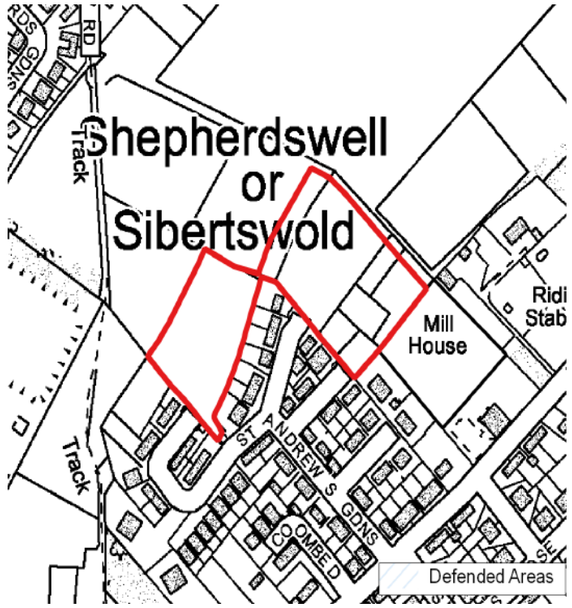

**Surface Water Map**



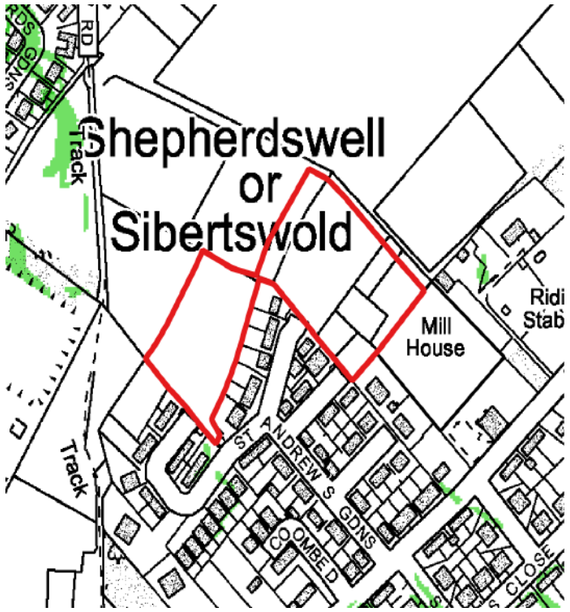
## 81 - Land at Shepherdswell, between St Andrew's Gardens, Mill Lane and Meadow View Road

| | | |
|---|---|---|
| **DDC Site Reference**: SHE004 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.75ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding approximately 240m southeast of the site as a result of hydraulic overload from surface water. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 1.75ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

**Flood Zone Map**



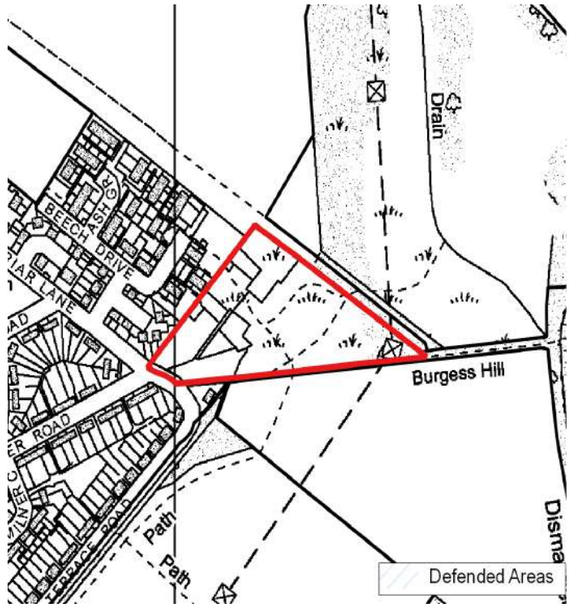

**Surface Water Map**



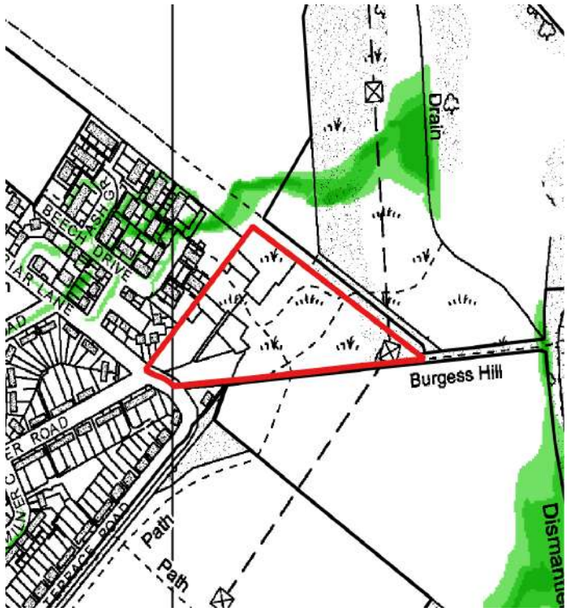
### 87 - Sweetbriar Lane, Elvington

| | | |
|---|---|---|
| **DDC Site Reference**: EYT012 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.86ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: The northern corner of the site is overlain by Head (clay, silt, sand and gravel). | |

**Flood Zone Map**




**Surface Water Map**



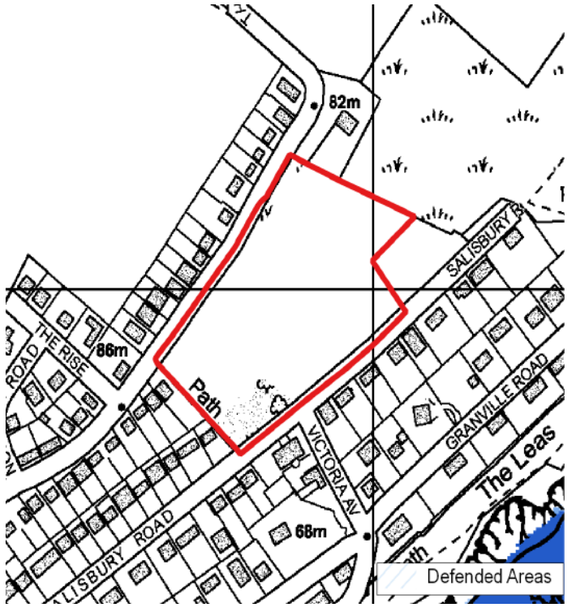

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is a flow path north of the site, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 1.86ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

## 106 - Land located between Salisbury Road and The Droveway, St Margarets-at-Cliffe

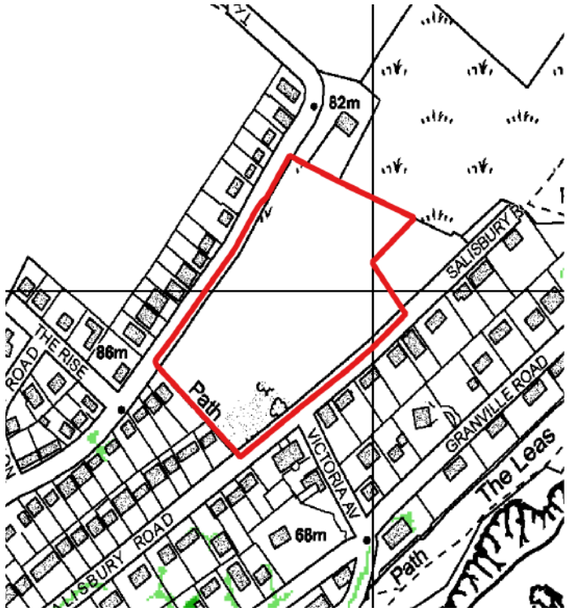
| | | |
|---|---|---|
| **DDC Site Reference**: STM010 | | **Existing Land Use:** Greenfield |
| **Site Area:** 2.72ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 2.72ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

**Flood Zone Map**




**Surface Water Map**

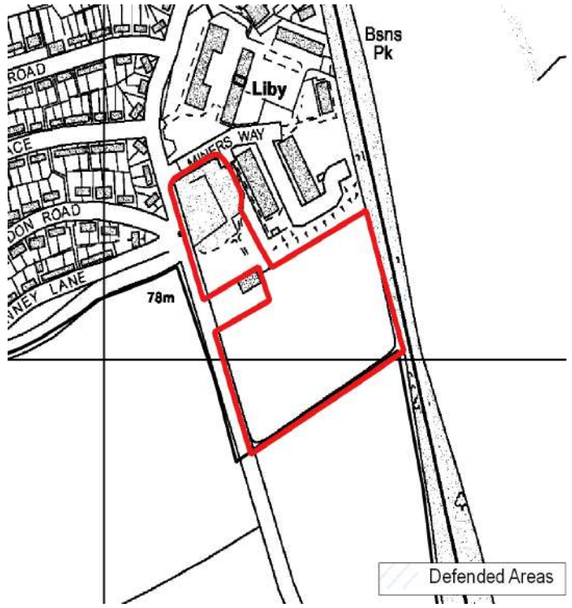


## 2 - Aylesham Development Area

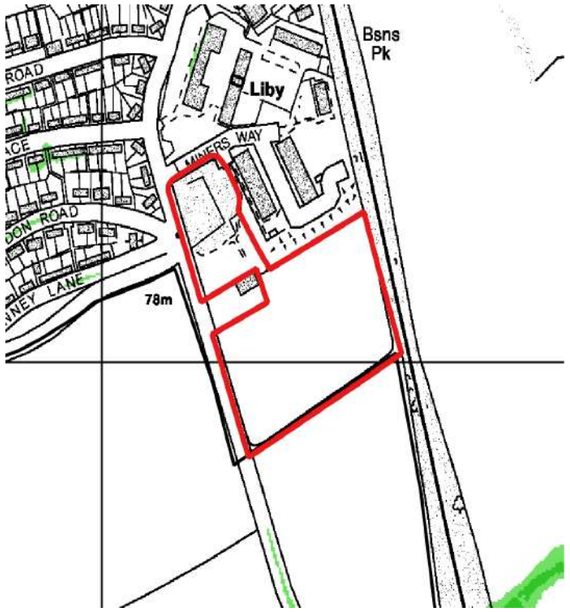
| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Greenfield |
| **Site Area:** 2.92ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site and surrounding area is not located in an area identified as being at risk of flooding from surface water. | | |
| **Developable Area based on Surface Water Flooding** | 2.92ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

**Flood Zone Map**




**Surface Water Map**



### 58 - Land at Woodhill Farm, Ringwould Road, Kingsdown

| | | |
|---|---|---|
| **DDC Site Reference**: KIN002 | | **Existing Land Use:** Greenfield |
| **Site Area:** 3.46ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no waterbodies near to the site. The site lies approximately 800m east of coastline. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**


**Surface Water Map**


| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is a flow path to the west of the site along Sea Road, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 3.46ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

### 61 - Footpath Field, Staple Road, Wingham

| | | |
|---|---|---|
| **DDC Site Reference**: WIN014 | | **Existing Land Use:** Greenfield |
| **Site Area:** 3.60ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is a drainage ditch along the northern site boundary which is connected to a network of ditches. The primary role of the drainage network is to collect surface water runoff from the surrounding area and discharge water into the River Wingham (main river) which is situated approximately 210m to the north of the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**


**Surface Water Map**

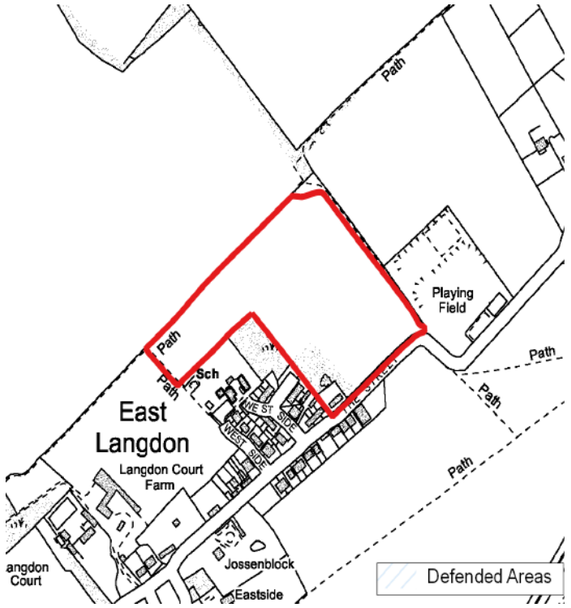

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding 100m to the east of the site as a result of hydraulic overload from surface water. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. Nevertheless, the site lies within close proximity to Flood Zone 2 and an area identified as being at 'high' risk of surface water flooding. Consequently, there is a chance that the site could be affected when an allowance for climate change is taken into consideration. | | |
| **Developable Area based on Surface Water Flooding** | 3.60ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. |

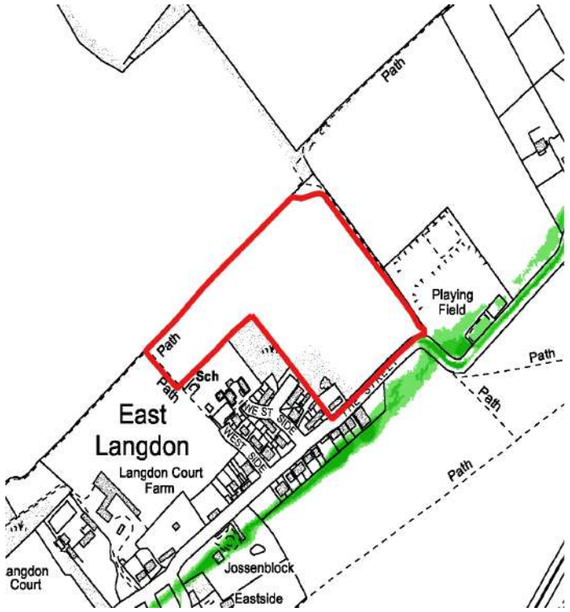
## 32 - Land adjacent Langdon Court Bungalow, The Street, East Langdon

| | | |
|---|---|---|
| **DDC Site Reference**: LAN003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 4.68ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation – Chalk And Margate Chalk Member - Chalk<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**




| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidients within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is a surface water flow path to the southeast of the site, however, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. . | | |
| **Developable Area based on Surface Water Flooding** | 4.68ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

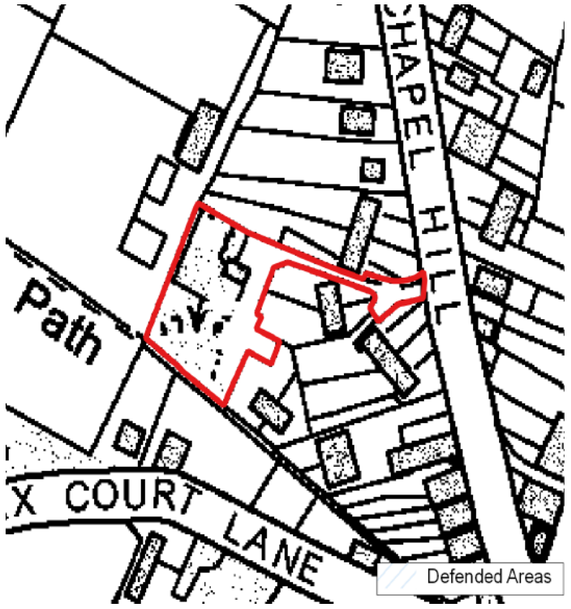
## Table 3.3 - Sites in Flood Zone 1 and with ≤ 40% of the site at risk of surface water flooding

### 96 - Chapel Hill, Eythorne

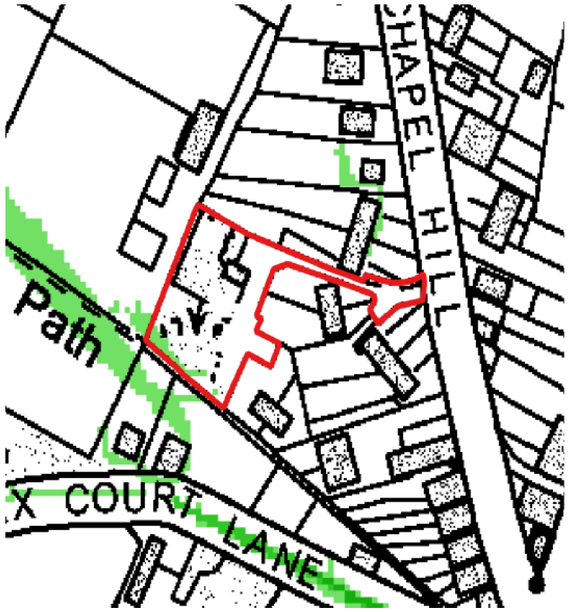
| | | |
|---|---|---|
| **DDC Site Reference**: TC4S039 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.21ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 4.23% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' scenario, there are localised areas of surface water accumulation along the southern border of the site. The site is not predicted to flood during the 'medium' and 'high' scenario. | | |

**Flood Zone Map**




**Surface Water Map**

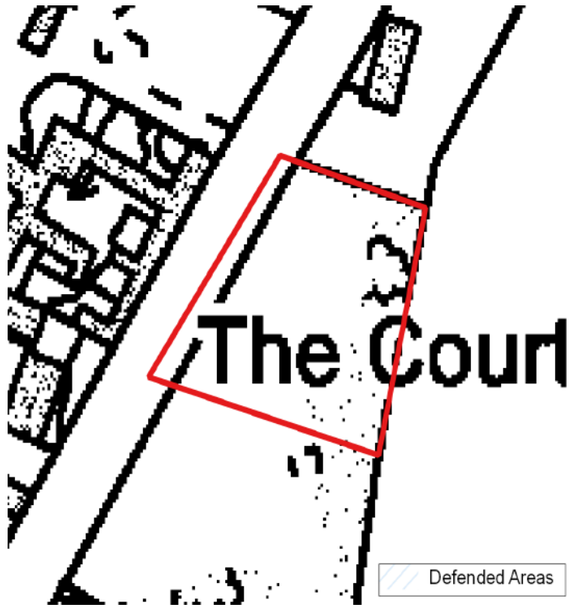


| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be partially at risk of flooding from surface water. As a result, an FRA is recommended to ensure that the impacts of climate change over the lifetime of the development are taken into consideration.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. This is to enusre that development does not increase the risk of flooding to the site or surrounding area.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

### 39 - Land at Durlock Road, Staple

| | | |
|---|---|---|
| **DDC Site Reference**: STA004 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.24ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Wingham (main river) lies approxiamtely 760m to the north of the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

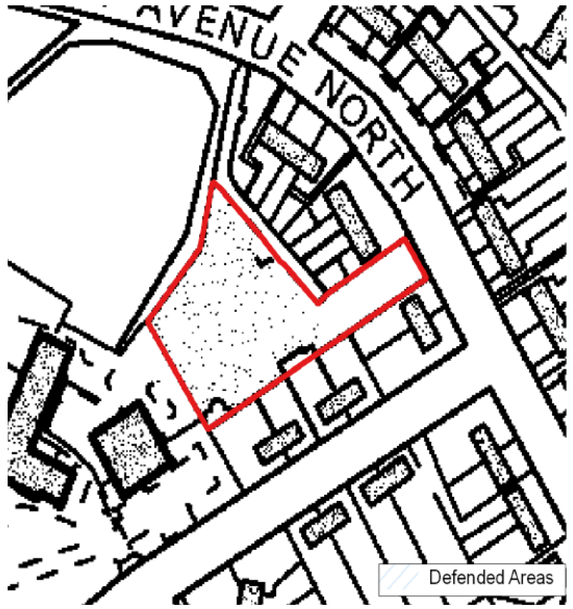

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidients within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.09% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, the site is partially shown to be at risk of surface water flooding. Nevertheless, this is attributed to the site boundary overlapping onto the adjacent road which is shown to flood under this scenario. The vast majority of the site is not located in an area identified as being at risk of flooding from surface water and even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.24ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

## 40 - Land at Dorman Avenue North, Aylesham

| | | |
|---|---|---|
| **DDC Site Reference**: AYL001 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.31ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidients within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 1.12% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario there is some minor surface water flooding predicted to the north of the site. The maps further show that the site is situated at the top of an overland flow path which continues to flow in a northerly direction. There is also a flow path north of the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.31ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

**Flood Zone Map**

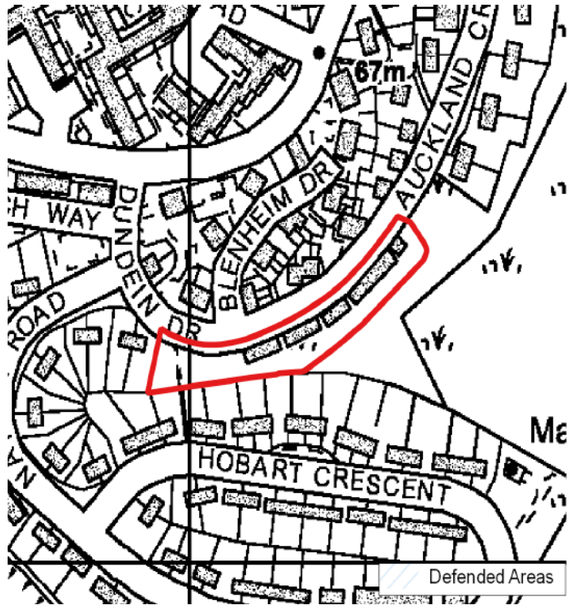



**Surface Water Map**

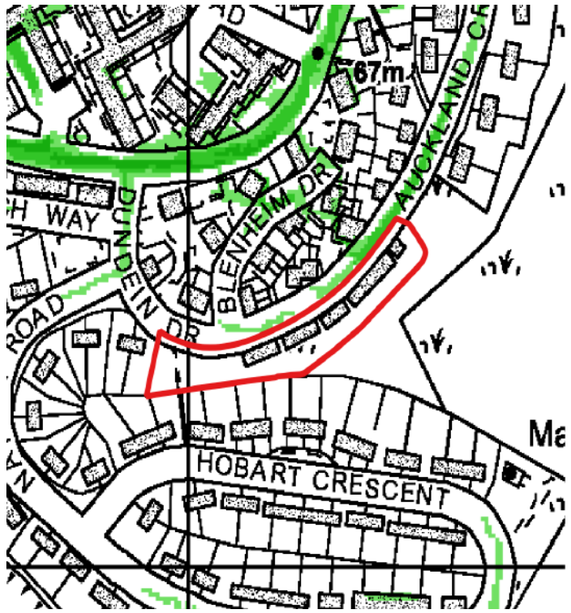
## 42 - Land at Dunedin Drive (south), Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV006 | | **Existing Land Use:** 60% Brownfield, 40% Greenfield |
| **Site Area:** 0.37ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Dour (main river) lies approximately 470m to the southwest of the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation – Chalk And Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**




| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within close proximity of the site: Public sewer flooding approximately 140m to the north of the site as a result of a hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.07% | 0.10% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario the site is partially shown to be at risk of surface water flooding. Nevertheless, this is attributed to the site boundary overlapping onto the adjacent road which is shown to flood under this scenario. The vast majority of the site is not located in an area identified as being at risk of flooding from surface water and even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.37ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

### 27 - Land off Mill Lane, Shepherdswell

| | | |
|---|---|---|
| **DDC Site Reference**: SHE008 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.38ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

**Flood Zone Map**


**Surface Water Map**

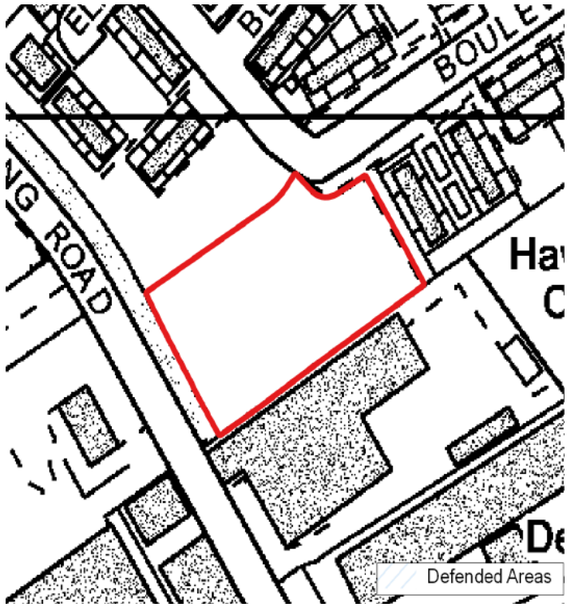

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 4.04% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there are localised areas of surface water accumulation in the northeast corner of the site adjacent to the highway, which could be attributed to a topographic depression. The site is not predicted to flood during the 'medium' and 'high' scenario. | | |
| **Developable Area based on Surface Water Flooding** | 0.38ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be partially at risk of flooding from surface water. As a result, an FRA is recommended to ensure that the impacts of climate change over the lifetime of the development are taken into consideration.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. This is to enusre that development does not increase the risk of flooding to the site or surrounding area.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. |

### 41 - Land at Boulevard Courrieres, Aylesham

| | | |
|---|---|---|
| **DDC Site Reference**: AYL002 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.61ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: A small area to the northeast of the site is overlain by Head (clay, silt, sand and gravel). | |

**Flood Zone Map**




**Surface Water Map**

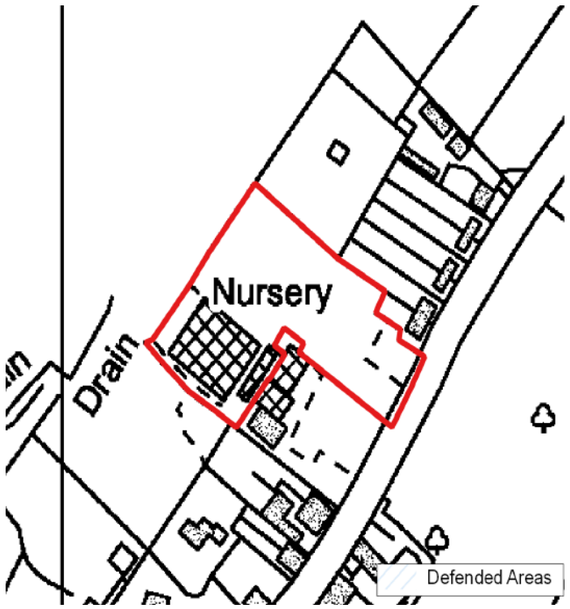

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 13.63% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scneario, there are two flow paths from the centre of the site towards the northeast corner of the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.61ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be partially at risk of flooding from surface water. As a result, an FRA is recommended to ensure that the impacts of climate change over the lifetime of the development are taken into consideration.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. This is to enusre that development does not increase the risk of flooding to the site or surrounding area.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

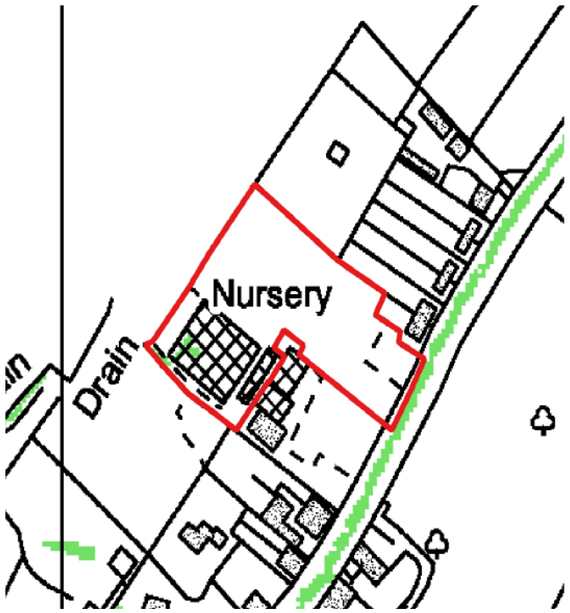
### 79 - Beacon Lane Nursery, Beacon Lane, Woodnesborough

| | | |
|---|---|---|
| **DDC Site Reference**: WOO005 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.73ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | There is a pond approximately 130m south of the site. There are no other watercourses nearby. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**



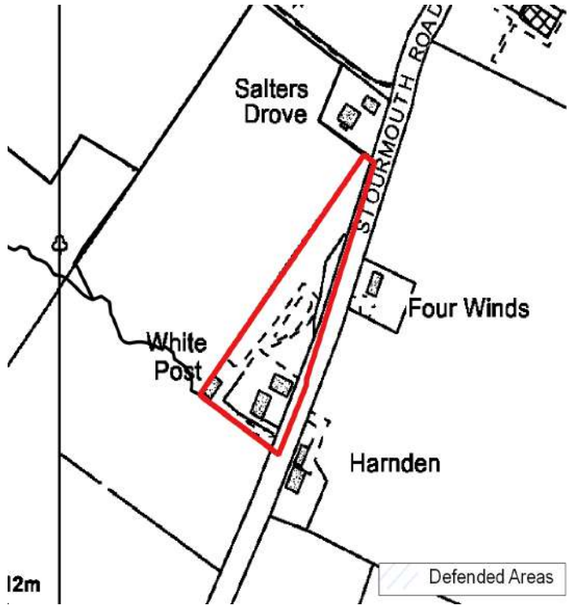

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 1.34% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario there is a localised area to the west of the site where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. | | |
| **Developable Area based on Surface Water Flooding** | 0.73ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site could be affected by surface water flooding. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

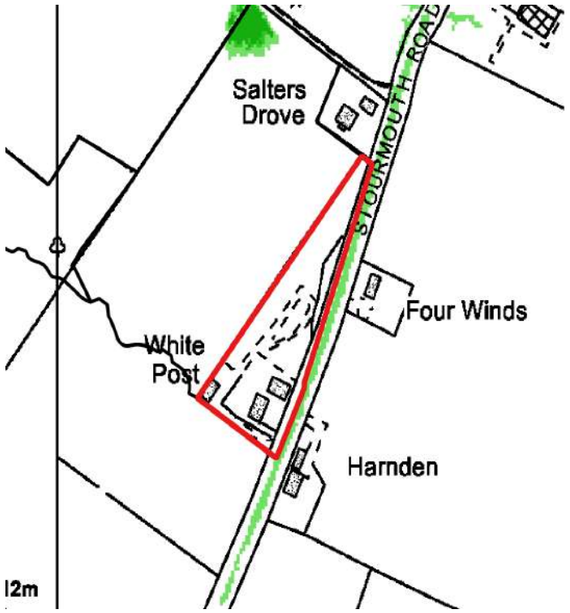
### 33 - Apple Tree Farm, Stourmouth Road

| | | |
|---|---|---|
| **DDC Site Reference**: PRE003 | | **Existing Land Use:** 80% Greenfield, 20% Brownfield |
| **Site Area:** 0.76ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: London Clay Formation - Clay And Silt<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

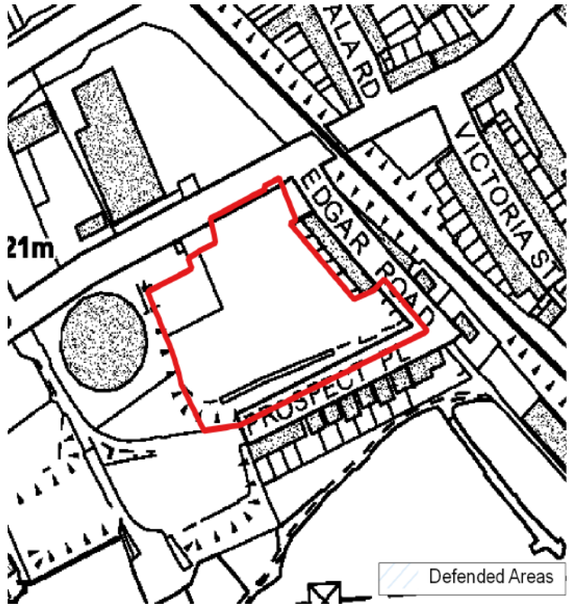



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidients within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.17% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, the site is partially shown to be at risk of surface water flooding. Nevertheless, this is attributed to the site boundary overlapping onto the adjacent road which is shown to flood under this scenario. The vast majority of the site is not located in an area identified as being at risk of flooding from surface water and even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.76ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is less than 1 hectare and not shown to be at risk of flooding according to the EA's 'Flood map for Planning' and 'Risk of Flooding from Surface Water' maps and therefore, a Flood Risk Assessment would not typically be required. Nevertheless, it is recommended that SuDS are considered due to the location of the site to reduce the causes and impacts of flooding (both onsite and offsite) and to minimise the impacts of climate change. | | |

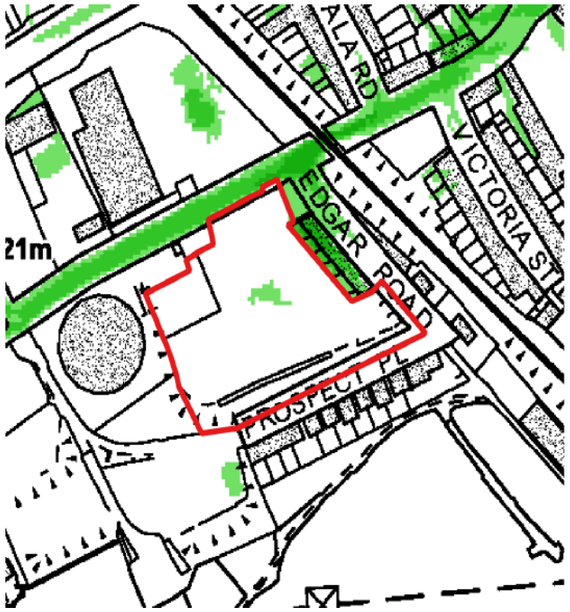
## 64 - Land in Coombe Valley, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV022B | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.91ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The River Dour (main river) lies approximatgely 250m east of the site. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation - Chalk<br>***Superficial***: The northern corner of the site is overlain by Head (clay, silt, sand and gravel). | |

**Flood Zone Map**




**Surface Water Map**

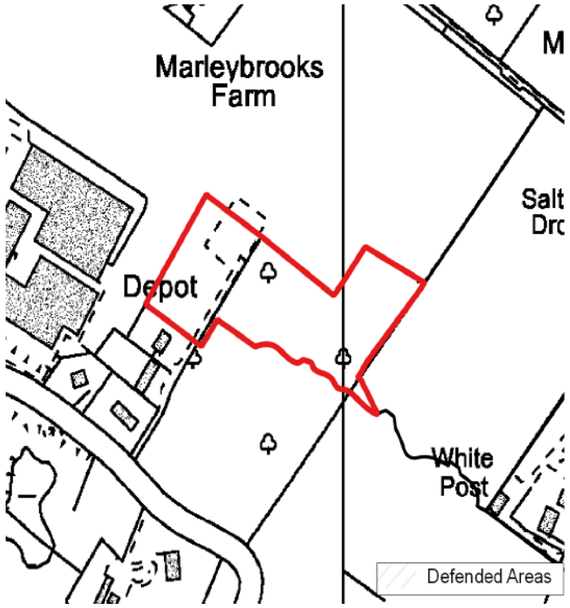



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within close proximity of the site: Public sewer flooding 160m to the north of the site as a result of hydraulic overload from sewer. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.02% | 2.23% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there are localised areas of surface water accumulation. | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be partially at risk of flooding from surface water. As a result, an FRA is recommended to ensure that the impacts of climate change over the lifetime of the development are taken into consideration.<br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. This is to enusre that development does not increase the risk of flooding to the site or surrounding area.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

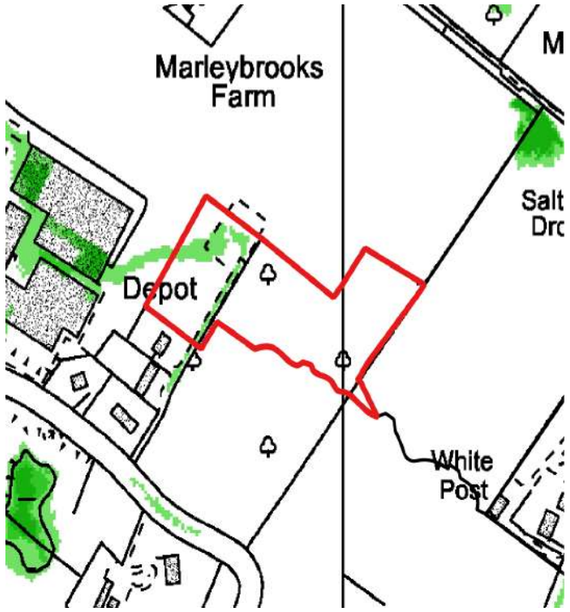
### 75 - Site north of Discovery Drive, Preston

| | | |
|---|---|---|
| **DDC Site Reference**: PRE016 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.10ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the river. | |
| **Geology** | ***Bedrock***: London Clay Formation - Clay And Silt And Harwich Formation - Sand And Gravel<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**



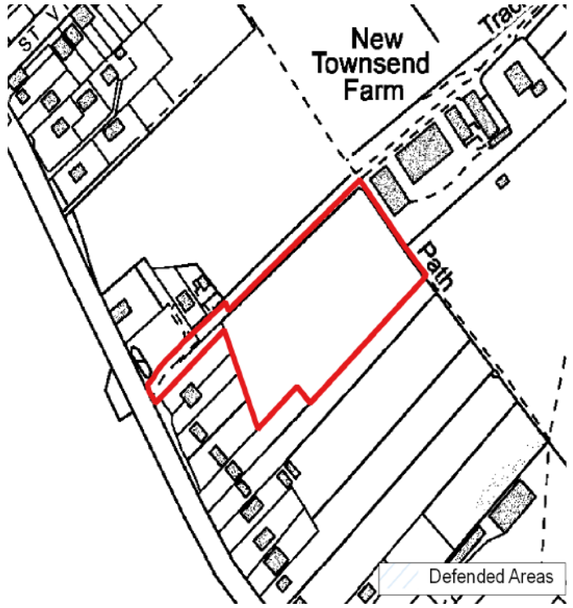

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 7.03% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario there is a surface water flow path which follows the road leading into the site. Surface water from the road accumulates in the north-western corner of the site before it continues to flow in a westerly direction, away from the site. | | |
| **Developable Area based on Surface Water Flooding** | 1.10ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

## 76 - Land at New Townsend Farm, Station Road, St Margaret's

| | | |
|---|---|---|
| **DDC Site Reference**: STM006 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.32ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 3.40% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario there are localised areas where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. In addition, there is a flow path which runs to the northwest of the site. | | |
| **Developable Area based on Surface Water Flooding** | 1.32ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha and is partially affected by surface water flooding. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

**Flood Zone Map**

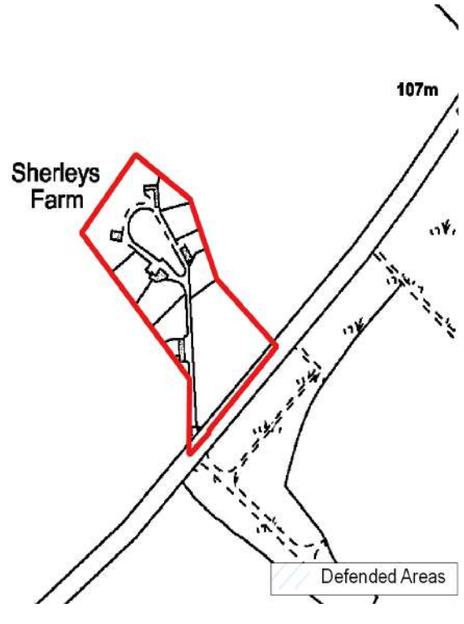



**Surface Water Map**

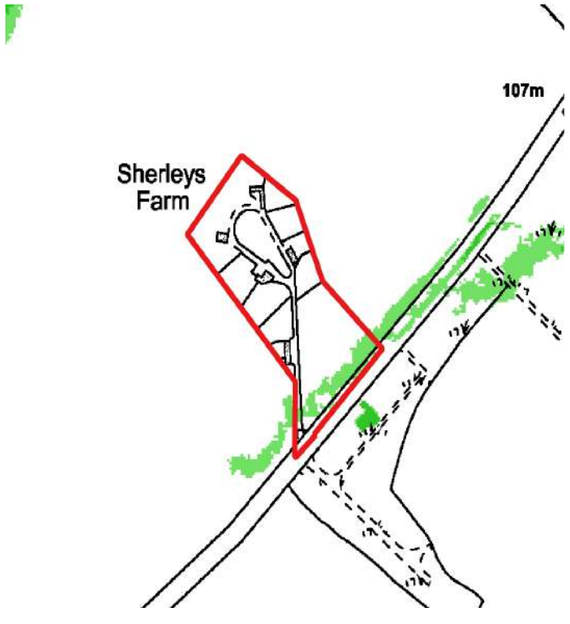
## 17 - Sherley Farm

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S050 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.49ha | | **Proposed Land Use:** Gypsy and Travellers |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The site lies approximately 850m from the coastline. There are no other waterbodies nearby. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

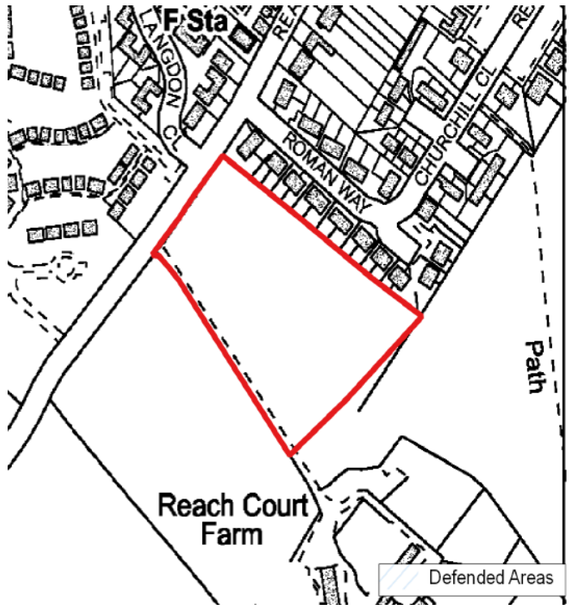



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 7.50% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there is a surface water flow path which runs through the southeast of the site. | | |
| **Developable Area based on Surface Water Flooding** | 1.49ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

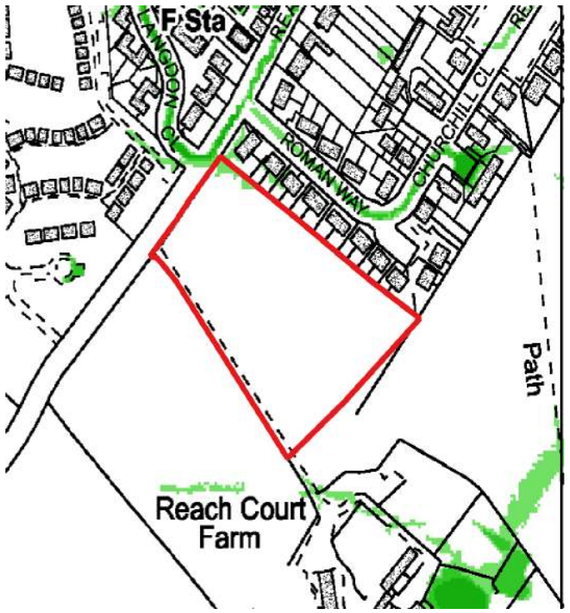
## 35 - Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way

| | | |
|---|---|---|
| **DDC Site Reference**: STM003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.78ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. The site lies approximately 1000m away from the coastline. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

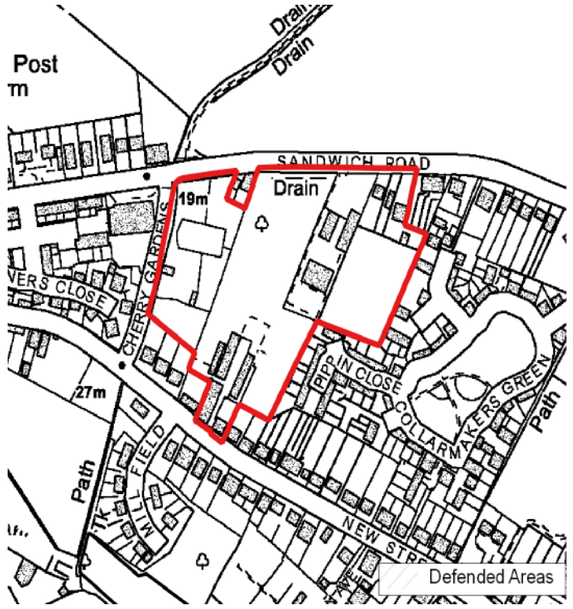



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidients within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 1.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, a small area in the northern corner of the site is shown to be affected by surface water flooding. There is a flow path which starts to the north of the site within Reach Road and continues to flow away in a north-easterly direction. | | |
| **Developable Area based on Surface Water Flooding** | 1.78ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

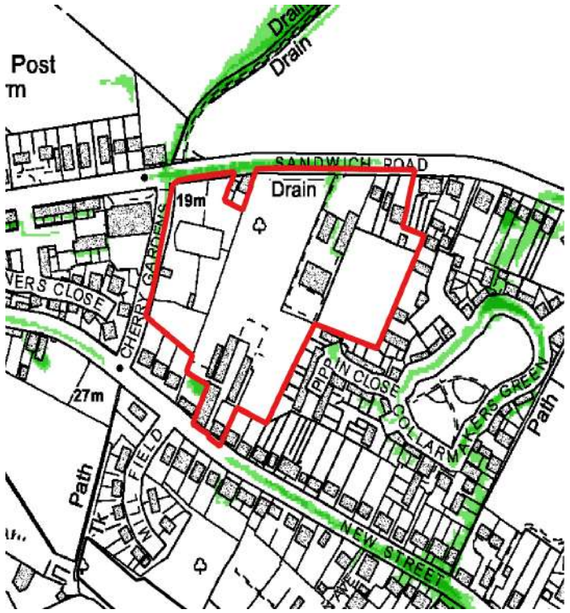
## 24 - Land to the south of Sandwich Road, Ash

| | | |
|---|---|---|
| **DDC Site Reference**: ASH014 | | **Existing Land Use:** 50% Greenfield, 50% Brownfield |
| **Site Area:** 3.34ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay And Lambeth Group - Sand<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

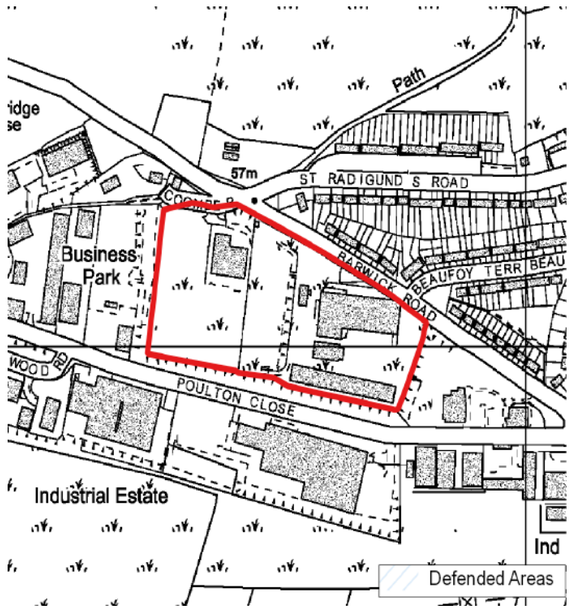



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding approximately 50m to the east of the site as a result of hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.11% | 1.35% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' scenario there are localised areas where surface water is shown to accumulate. In addition, there is a surface water flow path within the roads north and northwest of the site. | | |
| **Developable Area based on Surface Water Flooding** | 3.34ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

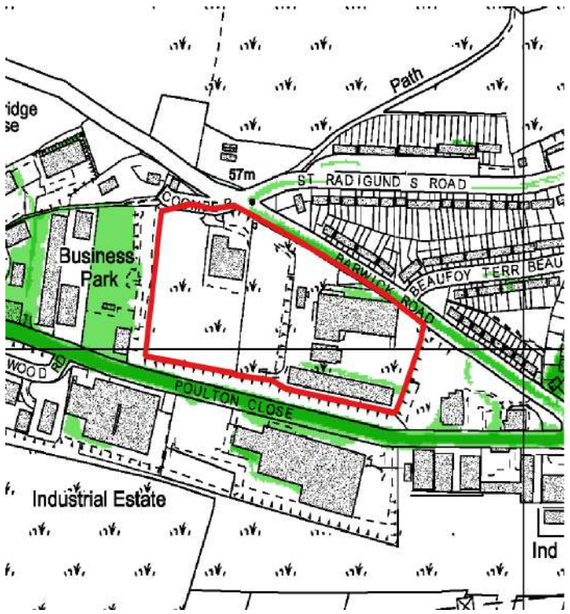
## 63 - Land in Coombe Valley, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV022E | | **Existing Land Use:** Brownfield |
| **Site Area:** 3.69ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The River Dour (main river) lies approximatgely 380m east of the site. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation - Chalk<br>***Superficial***: Head (clay and silt) | |
| **Flood History** | Incidents within the site: None<br>Incidents within close proximity of the site: Public sewer flooding 160m to the north of the site as a result of hydraulic overload from sewer. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.08% | 2.67% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there are localised areas of surface water accumulation. | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | |

**Flood Zone Map**



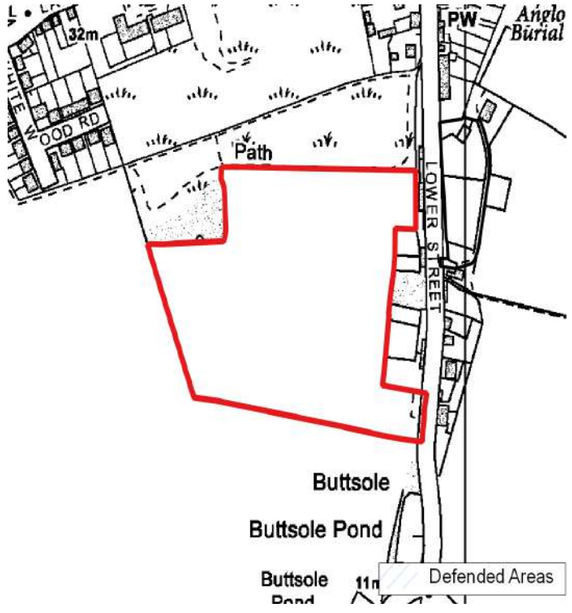

**Surface Water Map**



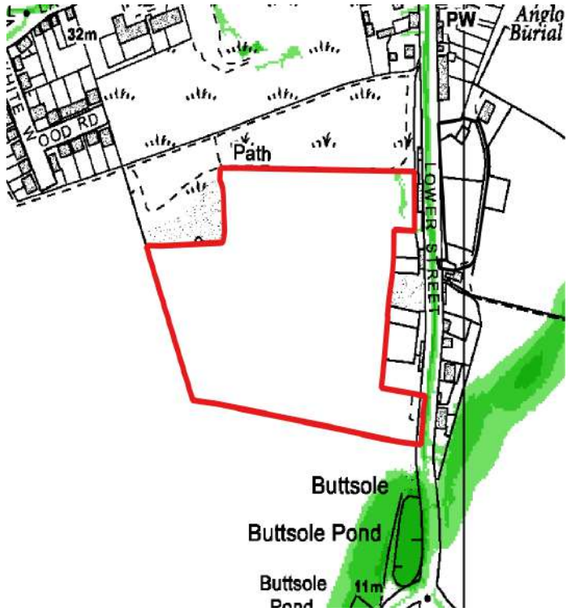
## 45 - Land at Buttsole Pond, Lower Street, Eastry

| | | |
|---|---|---|
| **DDC Site Reference**: EAS002 | | **Existing Land Use:** Greenfield |
| **Site Area:** 3.93ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is a pond to the south of the development site. In addition, there is a drainage ditch located approximately 650m to the northeast of the site which is connected to the Sandwich Bay and Hacklinge Marsh Sewer. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation – Chalk And Margate Chalk Member - Chalk<br>***Superficial***: Head (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**



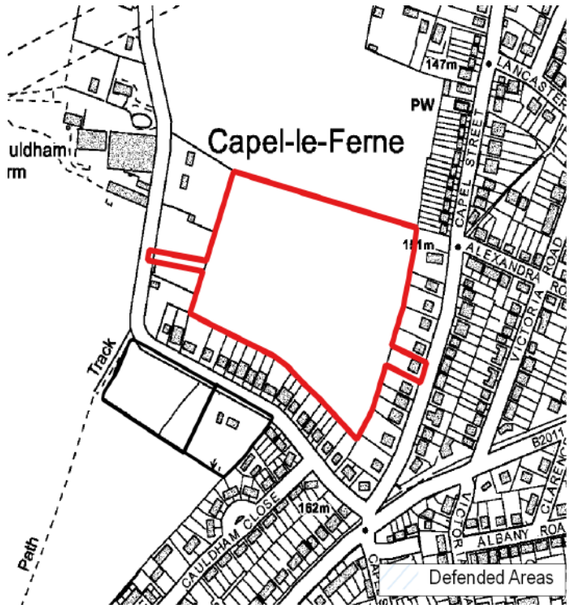

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site. None.<br>Incidents within proximity of the site: Public sewer flooding approximately 80m to the south of the site as a result of a hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.01% | 0.42% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there is a localised areas of surface water flooding to the northeast of the site and within the adjacent road. In addition, there is a flow path to the southeast of the site which flows towards the drainage ditch further to the northeast. | | |
| **Developable Area based on Surface Water Flooding** | 3.93ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. |

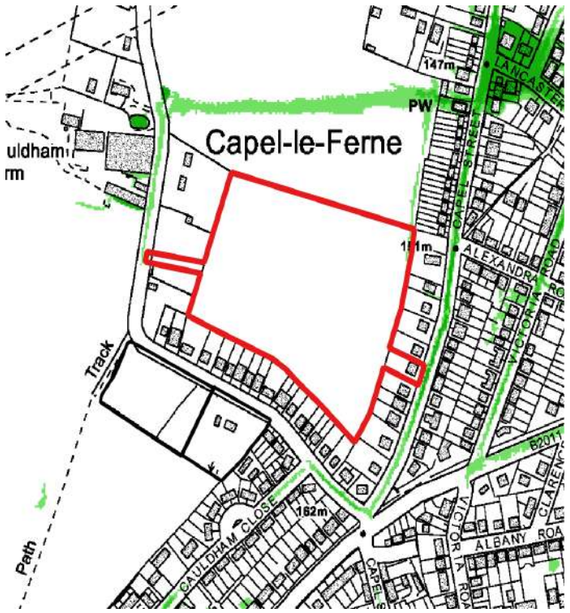
### 53 - Land to the east of Great Cauldham Farm, Capel le Ferne

| | | |
|---|---|---|
| **DDC Site Reference**: CAP006 | | **Existing Land Use:** Greenfield |
| **Site Area:** 4.02ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The site lies approximately 850m from the coast. There are no other waterbodies within close proximity to the site. | |
| **Geology** | ***Bedrock***: Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

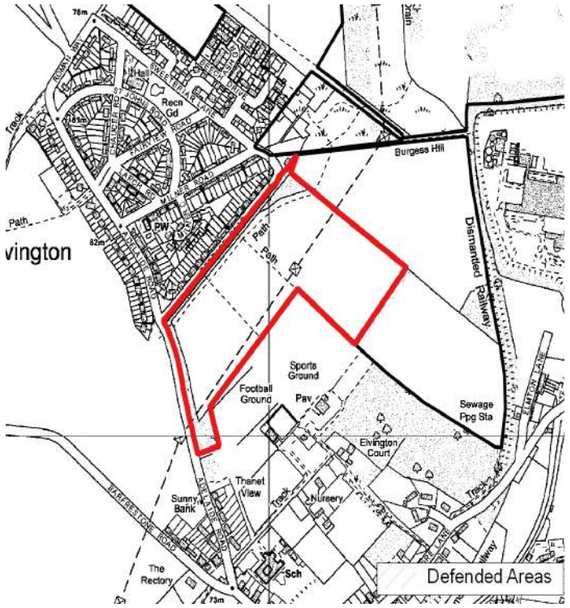



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.18% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there is a localised areas of surface water flooding to the northeast of the site. In addition, there is surface water flooding within the roads to the west and east of the site. There is a flow path approximately 50m to the north of the site. | | |
| **Developable Area based on Surface Water Flooding** | 4.02ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

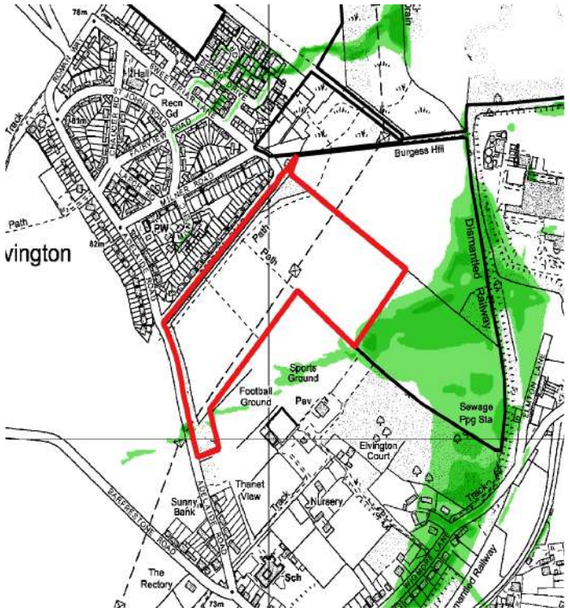
## 85 - Land adjoining Terrace Road, Elvington

| | | |
|---|---|---|
| **DDC Site Reference**: EYT003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 8.07ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation – Chalk And Margate Chalk Member - Chalk<br>***Superficial***: The southern corner of the site is overlain by Head (silt and gravel). | |

**Flood Zone Map**




**Surface Water Map**

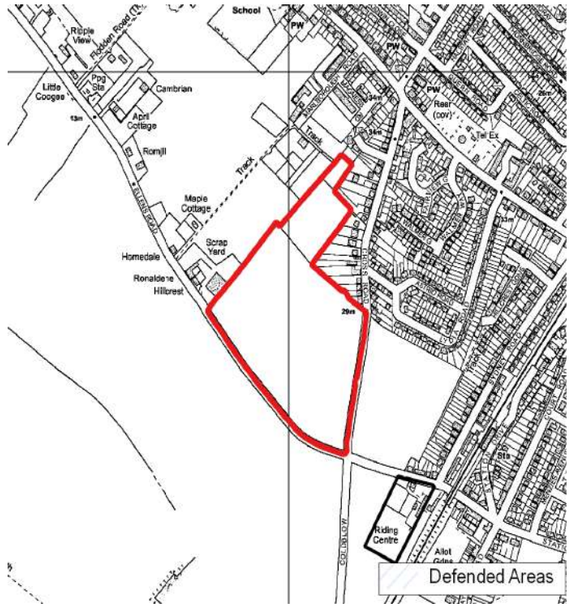



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.86% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | The site is not located in an area identified as being at risk of flooding from surface water. There is a surface water flow path to the north of the site, however, During the 'low' risk scenario there is a small area to the southeast of the site which is shown to be affected by surface water flooding as a result of the neighbouring site flooding. | | |
| **Developable Area based on Surface Water Flooding** | 8.07ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha and contains surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

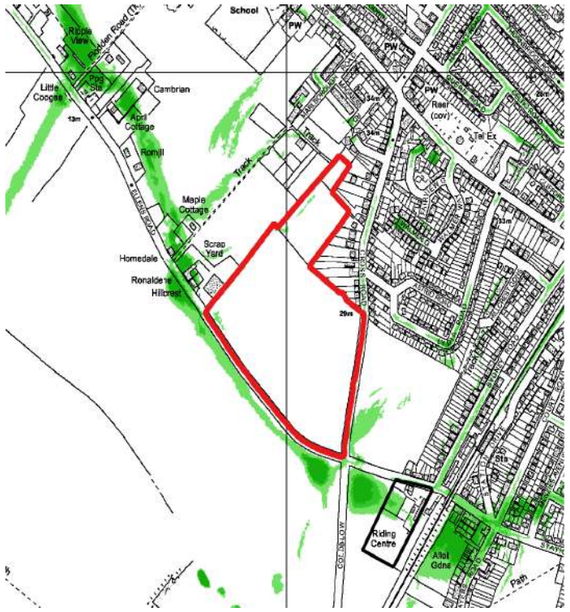
## 62 - Land off Cross Road, Deal

| | | |
|---|---|---|
| **DDC Site Reference**: DEA008 | | **Existing Land Use:** Greenfield |
| **Site Area:** 8.73ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation – Chalk And Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

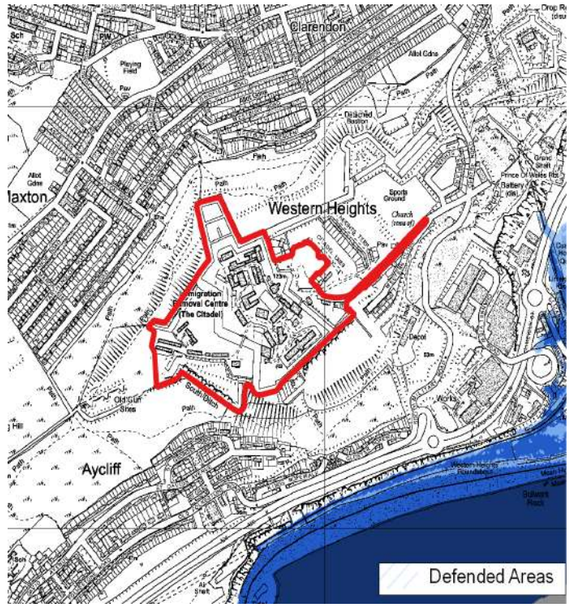



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding approximately 170m to the southeast of the site as a result of hydraulic overload from sewer. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.69% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario there are localised areas where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. In addition, there is a flow path to the southwest of the site. | | |
| **Developable Area based on Surface Water Flooding** | 8.73ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

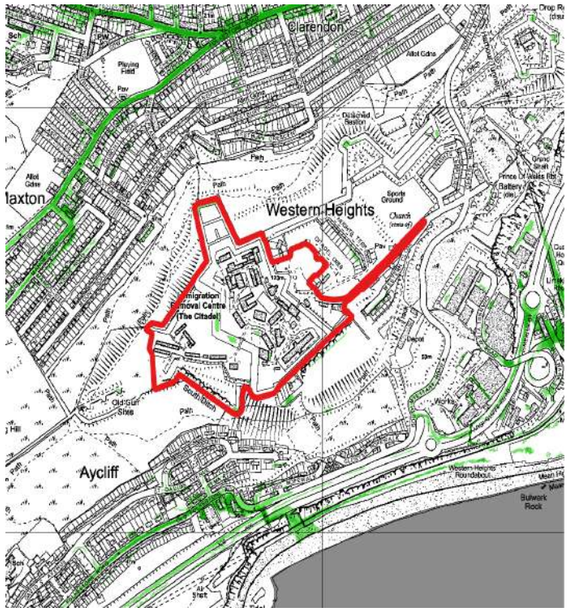
## 8 - The Citadel, Western Heights, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S083 | | **Existing Land Use:** Brownfield |
| **Site Area:** 14.82ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The site lies approximately 380m from the coastline. There are no other waterbodies nearby. | |
| **Geology** | ***Bedrock***: Lewes Nodular Chalk Formation – Chalk And Seaford Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

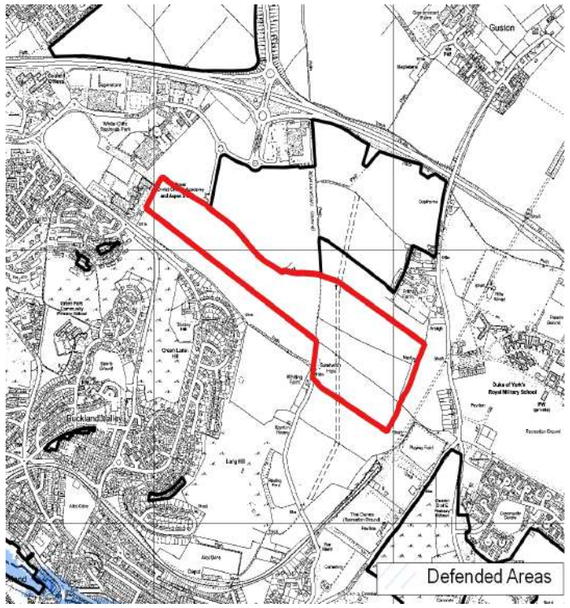



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 1.29% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there are localised areas of surface water accumulation, which could be attributed to depressions in the topography or existing structures on site. | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

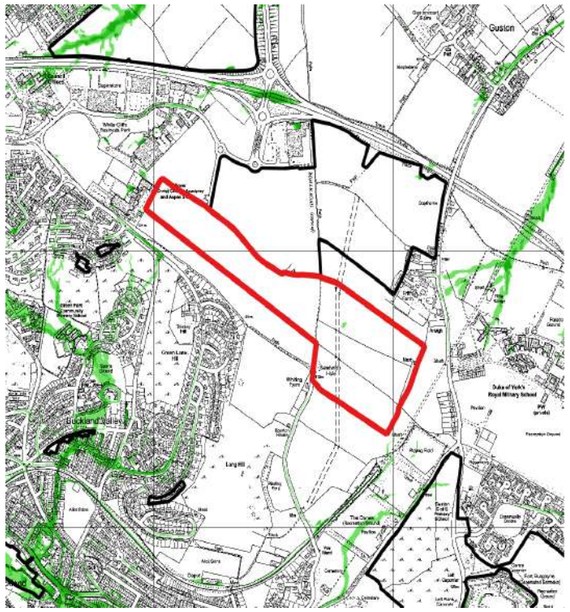
## 10 - WCBP Potential Phase 4

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S120 | | **Existing Land Use:** Greenfield |
| **Site Area:** 27.73ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member – Chalk And Seaford Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

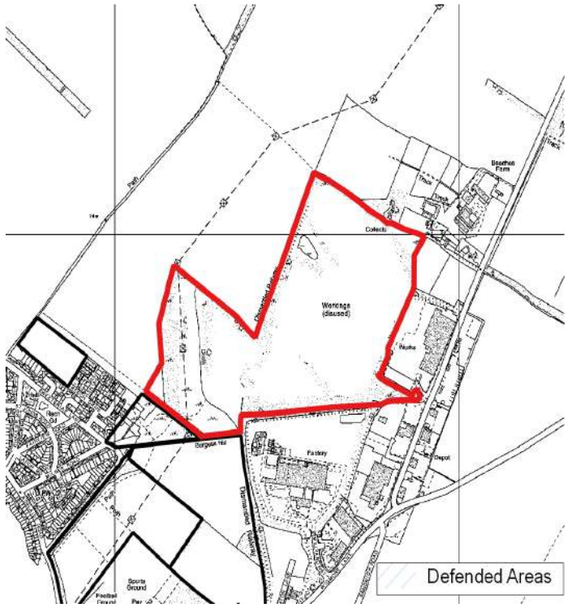



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None<br>Incidents within proximity of the site: Public sewer flooding approximately 200m to the east of the site as a result of hydraulic overload from surface water. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 0.15% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario there is a small area in the centre of the site which is shown to be affected by surface water flooding. However, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 27.73ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

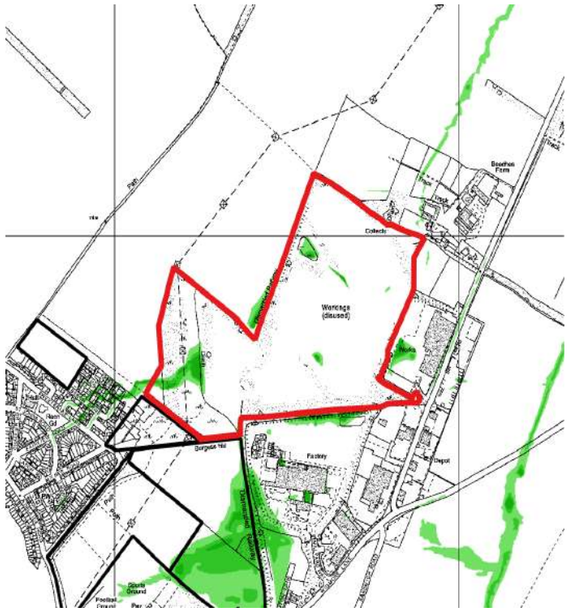
### 101 - Tilmanstone Spoil Tip, Elvington

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Brownfield |
| **Site Area:** 29.44ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification. | |
| **Nearby Waterbodies** | There is a ditch in the southwest of the site and along the central west border of the site. There is a pond in the northern half of the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation (chalk) covers the majority of the site, with Margate Chalk Member (chalk) covering the western and eastern borders.<br>***Superficial***: Head (clay, silt, sand and gravel) overlying approximately half the site | |

**Flood Zone Map**




**Surface Water Map**



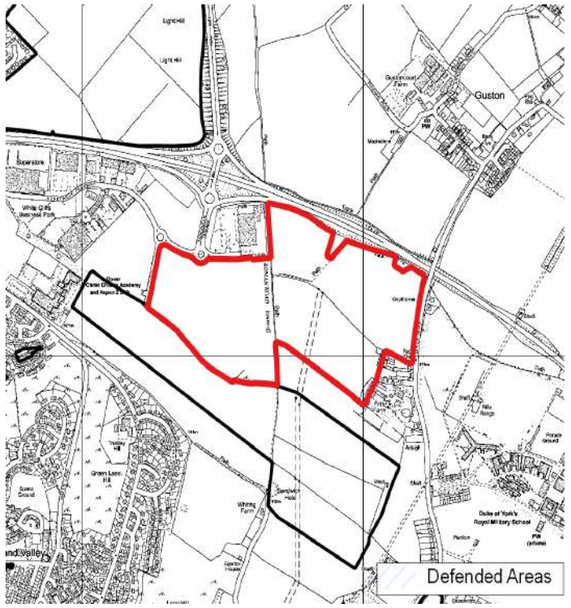
| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.89% | 1.08% | 2.12% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' and 'medium' risk scenarios, there is some localised accumulation within depressions on site and a small flow path in the south west corner of the site, where surface water flows across the site in a north-easterly direction. During the 'high' risk scenario, there are only localised areas of accumulation, which could be attributed to topograhic depressions. | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

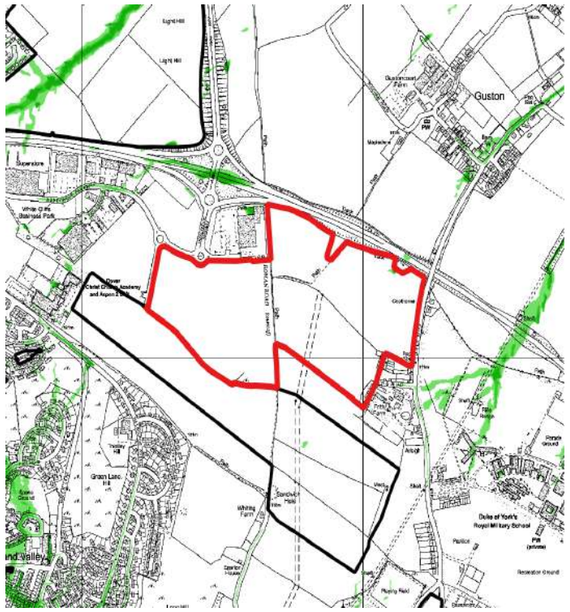
## 5 - White Cliffs Business Park Phases I-III

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Greenfield |
| **Site Area:** 35.17ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | No | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member – Chalk And Seaford Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) and Head (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

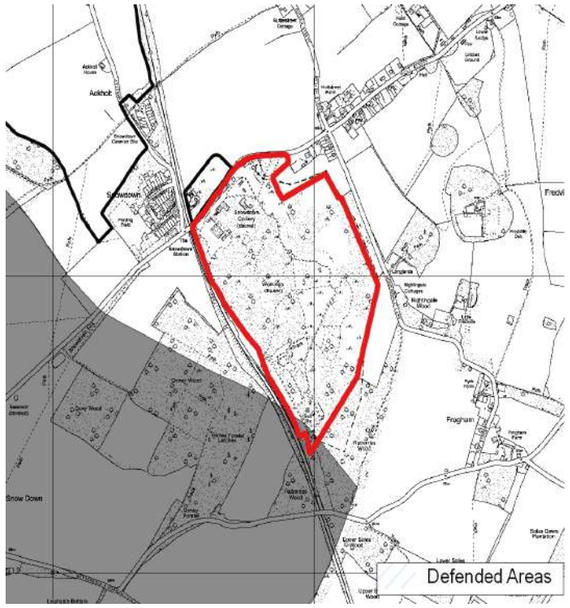



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.03% | 0.01% | 0.07% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario there is a small area to the northeast of the site which is shown to be affected by surface water flooding. However, even when the impacts of climate change are taken into consideration, it is unlikely to affect the site. | | |
| **Developable Area based on Surface Water Flooding** | 35.14ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

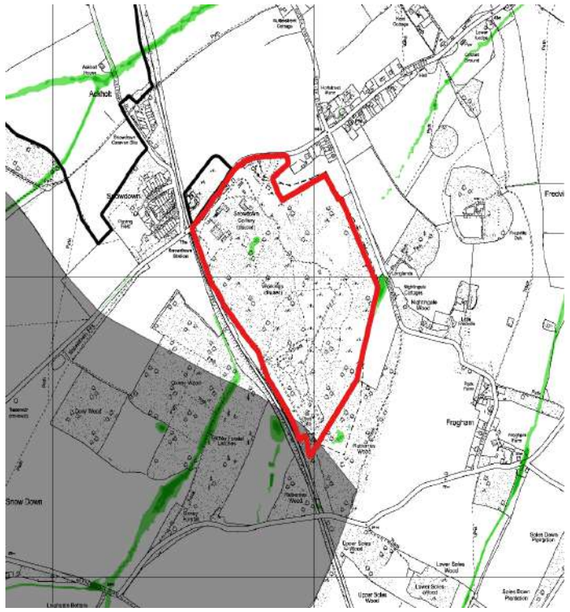
## 7 - Land off Holt Street, Snowdown, Aylesham

| | | |
|---|---|---|
| **DDC Site Reference**: AYL005 | | **Existing Land Use:** Greenfield |
| **Site Area:** 39.94ha | | **Proposed Land Use:** Commercial and Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation – Chalk And Margate Chalk Member - Chalk<br>***Superficial***: Head (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

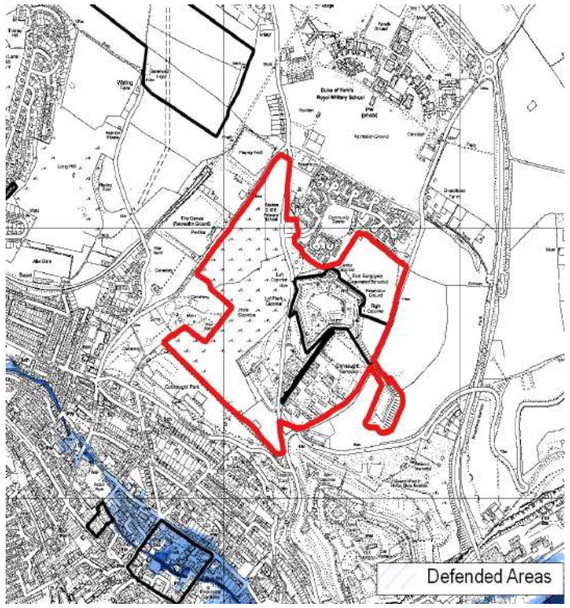


| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.05% | 0.36% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' and 'low' risk scenarios there are localised areas where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. | | |
| **Developable Area based on Surface Water Flooding** | 39.90ha | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

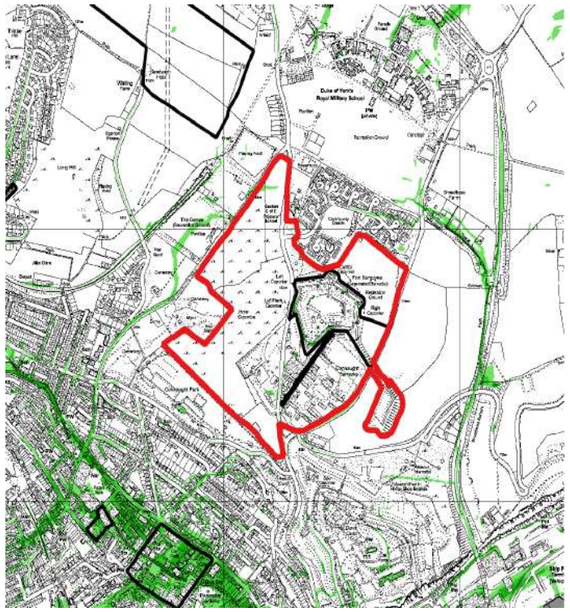
### 18 - Connaughts Barracks, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: GUS002 | | **Existing Land Use:** Mixed |
| **Site Area:** 54.99ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for any vulnerability classification | |
| **Nearby Waterbodies** | The River Dour (main river) is located over 500m to the southwest of the site. In addition, the site lies over 750m from the coastline. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation – Chalk And Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: The site is partially overlain by Head (clay, silt, sand and gravel) and Clay-with-flints-Formation (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**

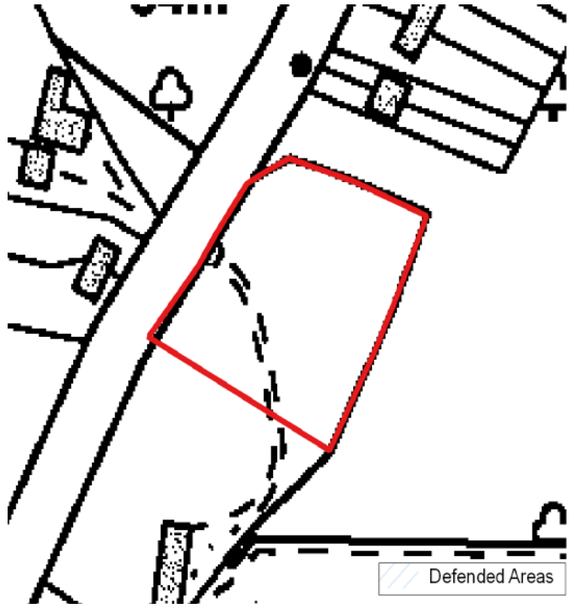


| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site. None.<br>Incidients within proximity of the site: Public sewer flooding approximately 140m to the north of the site as a result of a hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.13% | 0.18% | 0.93% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' to 'low' risk scenario, there are localised areas of surface water accumulation. In addition, during the 'low' scenario, there is a flow path which runs across the most northern edge of the site. | | |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1, it covers greater than 1ha. As a result, an FRA is required which should include an appraisal of the impacts of climate change.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. | | |

### 37 - Land adjacent to White Lodge, Preston Hill

| | | |
|---|---|---|
| **DDC Site Reference**: WIN004 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.31ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay and Lambeth Group - Sand<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**

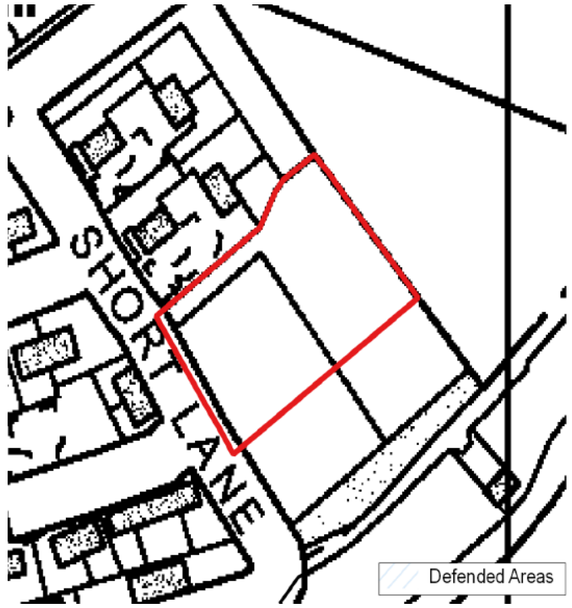
| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 4.70% | 7.05% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' to 'low' risk scenarios there is a localised area where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. | | |
| **Developable Area based on Surface Water Flooding** | 0.28ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to partially be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

### 43 - Land at Short Lane, Alkham

| | | |
|---|---|---|
| **DDC Site Reference**: ALK003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.32ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is a small watercourse approximately 85m to the southwest of the site. | |
| **Geology** | ***Bedrock***: Holywell Nodular Chalk Formation - Chalk<br>***Superficial***: Alluvium (clay, silt, sand and gravel) along the southern boundary of the site. | |

**Flood Zone Map**




**Surface Water Map**

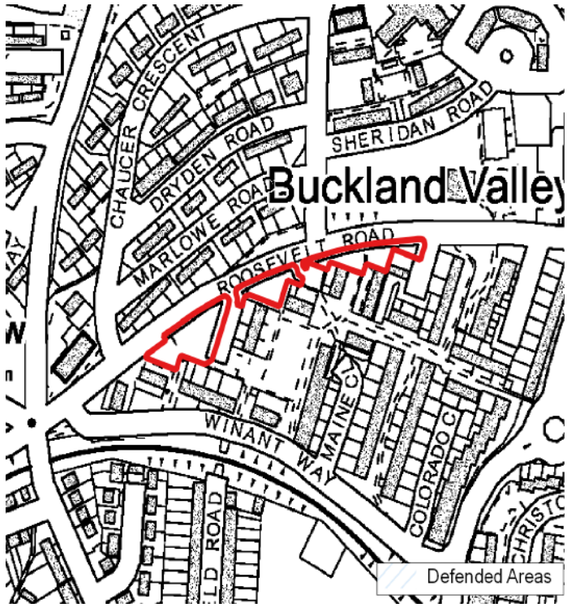

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.37% | 0.49% | 3.00% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' and 'low' scenario, there is a surface water flow path which runs across the south-eastern boundary of the site in a westerly direction. | | |
| **Developable Area based on Surface Water Flooding** | 0.31ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to partially be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

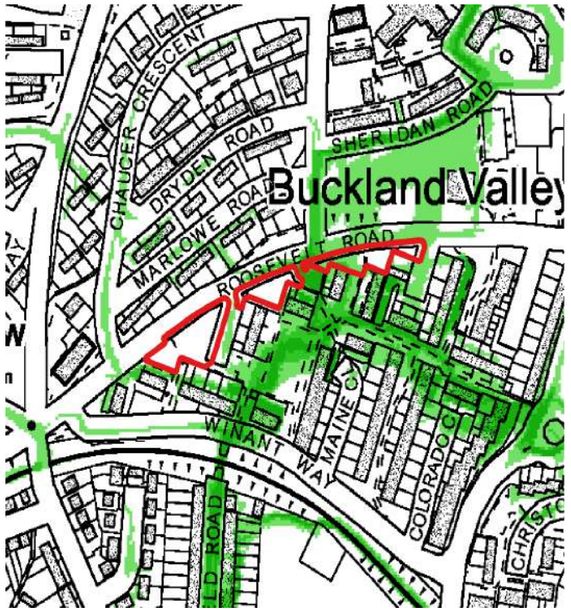
## 94 - Roosevelt Road

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S027 | | **Existing Land Use:** Mixed |
| **Site Area:** 0.32ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Dour (main river) lies approximately 400m to the southwest of the site. | |
| **Geology** | ***Bedrock***: Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: Only the most eastern of the three parts of the site is overlain Head (silt and gravel). | |

**Flood Zone Map**




**Surface Water Map**




| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.02% | 2.45% | 13.22% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water is shown to flow across half of the furthest east part of the site, and a small section of the central part of the site. During the 'medium' and 'high' scenarios, the west and central part of the site are shown to remain unaffected by flooding, but surface water flows across the corner of the east part of the site. | | |

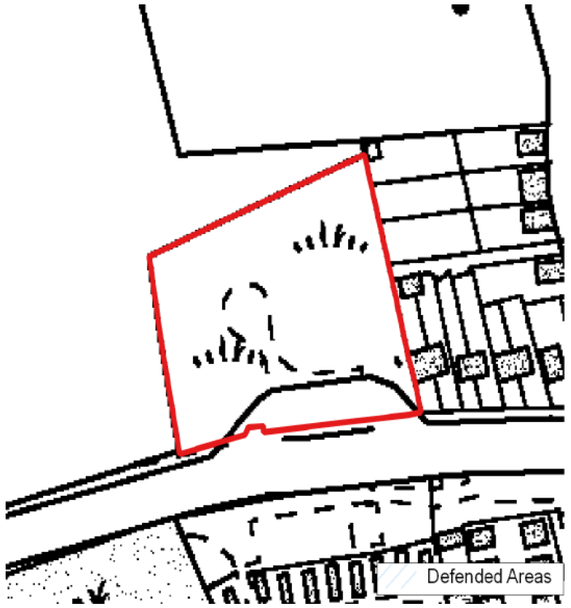
| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

### 66 - Former Archway Filling Station, New Dover Road, Capel le Ferne

| | | |
|---|---|---|
| **DDC Site Reference**: CAP011 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.66ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Pit Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
|---|---|---|---|
| | 0.00% | 1.99% | 12.65% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there is localised surface water accumulation within topographic low points in the centre and northeast corner of the site. During the 'medium' risk scenario, there is only accumulation within the centre of the site, and during the 'high' risk scenario the site is not predicted to flood. | | |
| **Developable Area based on Surface Water Flooding** | 0.64ha | | |

**Flood Zone Map**



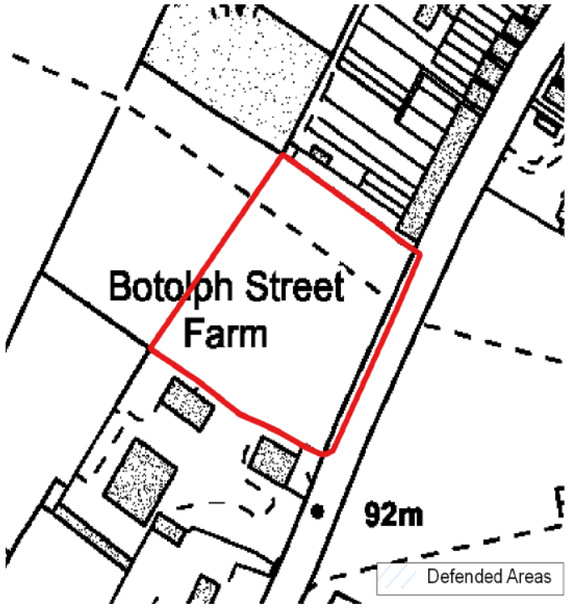

**Surface Water Map**

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

## 56 - Land west of Coxhill Road, Shepherdswell

| | | |
|---|---|---|
| **DDC Site Reference**: SHE006 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.82ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: The majority of the site is overlain by Head (clay, silt, sand and gravel). | |

**Flood Zone Map**




**Surface Water Map**

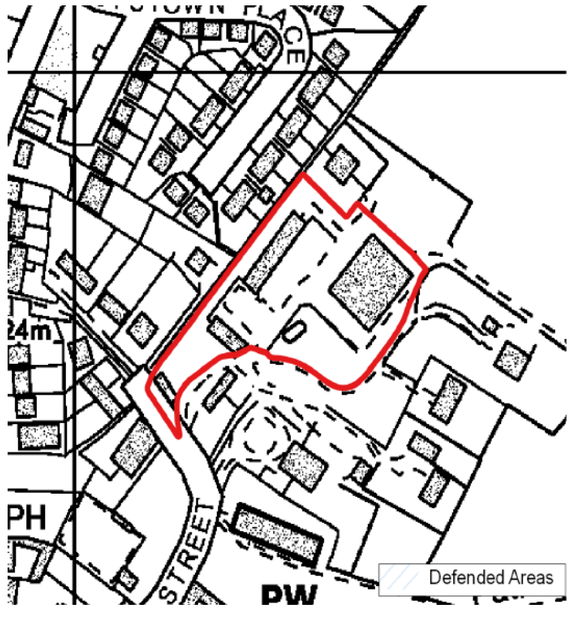

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Public sewer flooding approximately 470m to the north of the site as a result of hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 11.37% | 3.31% | 9.46% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all three modelled scenarios, there is a flow path from the southwest to the north across the centre of the site. | | |
| **Developable Area based on Surface Water Flooding** | 0.60ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

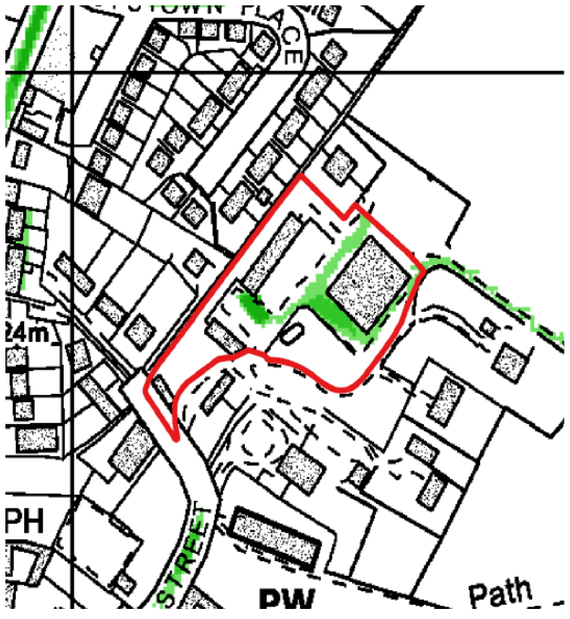
## 26 - Eastry Court Farm, Eastry

| | | |
|---|---|---|
| **DDC Site Reference**: EAS009 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.84ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is a watercourse approximately 270m to the east of the site which discharges into the Sandwich Bay and Hacklinge Marsh Sewer (main river) approximately 660m northeast of the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**



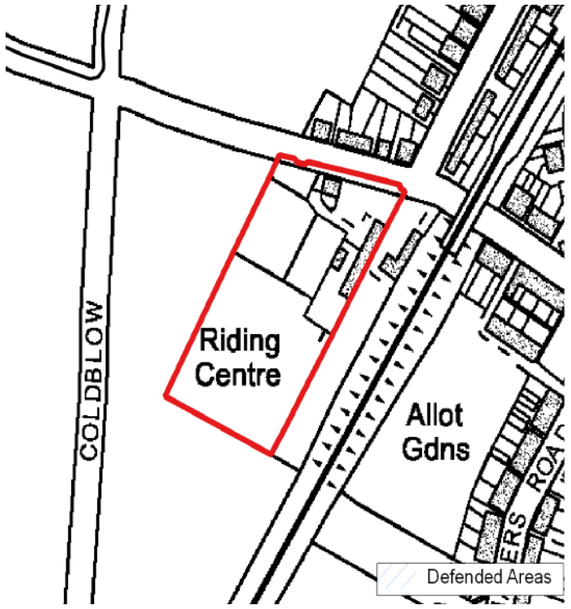

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Public sewer flooding approximately 250m to the east of the site as a result of hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 1.43% | 2.81% | 8.72% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'high' to 'low' risk scenarios there is a localised area where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. | | |
| **Developable Area based on Surface Water Flooding** | 0.77ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to partially be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

### 91 - Bridleway Riding School, Station Road

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S008 | | **Existing Land Use:** 50% Greenfield, 50% Brownfield |
| **Site Area:** 1.09ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: The majority of the site is overlain by Head (silt and gravel) and Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

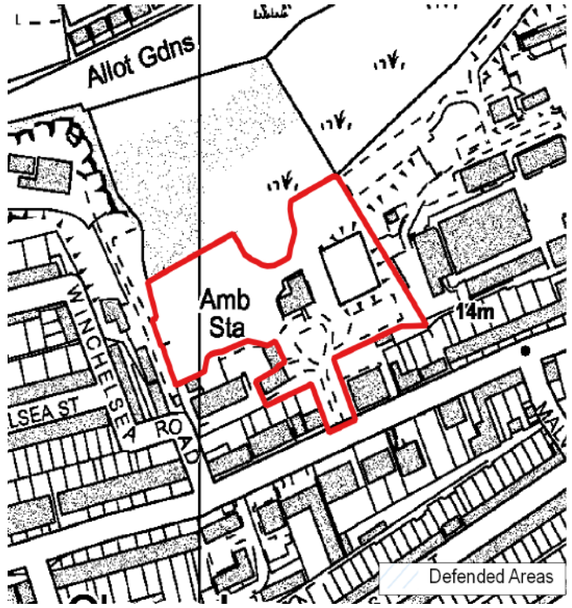

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Public sewer flooding as a result of hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 1.76% | 14.35% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | There are localised areas of surface water accumulation during the 'low' and 'medium' scenarios, which could be attributed to localised depressions in the topography. The site is not predicted to flood during the 'high' risk scenario. | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

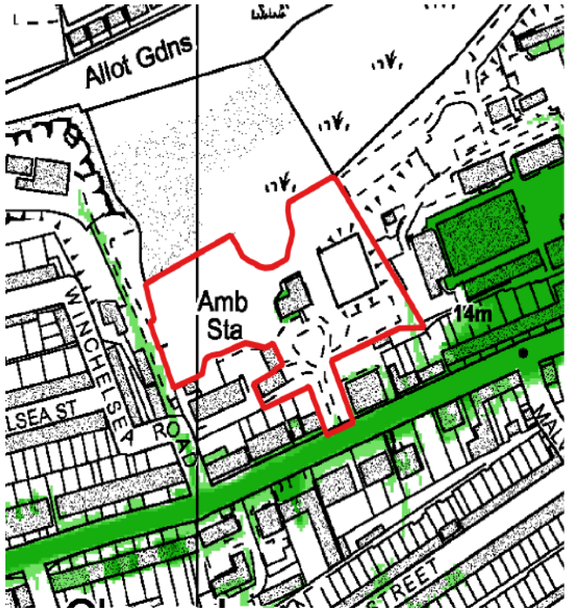
## 22 - Westmount College, Folketone Road, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV026 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.43ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation - Chalk<br>***Superficial***: The southernmost corner of the site is overlain by Head (silt and gravel). | |

**Flood Zone Map**




**Surface Water Map**




| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.02% | 0.77% | 0.91% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' and 'low' risk scenarios, there are localised areas of surface water accumulation in the centre of the site. | | |
| **Developable Area based on Surface Water Flooding** | 1.41ha | | |

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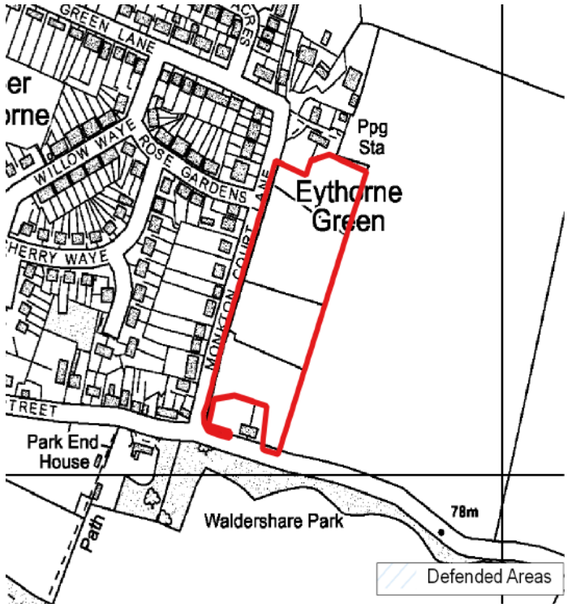
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

### 34 - Land at Monkton Court Lane

| | | |
|---|---|---|
| **DDC Site Reference**: EYT001 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.94ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: The western part of the site is overlain by Head (clay and silt) . There are no superficial deposits in the eastern part of the site. | |

**Flood Zone Map**




**Surface Water Map**

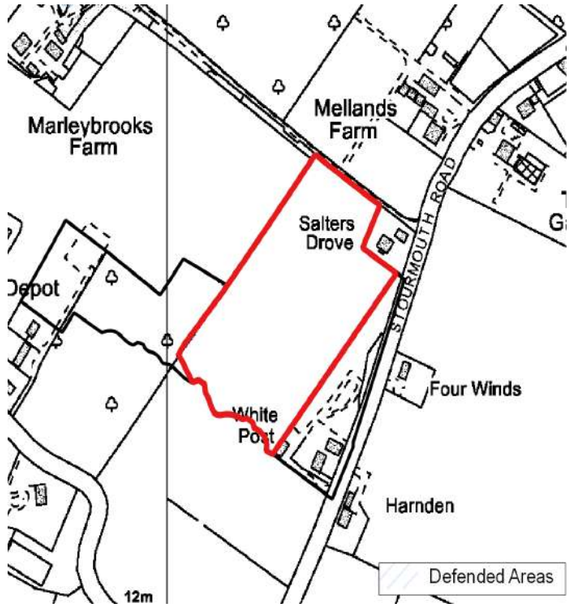

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 6.99% | 4.49% | 16.34% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all three modelled scenarios, there is a flow path from the south to the north across the centre of the site. | | |
| **Developable Area based on Surface Water Flooding** | 1.52ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

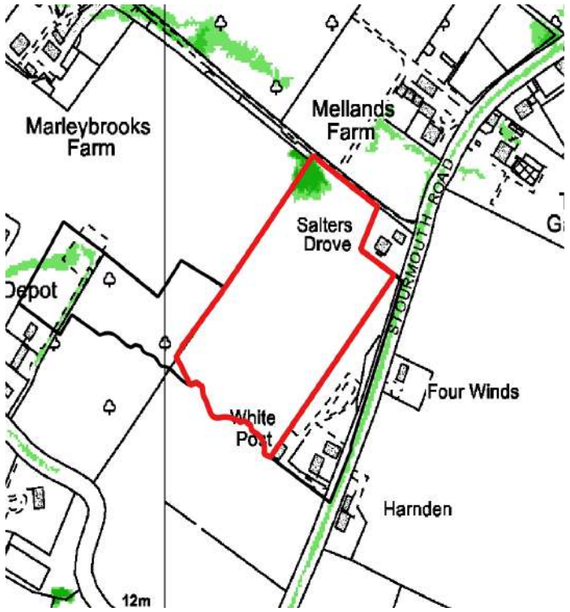
## 74 - Site north-west of Appletree Farm, Stourmouth Road, Preston

| | | |
|---|---|---|
| **DDC Site Reference**: PRE017 | | **Existing Land Use:** Greenfield |
| **Site Area:** 2.53ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The Little Stour (main river) lies approximately 380m west of the site. | |
| **Geology** | ***Bedrock***: London Clay Formation - Clay and Sand<br>***Superficial***: Head (clay and silt) | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Fluvial flooding 380m west of the site when the channel capacity of the Lower Stour was exceeded in 2000 and 2001. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 1.73% | 0.37% | 1.15% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | There are localised areas of surface water accumulation in the northwest corner of the site during all three modelled scenarios, which could be attributed to localised depressions in the topography. | |
| **Developable Area based on Surface Water Flooding** | 2.42ha | |

**Flood Zone Map**




**Surface Water Map**

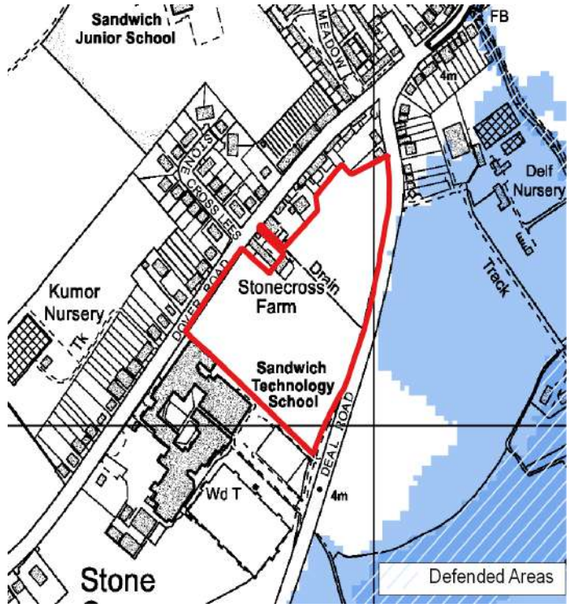


| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

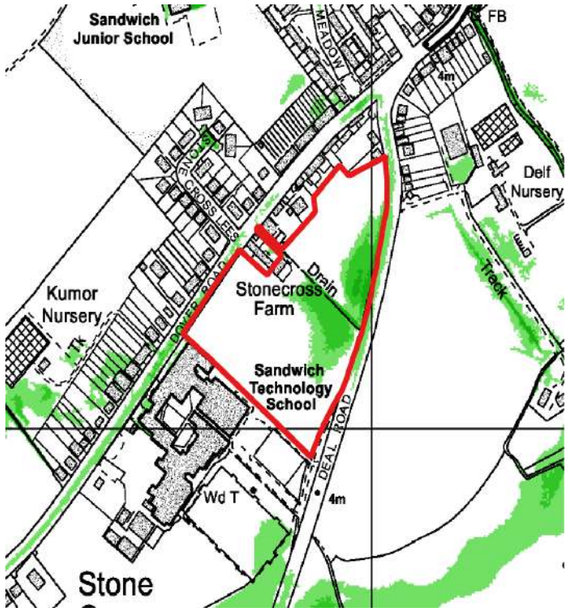
## 23 - Land adjacent to Sandwich Technology School, Deal Road, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: SAN013 | | **Existing Land Use:** Greenfield |
| **Site Area:** 3.43ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The River Dour (main river) lies approximately 260m east of the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: None recorded | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 2.15% | 9.47% | 9.61% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | There are localised areas of surface water accumulation during all three modelled scenarios, which could be attributed to localised depressions in the topography. | |
| **Developable Area based on Surface Water Flooding** | 2.68ha | |

**Flood Zone Map**




**Surface Water Map**

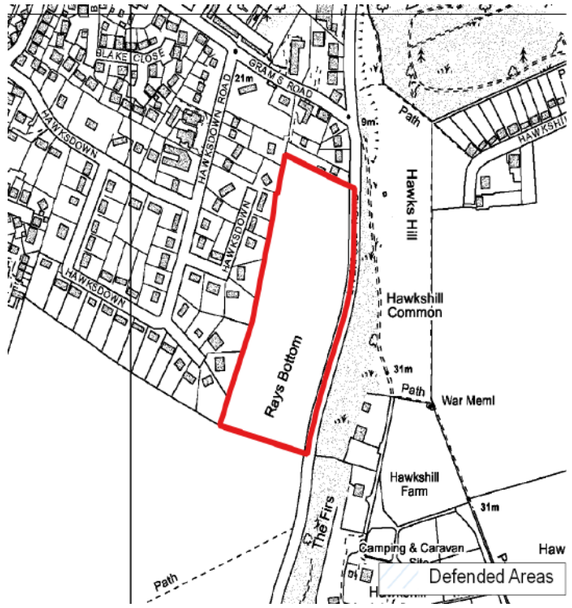


| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

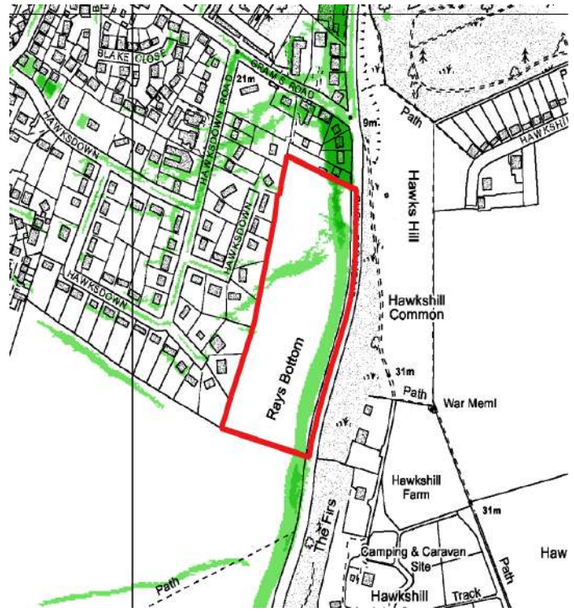
## 68 - Land at Rays Bottom between Liverpool Road and Hawksdown

| | | |
|---|---|---|
| **DDC Site Reference**: WAL002 | | **Existing Land Use:** Greenfield |
| **Site Area:** 4.45ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The site lies approximately 630m west of the coastline. There are no other watercourses nearby. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: The centre of the site is overlain by Head (silt and gravel). | |

**Flood Zone Map**




**Surface Water Map**



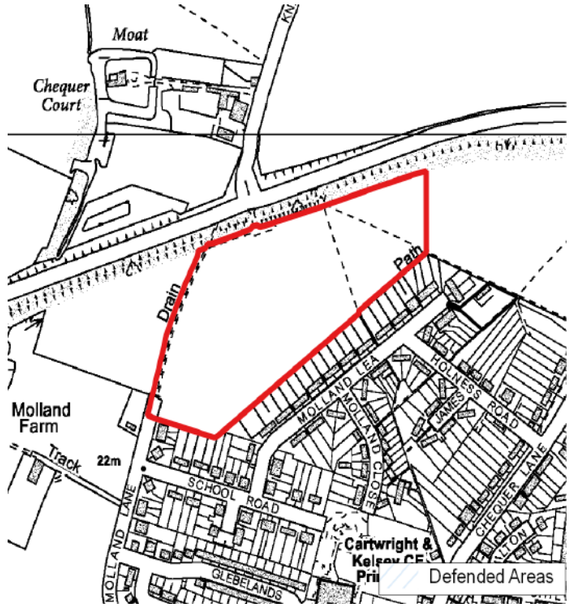

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Public sewer flooding approximately 70m to the north of the site as a result of a hydraulic overload. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.95% | 1.29% | 17.47% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'high' and 'medium' risk scenarios there are localised areas where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. During the 'low' risk scneario, there is a flow path from the south to the north of the site, adjacent to the eastern boundary of the site. | | |
| **Developable Area based on Surface Water Flooding** | 4.25ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

## 44 - Land to the north of Molland Lane, Ash

| | | |
|---|---|---|
| **DDC Site Reference**: ASH004 | | **Existing Land Use:** Greenfield |
| **Site Area:** 4.46ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is a small ditch that runs along part of the western boundary of the site. There is a watercourse approximately 140m west of the site. | |
| **Geology** | ***Bedrock***: Lambeth Group - Sand<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**

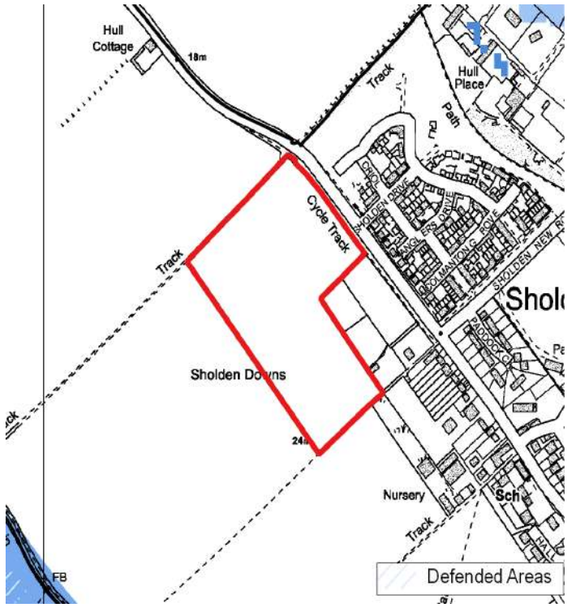

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.39% | 0.99% | 1.18% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | There are localised areas of surface water accumulation along the western boundary of the site during all three modelled scenarios, which could be attributed to the small ditch running along the western boundary. | | |
| **Developable Area based on Surface Water Flooding** | 4.33ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

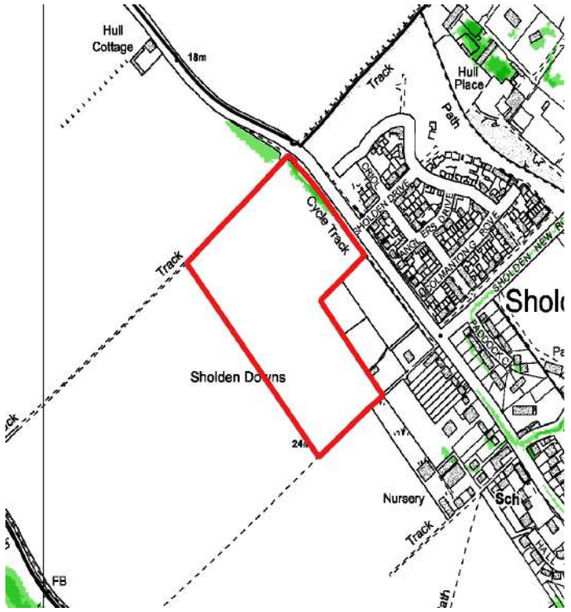
### 73 - Land south west of Sandwich Road, Sholden

| | | |
|---|---|---|
| **DDC Site Reference**: SHO002 | | **Existing Land Use:** Greenfield |
| **Site Area:** 5.26ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The site lies approximately 410m east of the Sandwich Bay and Hacklinge Marsh Sewer (main river). | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: The eastern part of the site has superficial deposits of Head (clay and silt) . The western part of the site has no superficial deposits. | |

**Flood Zone Map**




**Surface Water Map**




| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.61% | 0.77% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' and 'low' risk scenarios, there are localised areas of surface water accumulation in the northeast of the site. | | |
| **Developable Area based on Surface Water Flooding** | 5.20ha | | |

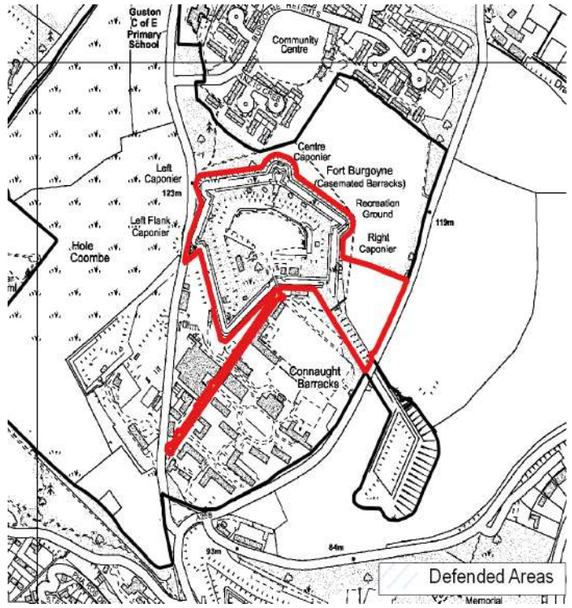
| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

## 9 - Fort Burgoyne

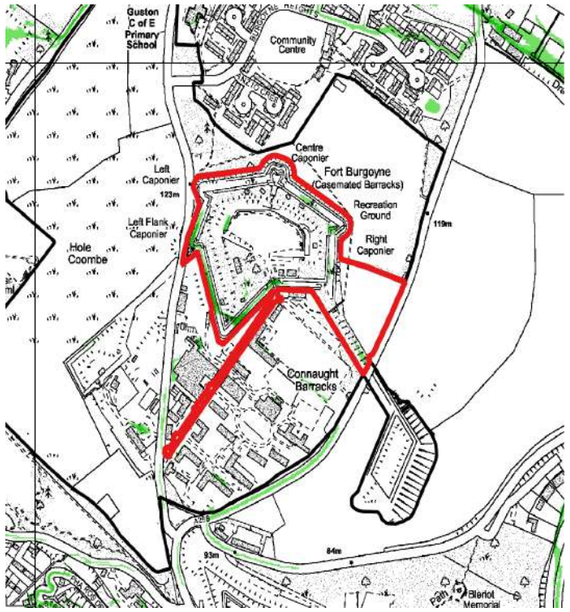
| | | |
|---|---|---|
| **DDC Site Reference**: TC4S092 | | **Existing Land Use:** Brownfield |
| **Site Area:** 7.69ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'less vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: Clay-with-flints-Formation (clay, silt, sand and gravel) | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.95% | 0.78% | 2.94% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'high' and 'low' risk scenarios there are localised areas where flood water is shown to accumulate, which are attributed to the existing moat and structures present as part of the fort. | | |

**Flood Zone Map**




**Surface Water Map**



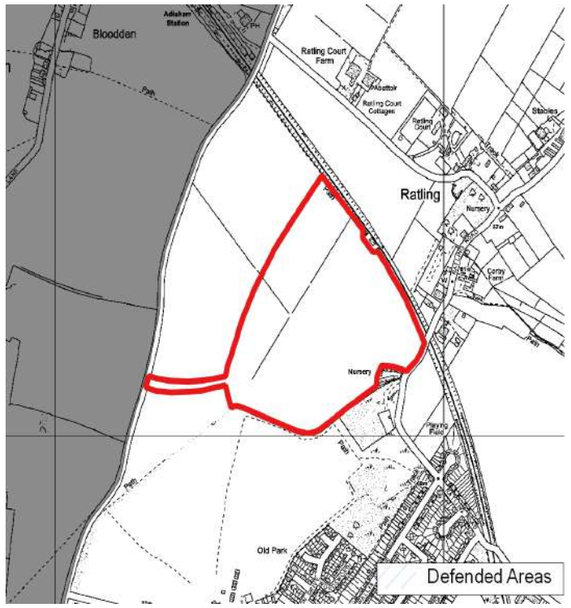
| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. |

## 70 - Farmland lying to the north of Aylesham and to the east of the B2046 (Adisham Road)

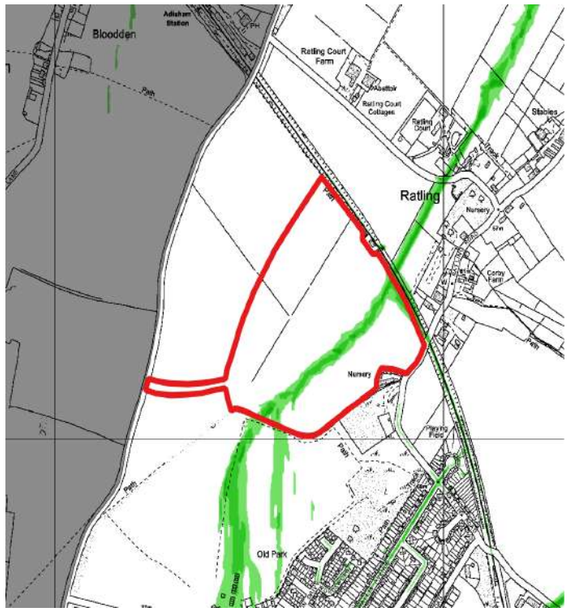
| | | |
|---|---|---|
| **DDC Site Reference**: AYL004 | | **Existing Land Use:** Greenfield |
| **Site Area:** 17.61ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: Head (clay and silt) | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.45% | 3.84% | 5.59% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' to 'low' risk scneario, there is a flow path which runs through the southern half of the site from the southwest towards the northeast of the site. | | |
| **Developable Area based on Surface Water Flooding** | 16.13ha | | |

**Flood Zone Map**




**Surface Water Map**

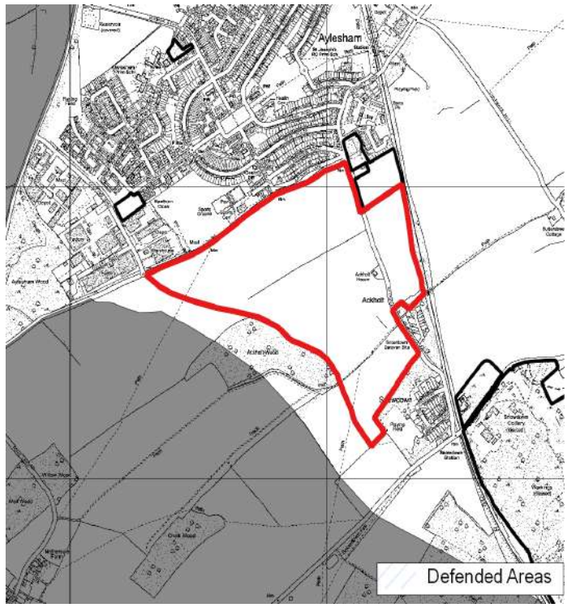


| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

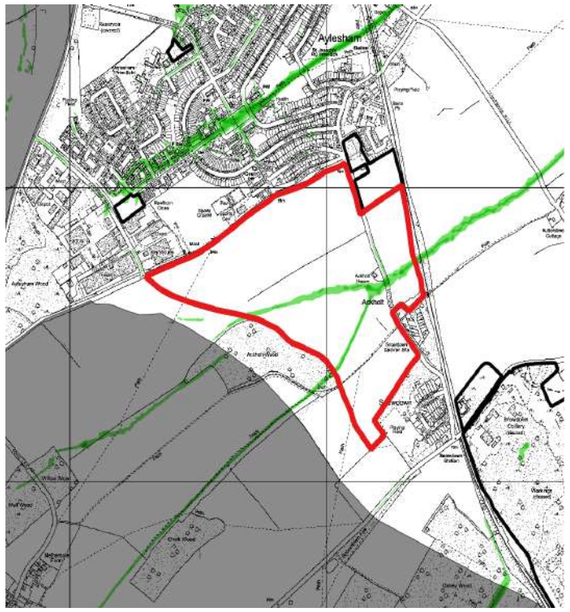
## 71 - Land to the south of Spinney Lane, Aylesham

| | | |
|---|---|---|
| **DDC Site Reference**: AYL003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 45.99ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk and Margate Chalk Member - Chalk<br>***Superficial***: The centre of the site is overlain by Head (silt and gravel). | |

**Flood Zone Map**




**Surface Water Map**



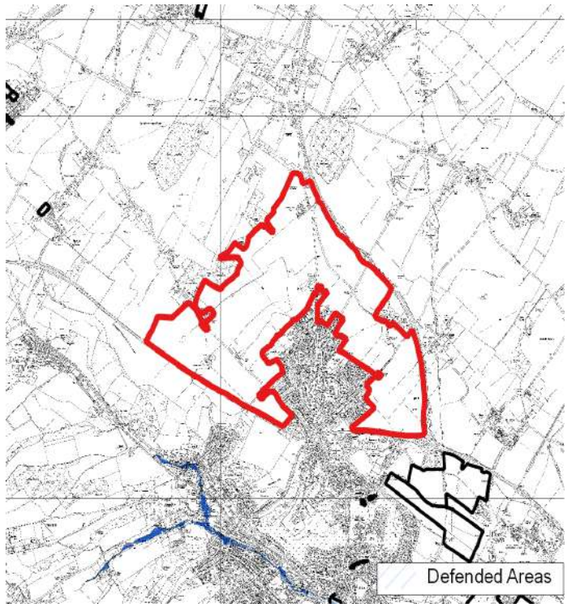

| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.15% | 0.92% | 3.54% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' to 'low' risk scneario, there is a flow path which runs through the centre of the site from southwest towards northeast of the site. | | |
| **Developable Area based on Surface Water Flooding** | 45.01ha | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

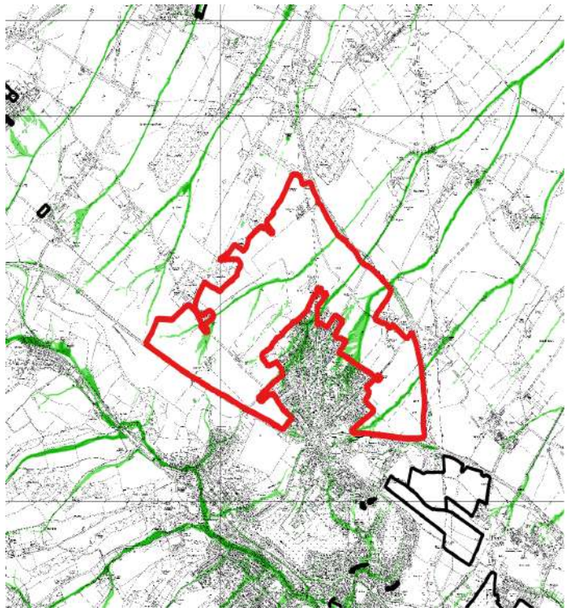
## 102 - Whitfield Urban Expansion

| | | |
|---|---|---|
| **DDC Site Reference**: WHI001/WHI008 | | **Existing Land Use:** Greenfield |
| **Site Area:** 382.32ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation (chalk) and Margate Chalk Member (chalk).<br>***Superficial***: Clay with Flints Formation (clay, silt, sand and gravel) and Head (clay, silt, sand and gravel) across the site. | |

**Flood Zone Map**




**Surface Water Map**



| | | | |
|---|---|---|---|
| **Flood History** | Incidents within the site: Surface water and sewer flooding as a result of hydraulic overload.<br>Incidents within proximity of the site: Numerous records of surface water and sewer flooding as a result of hydraulic overload within Whitfield. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 1.25% | 1.73% | 5.32% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all three modelled scenarios there are four surface water flow paths on site. Surface water is shown to flow across the site in a north-easterly direction. | | |
| **Developable Area based on Surface Water Flooding** | 359.84ha | | |

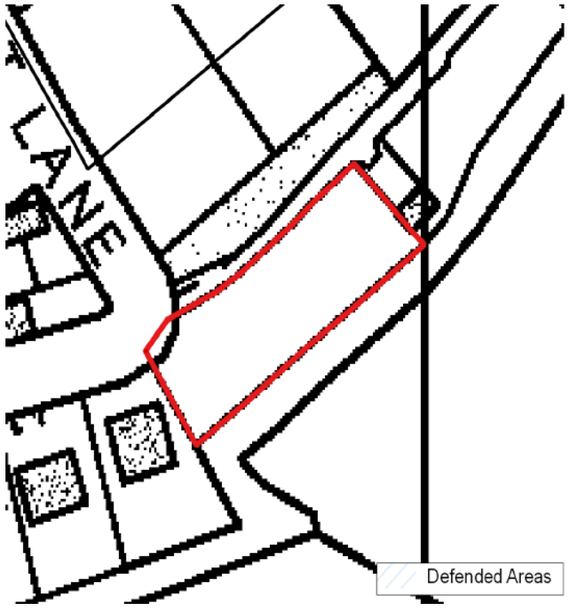
| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

# Table 3.4 - Sites in Flood Zone 1 and with ≥ 40% of the site at risk of surface water flooding

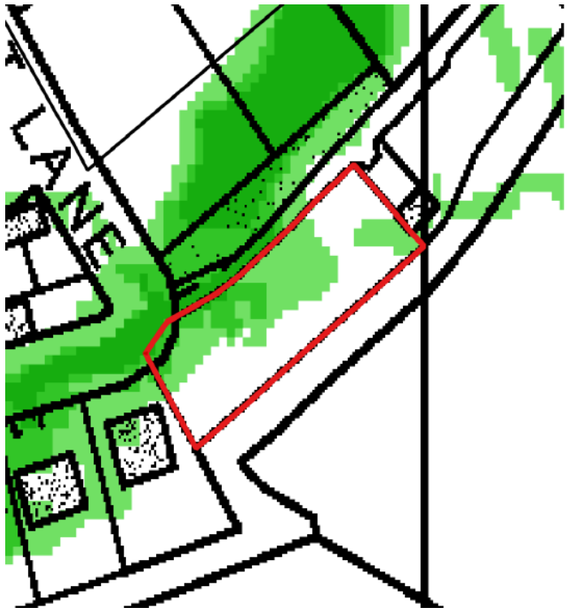
### 16-Halfacres, Short Lane, Alkham, CT15 7BZ

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.17ha | | **Proposed Land Use:** Gypsy and Travellers |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 00.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'highly vulnerable'. | |
| **Nearby Waterbodies** | There is a ditch 40m to the west of the site. | |
| **Geology** | ***Bedrock***: Holywell Nodular Chalk Formation - Chalk<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**



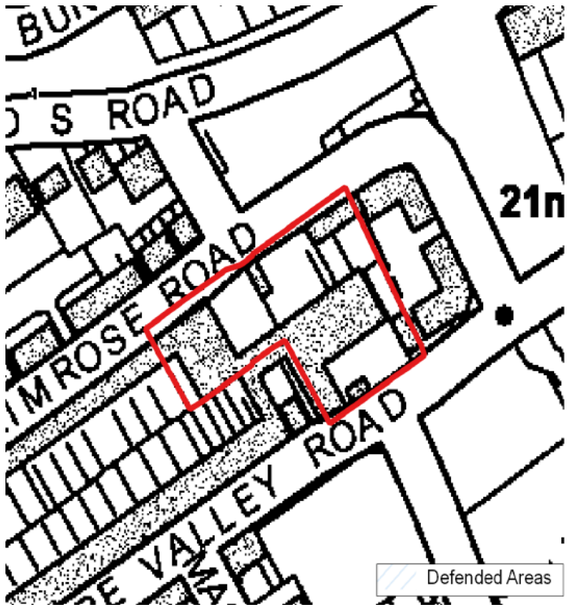

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events. Maximum flood level on site shown in brackets.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% (m AODN) | 0.00% (m AODN) | 0.00% (m AODN) |
| **Residual Risk** | None | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 1.47% | 10.69% | 33.93% | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water flows across the western part of the site in a north-easterly direction. During the 'medium' and 'high' scenarios, surface water flows along the boundary of the site in a north-easterly direction, with only a small area of the site shown to flood. | | | |

| | |
|---|---|
| **Developable Area based on surface water flooding** | 0.13ha |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

### 65-Land in Coombe Valley, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV022C | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.37ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 00.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation - Chalk<br>***Superficial***: Majority of site is Head - Clay and Silt. Small area along northwest boundary has no superficial deposits. | |

**Flood Zone Map**




**Surface Water Map**

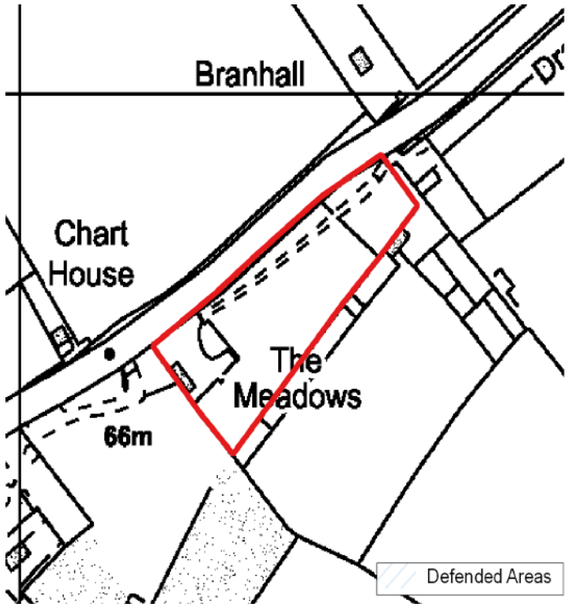

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events. Maximum flood level on site shown in brackets.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% (m AODN) | 0.00% (m AODN) | 0.00% (m AODN) |
| **Residual Risk** | None | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 17.88% | 6.24% | 16.42% | |

| | |
|---|---|
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | Whilst the site is shown to be at risk of flooding from surface water, the site is currently covered by an existing building and as such, surface water is unlikely to flood to the extent shown by the EA's RoFSW maps. Nevertheless, if the building is proposed to be demolished, surface water could accumulate on site during the 'high' to 'low' risk scenario. In addition, surface water flooding is predicted within the adjacent roads. |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised. |

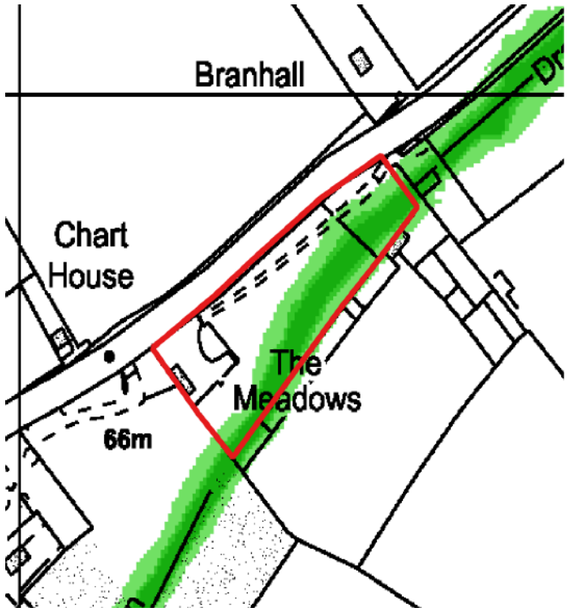
## 14-Land to the south of Alkham Valley Road / land to the rear of The Meadows, AVR, Alkham, CT15 7EW

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Mixed |
| **Site Area:** 0.85ha | | **Proposed Land Use:** Gypsy and Travellers |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 00.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'highly vulnerable'. | |
| **Nearby Waterbodies** | There are ditches 20m to the southwest and 15m to the northeast of the site. | |
| **Geology** | ***Bedrock***: Holywell Nodular Chalk Formation - Chalk<br>***Superficial***: Head (silt and gravel) | |

**Flood Zone Map**




**Surface Water Map**



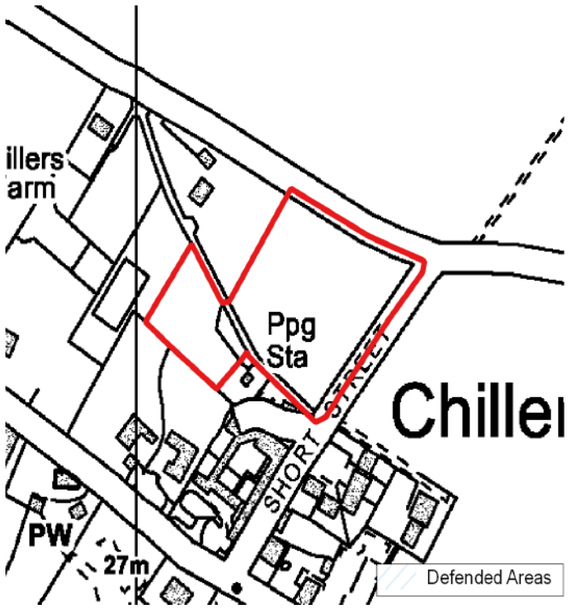

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events. Maximum flood level on site shown in brackets.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% (m AODN) | 0.00% (m AODN) | 0.00% (m AODN) |
| **Residual Risk** | None | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 18.90% | 8.40% | 19.71% | |

| | |
|---|---|
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all three modelled scenarios, surface water is shown to flow across south of the site in a north-easterly direction. |
| **Required Actions / Recommended Mitigation Measures** | Whilst the site is located in Flood Zone 1 and covers less than 1ha, the site is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is recommended.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

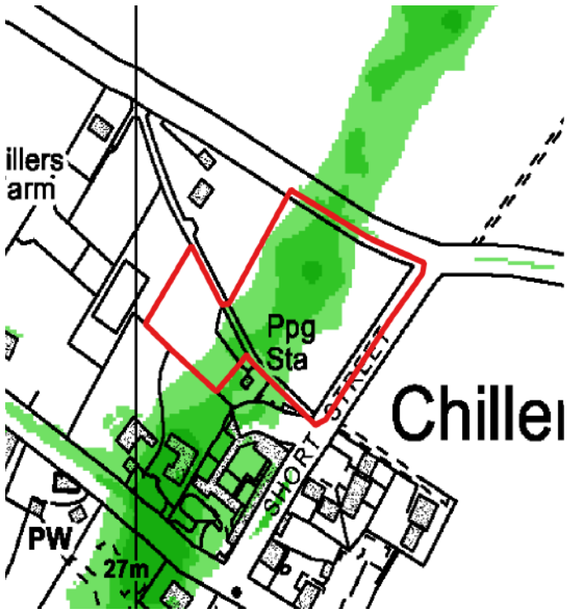
### 50-Land adjacent to Short Street, Chillenden

| | | |
|---|---|---|
| **DDC Site Reference**: GOO006 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.02ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 00.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: The western part of the site is overlain by Head (silt and gravel). | |

**Flood Zone Map**




**Surface Water Map**



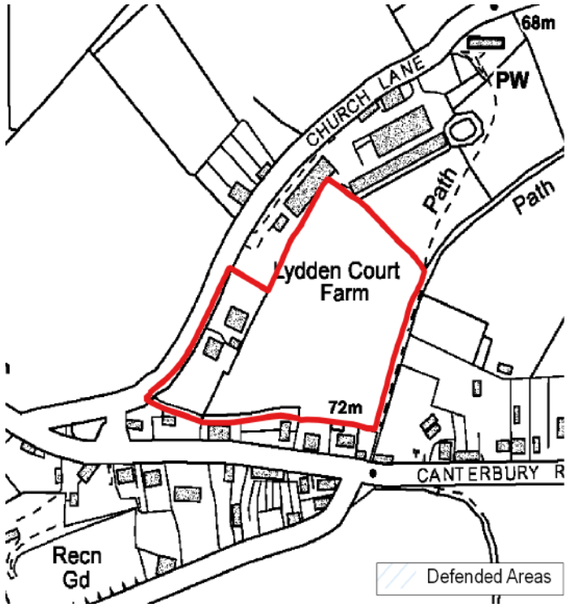

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events. Maximum flood level on site shown in brackets.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% (m AODN) | 0.00% (m AODN) | 0.00% (m AODN) |
| **Residual Risk** | None | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 1.09% | 21.13% | 27.05% | |

| | |
|---|---|
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water flows across the centre of the site in a northeasterly direction. During the 'medium' risk scenario, surface water generated on site flows across the centre of the site in a north easterly direction. During the 'high' risk scenario, there are only localised accumulation on site, which could be attributed to localised depressions in the topography. |
| **Developable Area based on surface water flooding** | 0.62ha |
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

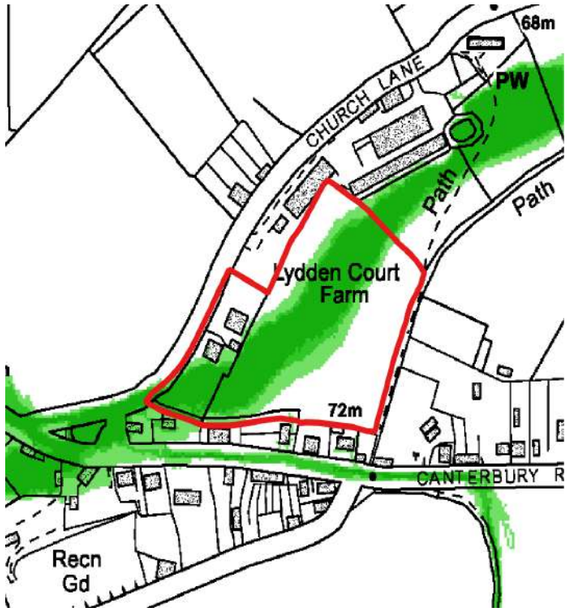
## 51-Land adjacent to Lydden Court Farm, Church Lane, Lydden

| | | |
|---|---|---|
| **DDC Site Reference**: LYD003 | | **Existing Land Use:** Greenfield |
| **Site Area:** 2.18ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 00.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Lewes Nodular Chalk Formation - Chalk<br>***Superficial***: Head (silt and gravel) | |

**Flood Zone Map**




**Surface Water Map**



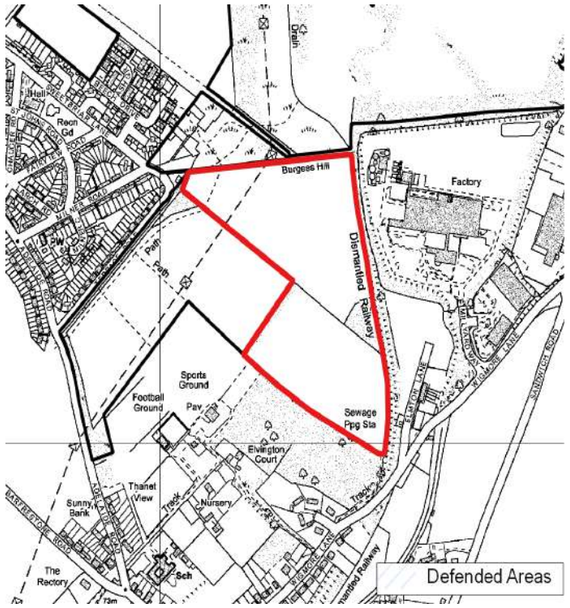

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Surface water flooding as a result of hydraulic overload. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events. Maximum flood level on site shown in brackets***. | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% (m AODN) | 0.00% (m AODN) | 0.00% (m AODN) |
| **Residual Risk** | None | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 30.48% | 6.29% | 13.56% | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all three modelled scenarios, surface water flows across the centre of the site in a north-easterly direction. | | | |

| | |
|---|---|
| **Developable Area based on surface water flooding** | 0.87ha |
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. |

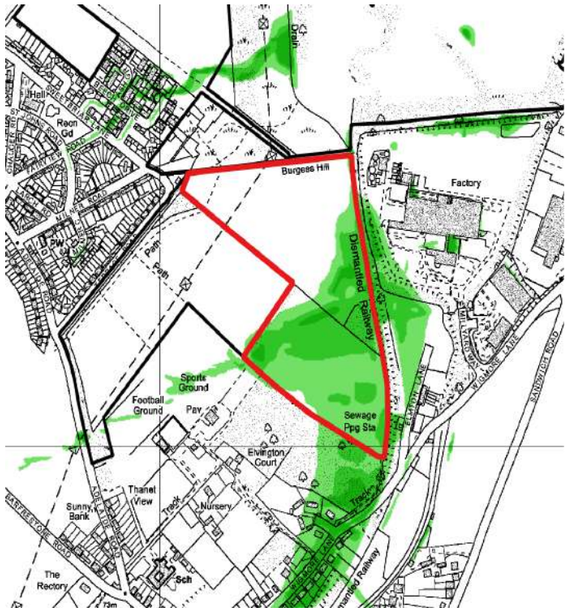
## 86-Land to the east of Terrace Road, Elvington

| | | |
|---|---|---|
| **DDC Site Reference**: EYT009 | | **Existing Land Use:** Greenfield |
| **Site Area:** 10.34ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 100.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 00.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There are no watercourses near to the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member (Chalk) across the western area of the site and Seaford Chalk Formation (Chalk) across the eastern half<br>***Superficial***: Head (Clay, Silt, Sand And Gravel), Head (Clay And Silt) and Head (Silt and Gravel) | |

**Flood Zone Map**




**Surface Water Map**




| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events. Maximum flood level on site shown in brackets.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% (m AODN) | 0.00% (m AODN) | 0.00% (m AODN) |
| **Residual Risk** | None | | | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |

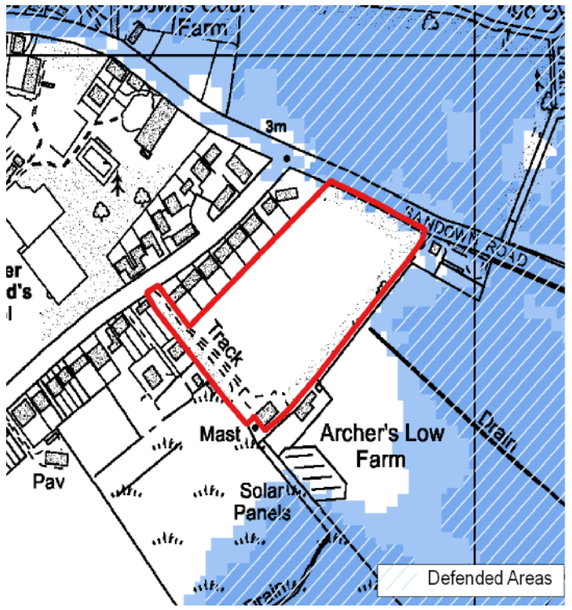
| | | | |
|---|---|---|---|
| **based on the EA's 'Risk of Flooding from Surface Water' Map** | 2.45% | 23.99% | 27.83% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water is shown to accumulate in the eastern half of the site before flowing towards the eastern boundary. The same situation is present during the 'medium' risk scenario but to a lesser extent. During the 'high' risk scenario, there are only localised areas of accumulation on site, which could be attributed to localised depressions in the topography. | | |
| **Developable Area based on surface water flooding** | 5.60ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site covers an area of greater than 1ha and is shown to be at risk of flooding from surface water. As a result, an FRA, including a comprehensive investigation into surface water flood risk, is required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area. | | |

# Table 3.5 - Sites located in Flood Zones 2 and/or 3

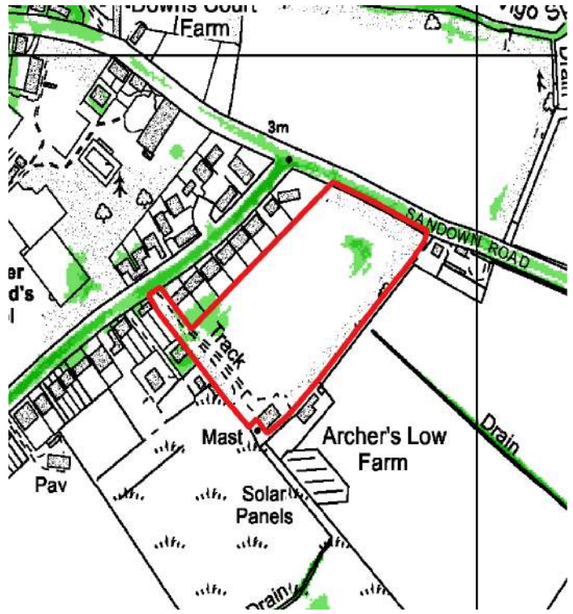
### 60-Land at Archers Low Farm, St George's Road, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: SAN023 | | **Existing Land Use:** Greenfield |
| **Site Area:** 2.19ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 97.52% |
| | *Flood Zone 2* | 0.45% |
| | *Flood Zone 3* | 2.03% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | The site lies approximately 145m from the Sandwich Bay and Hacklinge Marsh Sewer (main river). | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: Beach And Tidal Flat Deposits (Undifferentiated) - Sand And Gravel | |

**Flood Zone Map**




**Surface Water Map**



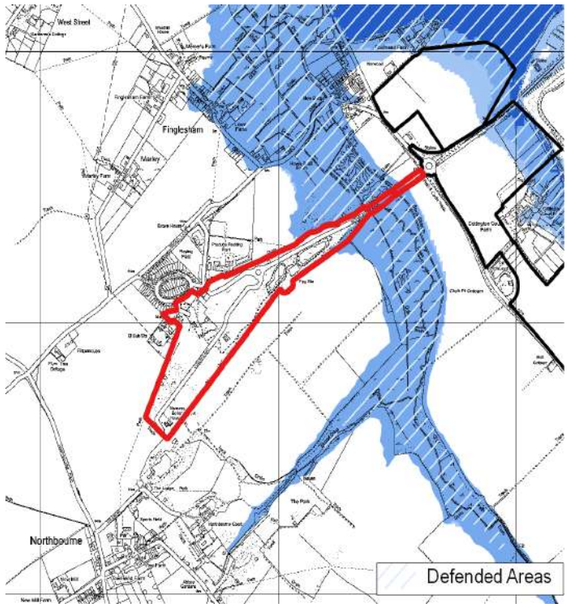

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Tidal flooding approximately 200m to north and east as a result of the 1953 storm surge. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 4.28% | 0.00% |
| **Residual Risk** | The modelling provided shows that the site would be flooded in the event of a breach in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years, and therefore, includes water overflowing the defences in 60 years time. | | | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.57% | 0.84% | 5.33% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' and 'low' risk scenarios there are localised areas where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. | | |
| **Developable Area based on surface water flooding** | 2.13ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 2 and is partially shown to be at risk of flooding from surface water. In addition, the site covers an area of greater than 1ha and as a result, a detailed FRA, including a comprehensive investigation into surface water flood risk, is required to be undertaken.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable. | | |

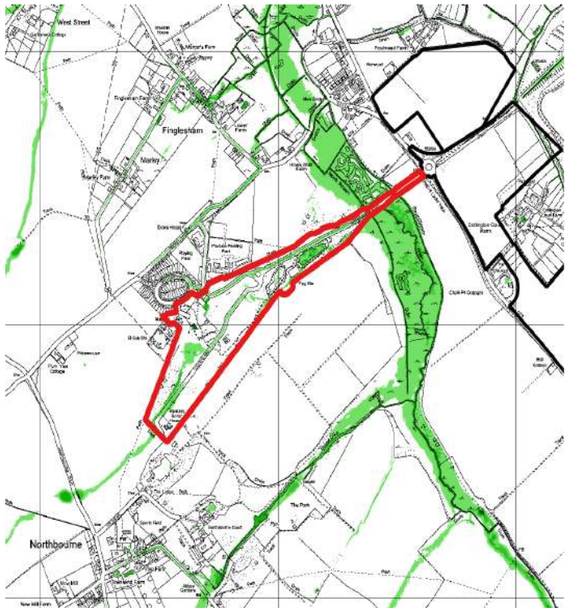
## 67-Betteshanger Colliery, Betteshanger, Deal

| | | |
|---|---|---|
| **DDC Site Reference**: NOR005 | | **Existing Land Use:** Greenfield |
| **Site Area:** 20.69ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 94.89% |
| | *Flood Zone 2* | 0.23% |
| | *Flood Zone 3* | 4.88% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | Development which has a 'more vulnerable' classification will be subject to the Exception Test. | |
| **Nearby Waterbodies** | The Sandwich Bay and Hacklinge Marsh Sewer (main river) is flowing across north-eastern part of site, underneath access road. | |
| **Geology** | ***Bedrock***: Margate Chalk Member across the western half of the site and Seaford Chalk Formation across the eastern half of the site<br>***Superficial***: Head (clay and silt) and Alluvium (clay, silt, sand and gravel) | |

**Flood Zone Map**




**Surface Water Map**



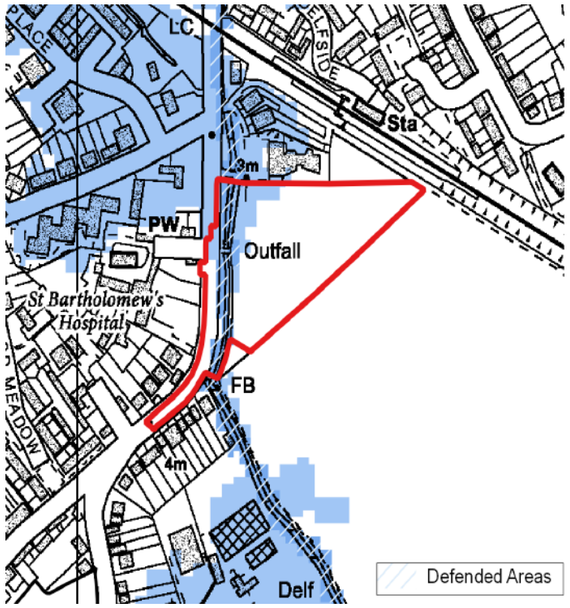

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: Betteshanger Road, which passes over the river, has been subject to flooding by the Sandwich Bay and Hackling Marsh (SBHM) sewer in the past.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 0.00% | 0.00% |
| **Residual Risk** | The site could be affected by two breach scenarios; a breach at Sandwich Estate, and a breach of the embankment to the north of Sandown Castle. Inspection of the data shows that a breach of the embankment to the north of Sandown Castle has the greatest impact on the development site, with a predicted flood level of 3.29m AODN. | | | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.89% | 3.18% | 11.33% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scneario, there is a flow path from the southwest towards the northeast of the site. | | |
| **Developable Area based on surface water flooding** | 19.04ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zones 2 and 3 and is at risk of flooding from surface water. As a result, a detailed FRA, including further analysis to determine the extent of Flood Zone 3b on site, is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>The EA should be consulted where development is proposed within 16m of a tidal waterbody or tidal defence infrastructure to obtain consent via a Flood Risk Activity Permit (FRAP). | | |

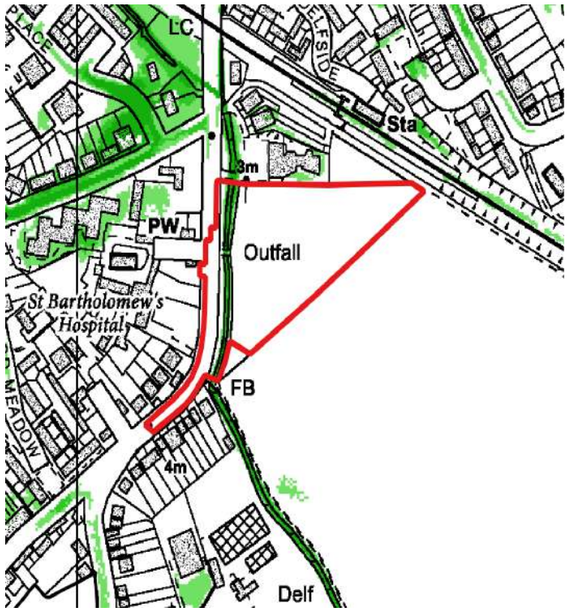
## 48-Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: SAN007 | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.58ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 77.81% |
| | *Flood Zone 2* | 11.68% |
| | *Flood Zone 3* | 10.51% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | Development which has a 'more vulnerable' classification will be subject to the Exception Test. | |
| **Nearby Waterbodies** | The Sandwich Bay and Hacklinge Marsh (main river) runs south to north across the west of the site. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: None recorded | |

**Flood Zone Map**




**Surface Water Map**



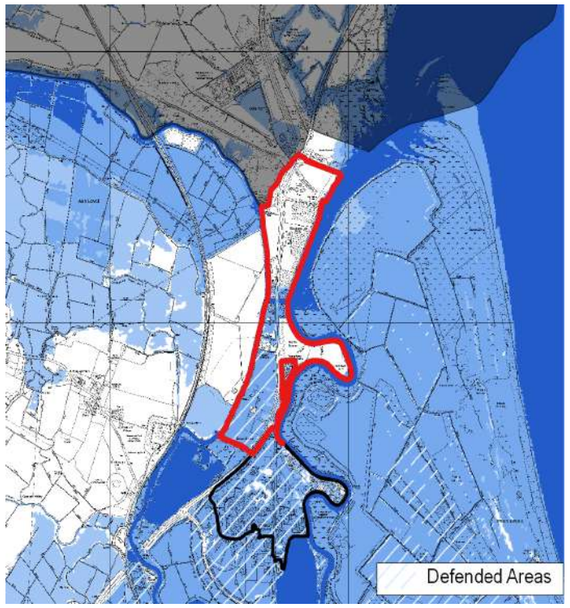

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 59.73% | 0.00% |
| **Residual Risk** | The site would not be affected by a breach scenario as shown by the EA's EKC modelling results for the year 2070. The modelling provided shows that the site would be flooded in the event of a breach in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years, and therefore, includes water overflowing the defences in 60 years time. | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 4.10% | 1.14% | 2.30% | |

| | |
|---|---|
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all scenarios there is a flow path flowing south to north across the west of the site, following the path of the watercourse. |
| **Developable Area based on surface water flooding** | 1.42ha |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zones 2 and 3 and is at risk of flooding from surface water. Therefore, a detailed Flood Risk Assessment will be required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable. Flood resistance and resilience measures should be considered for inclusion.<br><br>Floor levels should be raised above the maximum depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace floodwater and increase the risk of flooding to the surrounding area.<br><br>The EA should be consulted where development is proposed within 16m of a tidal waterbody or tidal defence infrastructure to obtain consent via a Flood Risk Activity Permit (FRAP).<br><br>When developing a scheme, the condition of any adjacent defences should be taking into account and consideration given to upgrading the defences to maintain, or further, the protection offered to the site and surrounding area. The costs associated with defence upgrades should be shared amongst beneficiaries. |

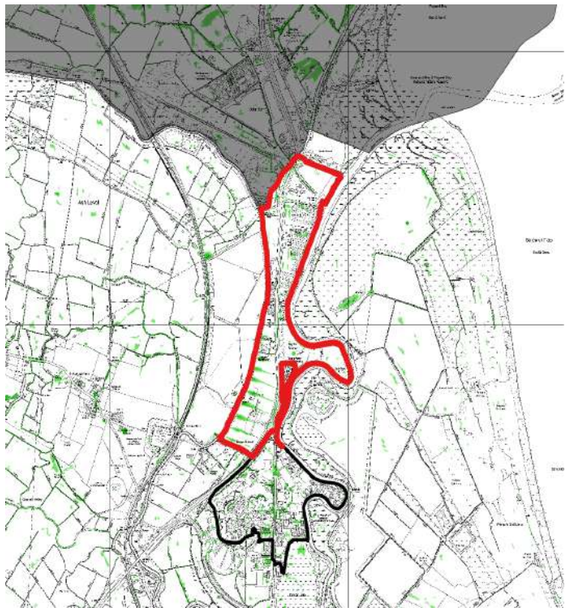
### 1-Ramsgate Road, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Brownfield |
| **Site Area:** 81.56ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 58.02% |
| | *Flood Zone 2* | 7.05% |
| | *Flood Zone 3* | 34.93% |
| | *Flood Zone 3b* | 8.19% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | In Flood Zone 3a, development which has a 'more vulnerable' classification will be subject to the Exception Test. The Exception Test is not required to be applied for development located in Flood Zone 3a and classified as 'water compatible' or 'less vulnerable'.<br><br>Any development classified as 'Less Vulnerable', 'More Vulnerable' and 'Highly Vulnerable' uses should not be permitted within the Functional Floodplain (Flood Zone 3b). Development which is classified as 'essential infrastructure' will be subject to the Exception Test. Development that is classified as 'water-compatible' should be designed and constructed to:<br>• remain operational and safe for users in times of flood;<br>• result in no net loss of floodplain storage; and<br>• not impede water flows and not increase flood risk elsewhere. | |
| **Nearby Waterbodies** | The tidal River Stour (main river) runs along the eastern and western boundaries of the site. There is a sluice gate in the centre of the site which connects the eastern and western river channel. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt and Clay<br><br>***Superficial***: Tidal Flat Deposits (clay and silt) | |
| **Flood History** | Incidents within the site: None.<br><br>Incidents within proximity of the site: There are a number of DDC and EA records of fluvial flooding in the surrounding area in 2000 and 2001, and tidal flooding during the 1953 flood event. | |

**Flood Zone Map**




**Surface Water Map**

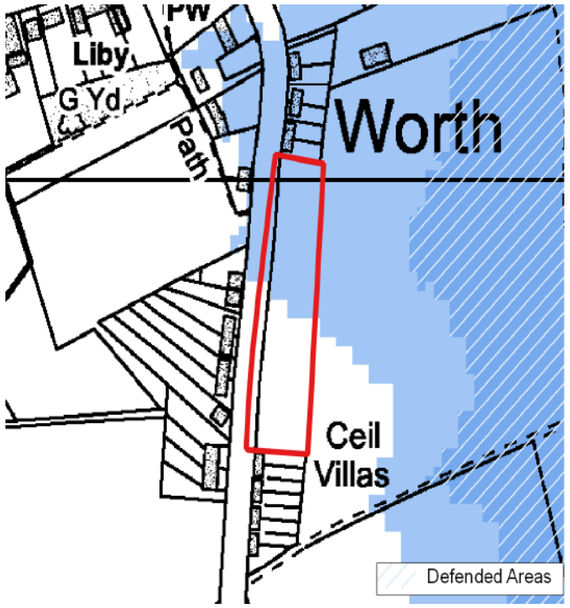


| | | | | |
|---|---|---|---|---|
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 14.22% | 18.41% | 75.07% | 17.51% |
| **Residual Risk** | The site would be affected by a breach scenario as shown by the EA's EKC modelling results for the years 2070 and 2115. The modelling provided shows that the site would be flooded in the event of a breach in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years, and therefore, includes water overflowing the defences in 60 years time. | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 0.32% | 1.15% | 6.86% | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | There are localised areas of surface water accumulation during all three modelled scenarios, which could be attributed to localised depressions in the topography. | | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zones 2 and 3 and is at risk of flooding from surface water. As a result, a detailed FRA, including a detailed analysis of the surface water flood risk, is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. | | | |

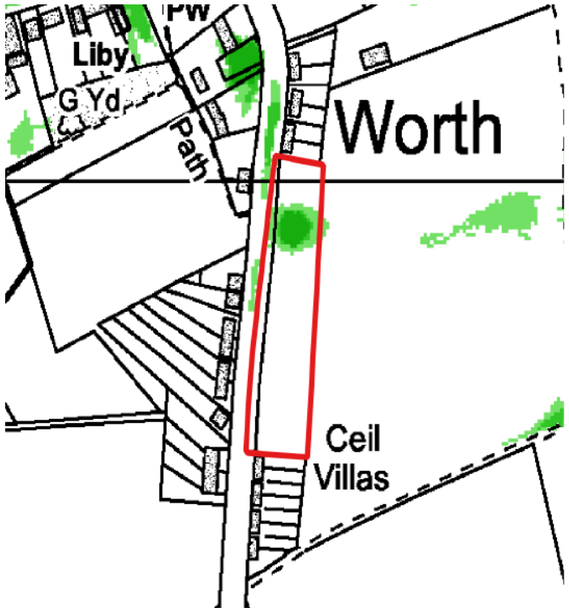
## 80-Land to the east of Jubilee Road

| | | |
|---|---|---|
| **DDC Site Reference**: WOR006 | | **Existing Land Use:** Greenfield |
| **Site Area:** 0.56ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 53.22% |
| | *Flood Zone 2* | 46.78% |
| | *Flood Zone 3* | 0.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'more vulnerable'. | |
| **Nearby Waterbodies** | There is a network of drainage ditches approximately 280m east of the site. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk covers the majaority of the site. Thanet Formation - Sand, Silt and Clay covers the south of the site.<br>***Superficial***: Head (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**



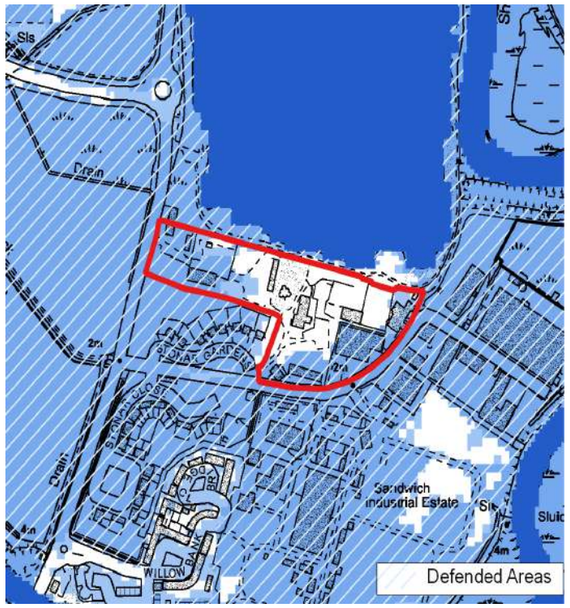

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Land approximately 400m east of the site experienced tidal flooding during the 1953 flood. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 0.00% | 0.00% |
| **Residual Risk** | The site would not be affected by a breach scenario as shown by the EA's EKC modelling results for the year 2070. The modelling provided shows that the site would be flooded in the event of a breach in the year 2115. | | | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 4.80% | 1.22% | 7.07% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | There are localised areas of surface water accumulation during all three modelled scenarios, which could be attributed to localised depressions in the topography. | | |
| **Developable Area based on surface water flooding** | 0.49ha | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 2. As a result, a detailed FRA is required to be undertaken.<br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable. Flood resistance and resilience measures should be considered for inclusion.<br>Floor levels should be raised above the maximum depth of flooding from surface water, including an additional freeboard where practicable.<br>Flood resistance and resilience measures should be considered for inclusion.<br>Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace floodwater and increase the risk of flooding to the surrounding area. | | |

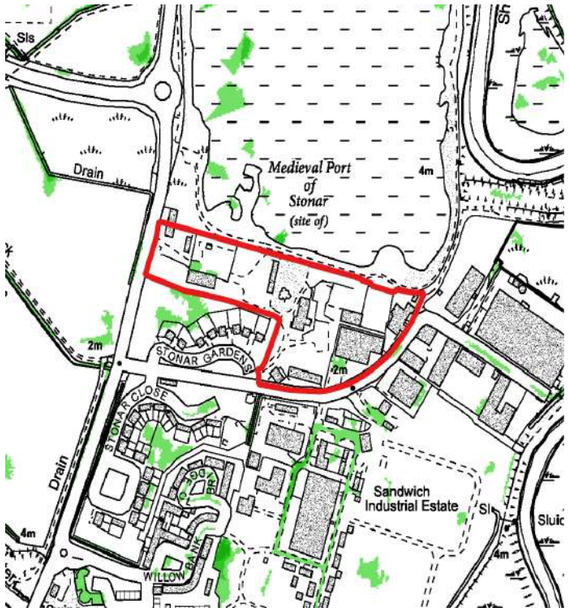
## 89-Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: SAN004 | | **Existing Land Use:** Brownfield |
| **Site Area:** 3.30ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 47.85% |
| | *Flood Zone 2* | 9.97% |
| | *Flood Zone 3* | 42.18% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | Development which has a 'more vulnerable' classification will be subject to the Exception Test. | |
| **Nearby Waterbodies** | The tidal River Stour (main river) runs around the eastern, southern and western boundaries of the site, with the closest point to the site being appoximately 190m northeast of the site.<br>The Stonar Lake lies approximately 16m north of the site. | |

**Flood Zone Map**




**Surface Water Map**



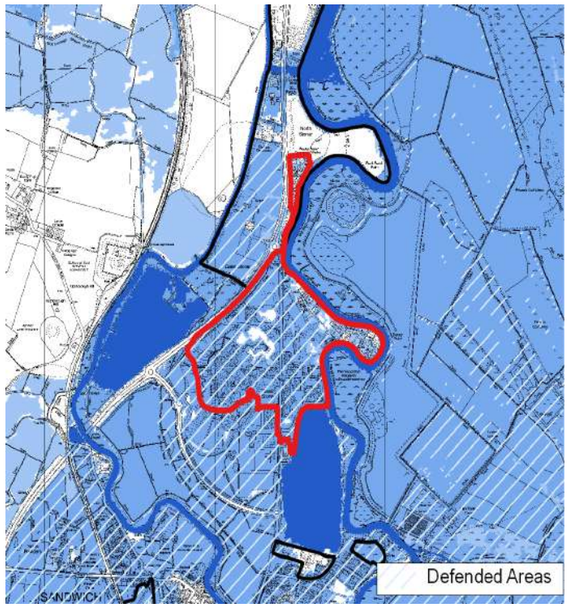

| | | | | |
|---|---|---|---|---|
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk across the eastern area of the site (approx. 90%) and Thanet Formation - Sand, Silt and Clay across the western end of the site (approx. 10%)<br>***Superficial***: The majority of the site is overlain by Storm Beach Deposits (sand and gravel) with the remainder being overlain by Beach and Tidal Flat Deposits (sand, silt and clay). | | | |
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Coastal flooding approximately 200m east of the site from the 1953 flood. Tidal river flooding approximately 250m west of the site in 2000 and 2001 from the River Stour. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 96.26% | 0.00% |
| **Residual Risk** | The site would not be affected by a breach scenario as shown by the EA's EKC modelling results for the year 2070. The modelling provided shows that the site would be flooded in the event of a breach in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years, and therefore, includes water overflowing the defences in 60 years time. | | | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.00% | 1.73% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there are localised areas of surface water accumulation. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zones 2 and 3, and is at risk of flooding from surface water. Therefore, a detailed Flood Risk Assessment will be required.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable. Flood resistance and resilience measures should be considered for inclusion.<br><br>Floor levels should be raised above the maximum depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace floodwater and increase the risk of flooding to the surrounding area.<br><br>When developing a scheme, the condition of any adjacent defences should be taking into account and consideration given to upgrading the defences to maintain, or further, the protection offered to the site and surrounding area. The costs associated with defence upgrades should be shared amongst beneficiaries. | | |

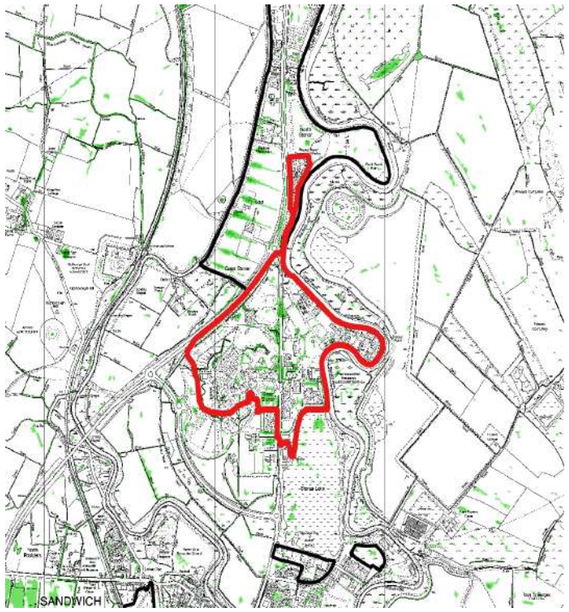
### 3-Discovery Park Enterprise Zone, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Brownfield |
| **Site Area:** 53.88ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 7.18% |
| | *Flood Zone 2* | 13.69% |
| | *Flood Zone 3* | 79.13% |
| | *Flood Zone 3b* | 1.88% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | In Flood Zone 3a, development which has a 'more vulnerable' classification will be subject to the Exception Test. The Exception Test is not required to be applied for development located in Flood Zone 3a and classified as 'water compatible' or 'less vulnerable'.<br><br>Any development classified as 'Less Vulnerable', 'More Vulnerable' and 'Highly Vulnerable' uses should not be permitted within the Functional Floodplain (Flood Zone 3b). Development which is classified as 'essential infrastructure' will be subject to the Exception Test. Development that is classified as 'water-compatible' should be designed and constructed to:<br>• remain operational and safe for users in times of flood;<br>• result in no net loss of floodplain storage; and<br>• not impede water flows and not increase flood risk elsewhere. | |
| **Nearby Waterbodies** | The River Stour (main river) is adjacent to the site, running alongside much of the eastern boundary of the site. | |
| **Geology** | ***Bedrock***: Thanet Formation (Sand, Silt And Clay) covers the majority of the site, with a small area in the south of the site covered by Margate Chalk Member (Chalk).<br><br>***Superficial***: The majority of the site is overlainy by Tidal Flat Deposits (clay and silt). There is a small area in the east of the site which is overlain by Storm Beach Deposits (sand and gravel). | |
| **Flood History** | Incidents within the site: The southwest corner of the site was affected by tidal flooding as a result of waves overtopping the defences in 1978.<br><br>Incidents within proximity of the site: There are a number of DDC and EA records of fluvial flooding in the surrounding area in 2000, and tidal flood events in 1978 and during the 1953 flood event. | |

**Flood Zone Map**




**Surface Water Map**

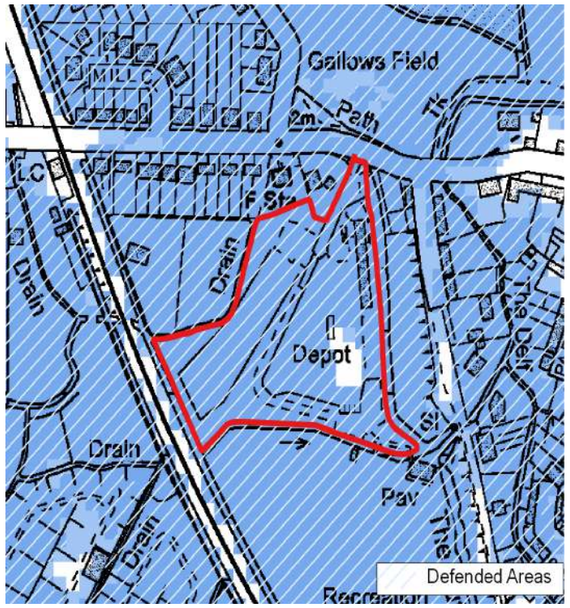


| | | | | |
|---|---|---|---|---|
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 1.33% | 1.33% | 96.16% | 1.33% |
| **Residual Risk** | The site would not be affected by a breach scenario as shown by the EA's EKC modelling results for the year 2070. | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 0.63% | 1.87% | 8.84% | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all three modelled scenarios, there are only localised areas of surface water accumulation shown within the highways and against the existing buildings. This could be attirbuted to topograhic depressions. | | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 3. As a result, a detailed FRA is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas, and avoiding development within the functional floodplain. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>The EA should be consulted where development is proposed within 16m of a tidal waterbody or tidal defence infrastructure to obtain consent via a Flood Risk Activity Permit (FRAP). | | | |

### 47-Sandwich Highway Depot, Ash Road, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: SAN006 | | **Existing Land Use:** Brownfield |
| **Site Area:** 2.09ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 3.36% |
| | *Flood Zone 2* | 0.48% |
| | *Flood Zone 3* | 96.16% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | Development which has a 'more vulnerable' classification will be subject to the Exception Test. | |
| **Nearby Waterbodies** | The site lies within 290m of the River Stour (main river). In addition, there are several drainage ditches surrounding the site and which are connected to a wider drainage network. The primary purpose of the network is to reduce groundwater levels in the surrounding area and discharge water into the River Stour. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: Tidal Flat Deposits - Clay and Silt | |

**Flood Zone Map**




**Surface Water Map**

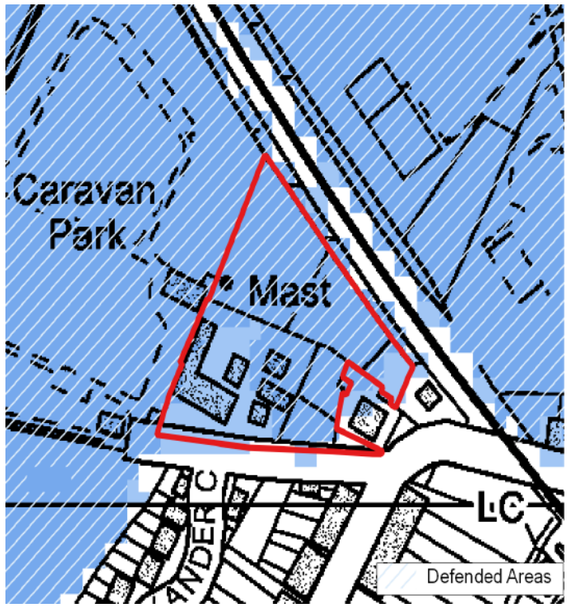

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: The surrounding area has been affected by flood events in the past, most notably in January 1978, February 1983 and June 2007, according to the EA's records. There has been public sewer flooding approximately 75m to the north and east of the site as a result of hydraulic overload. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 96.64% | 0.00% |
| **Residual Risk** | The modelling provided by the EA as part of the EKC model shows that the site would be flooded in the event of a breach scenario in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years and therefore, includes water overflowing the defences in 60 years time. | | | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.42% | 3.34% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'medium' and 'low' risk scenarios, surface water is shown to accumulate along the site boundaries. The areas shown to be affected are congruent with the location of the drainage ditches which are designed to drain surface water runoff from site and the surrounding area. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 3. As a result, a detailed FRA is required to be undertaken.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br>Flood resistance and resilience measures should be considered for inclusion. | | |

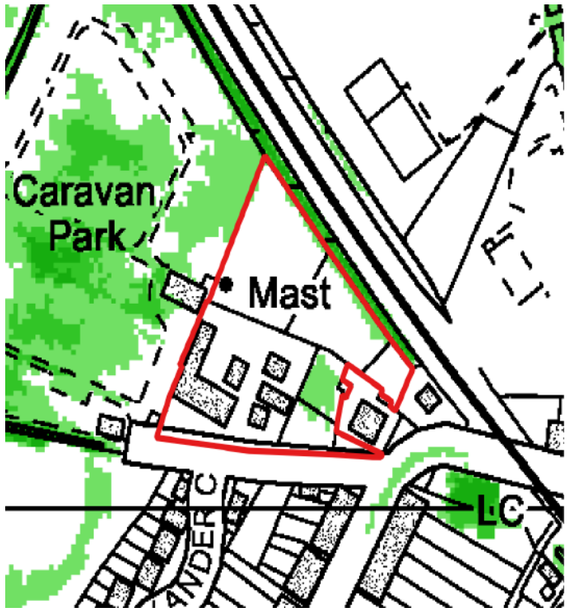
### 49-Woods' Yard, rear of 17 Woodnesborough Road, Sandwich

| | | |
|---|---|---|
| **DDC Site Reference**: SAN008 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.70ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 2.89% |
| | *Flood Zone 2* | 27.26% |
| | *Flood Zone 3* | 69.85% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | Development which has a 'more vulnerable' classification will be subject to the Exception Test. | |
| **Nearby Waterbodies** | There is a drainage ditch which runs along the northern site boundary and which is connected to a wider drainage network. The primary purpose of the network is to reduce groundwater levels in the surrounding area and discharge water into the River Stour. | |
| **Geology** | ***Bedrock***: Thanet Formation - Sand, Silt And Clay<br>***Superficial***: Tidal Flat Deposits - Clay and Silt | |

**Flood Zone Map**




**Surface Water Map**



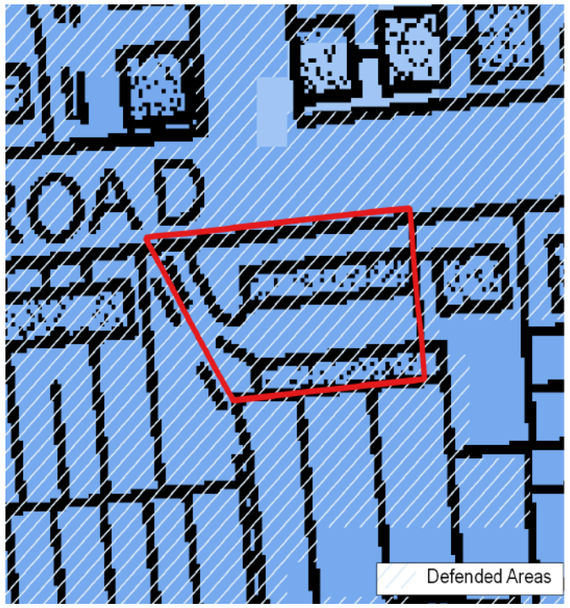

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: None. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 100.00% | 0.00% |
| **Residual Risk** | The modelling provided shows that the site is situated at the edge of the flood extent predicted under breach scenarios in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years, and therefore, includes water overflowing the defences in 60 years time. | | | |

| | | | |
|---|---|---|---|
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 0.00% | 0.22% | 8.01% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there is a localised area where flood water is shown to accumulate, which could be attributed to localised depressions in the topography. In addition, during all three risk scenarios, surface water flooding is predicted along the northern site boundary. The extent of flooding along the site boundary is congruent with the location of a drainage ditch which are designed to drain surface water runoff from site and the surrounding area. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 3. As a result, a detailed FRA is required to be undertaken.<br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br>Flood resistance and resilience measures should be considered for inclusion. | | |

### 100-Ethelbert Road garages

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S032 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.09ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 0.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 100.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | Development which has a 'more vulnerable' classification will be subject to the Exception Test. | |
| **Nearby Waterbodies** | The site lies approximately 90m from the coastline. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: Beach And Tidal Flat Deposits (Undifferentiated) - Sand And Gravel and Storm Beach Deposits - Sand And Gravel | |

**Flood Zone Map**




**Surface Water Map**

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Tidal flooding approximately 210m to the west of the site as a result of the 1953 storm surge. Public sewer flooding as a result of hydraulic overload. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 6.62% | 17.31% | 24.20% | 17.31% |
| **Residual Risk** | The modelling provided by the EA as part of the EKC model shows that the site would be flooded in the event of a breach at Sandown Castle in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years, and therefore, includes water overflowing the defences in 60 years time. | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 0.00% | 0.00% | 21.40% | |

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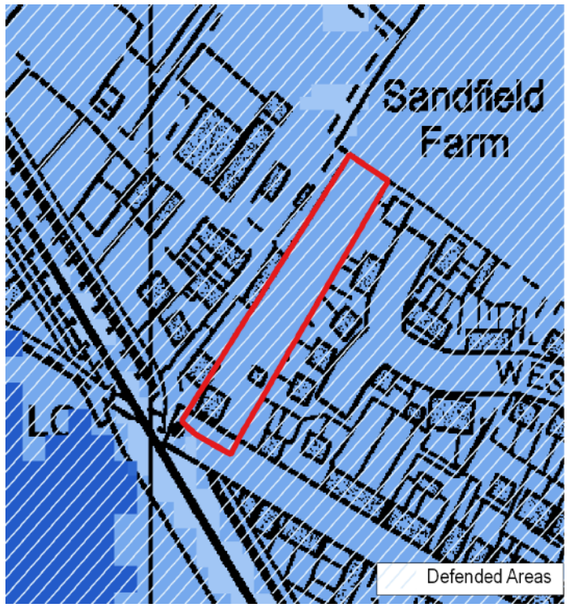
|---|---|
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, there are localised areas of surface water accumulation which could be attributed to localised depressions in the topography. |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 3. As a result, a detailed FRA is required to be undertaken.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. |

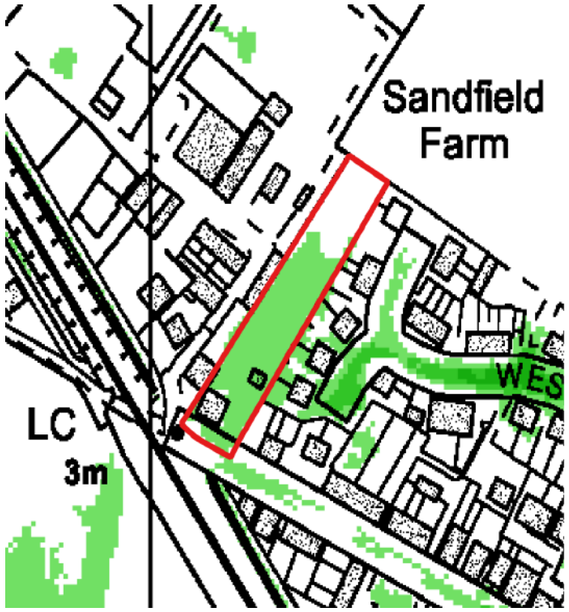
### 107-104 Northwall Road, Deal

| | | |
|---|---|---|
| **DDC Site Reference**: TC4S047 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.28ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 0.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 100.00% |
| | *Flood Zone 3b* | 0.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | Development which has a 'more vulnerable' classification will be subject to the Exception Test. | |
| **Nearby Waterbodies** | There are ditches running adjacent to the south boundary of the site, as well as further drainage ditches to the west of the site. | |
| **Geology** | ***Bedrock***: Seaford Chalk Formation - Chalk<br>***Superficial***: Tidal Flat Deposits (clay and silt). | |

**Flood Zone Map**




**Surface Water Map**



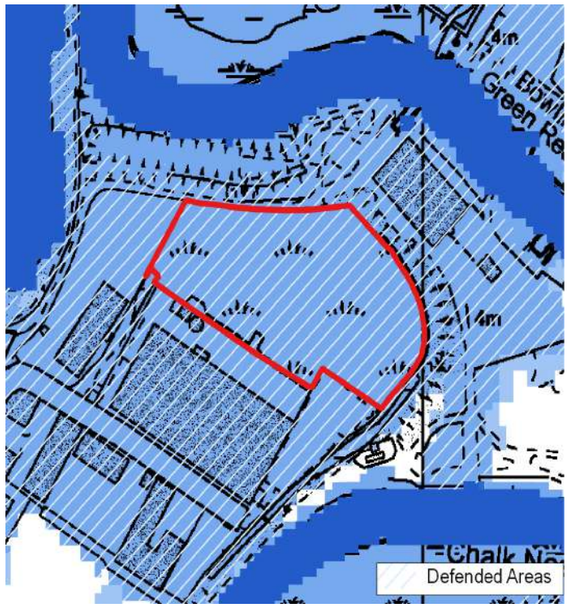

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: Part of the site was affected by flooding as a result of the 1953 storm surge.<br>Incidents within proximity of the site: Surrounding area was also affected by flooding as a result of the 1953 storm surge. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 93.93% | 0.00% |
| **Residual Risk** | The site is predicted to flood following a breach in the tidal defences at Sandwich Estate and/or Sandown Castle. The maximum predicted flood level on site is 3.29m AODN. | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 0.00% | 0.00% | 65.32% | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water is shown to accumulate in the centre of the site. The site is predicted to remain unaffected by flooding during the 'medium' and 'high' risk scenario. | | | |

| | |
|---|---|
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 3. As a result, a detailed FRA is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the depth of flooding from surface water, including an additional freeboard where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion. Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water and increase the risk of flooding to the surrounding area.<br><br>The EA should be consulted where development is proposed within 8m of a main river to obtain consent via a Flood Risk Activity Permit (FRAP).<br><br>The LPA should be consulted prior to the commencement of any works to obtain consent for any development proposed within 8m of any ordinary watercourse. Where the watercourse falls within the RSIDB area, the RSIDB should be consulted to obtain consent. |

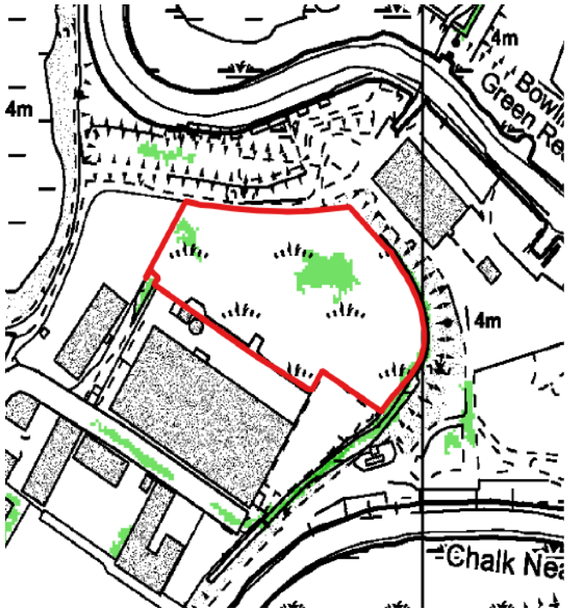
### 4-Sandwich Industrial Estate

| | | |
|---|---|---|
| **DDC Site Reference**: | | **Existing Land Use:** Greenfield |
| **Site Area:** 1.64ha | | **Proposed Land Use:** Commercial |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 0.00% |
| | *Flood Zone 2* | 0.00% |
| | *Flood Zone 3* | 100.00% |
| | *Flood Zone 3b* | 00.00% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | The Exception Test is not required to be applied for development classified as 'water compatible' or 'less vulnerable'. | |
| **Nearby Waterbodies** | The site lies approximately 50m from the River Stour (main river) which wraps around the site to the north, east and south. | |
| **Geology** | ***Bedrock***: Margate Chalk Member - Chalk<br>***Superficial***: Tidal Flat Deposits (clay and silt) | |

**Flood Zone Map**




**Surface Water Map**



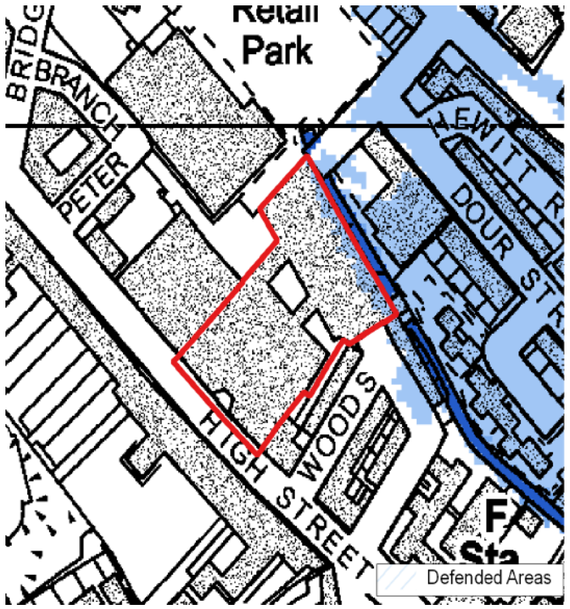

| | | | | |
|---|---|---|---|---|
| **Flood History** | Incidents within the site: None.<br>Incidents within proximity of the site: Lower-lying area on the other side of the River Stour was affected by flooding during the 1953 storm surge. | | | |
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 100.00% | 0.00% |
| **Residual Risk** | The site would not be affected by a breach scenario as shown by the EA's EKC modelling results for the year 2070. The modelling provided shows that the site would be flooded in the event of a breach in the year 2115. However, this modelling assumes that the defences will not be upgraded in the next 100 years, and therefore, includes water overflowing the defences in 60 years time. | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | |
| | 0.00% | 0.00% | 7.22% | |

| | |
|---|---|
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water flows across the west part of the site in a north easterly direction. During the 'medium' and 'high' scenarios, surface water flows along the boundary of the site in a north easterly direction, with only a small area of the site predicted to flood. |
| **Developable Area based on surface water flooding** | 1.64ha |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 3. As a result, a detailed FRA is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>The EA should be consulted where development is proposed within 16m of the River Stour to obtain consent via a Flood Risk Activity Permit (FRAP). |

### 29-Charlton Shopping Centre, High Street, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV028 | | **Existing Land Use:** Brownfield |
| **Site Area:** 0.63ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 92.33% |
| | *Flood Zone 2* | 7.39% |
| | *Flood Zone 3* | 0.28% |
| | *Flood Zone 3b* | 0.23% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | In Flood Zone 3a, development which has a 'more vulnerable' classification will be subject to the Exception Test.<br><br>Any development classified as 'Less Vulnerable', 'More Vulnerable' and 'Highly Vulnerable' uses should not be permitted within the Functional Floodplain (Flood Zone 3b). Development which is classified as 'essential infrastructure' will be subject to the Exception Test. Development that is classified as 'water-compatible' should be designed and constructed to:<br>• remain operational and safe for users in times of flood;<br>• result in no net loss of floodplain storage; and<br>• not impede water flows and not increase flood risk elsewhere.<br><br>The Exception Test is not required to be applied for development located in Flood Zone 3a and classified as 'water compatible' or 'less vulnerable'. | |
| **Nearby Waterbodies** | The site lies adjacent to the River Dour (main river) and within 8m of the river channel. | |
| **Geology** | ***Bedrock***: New Pit Chalk Formation - Chalk<br><br>***Superficial***: Head (clay and silt) and Alluvium (clay, silt, sand and gravel) | |
| **Flood History** | Incidents within the site: None.<br><br>Incidents within proximity of the site: Public sewer flooding as a result of hydraulic overload. | |

**Flood Zone Map**



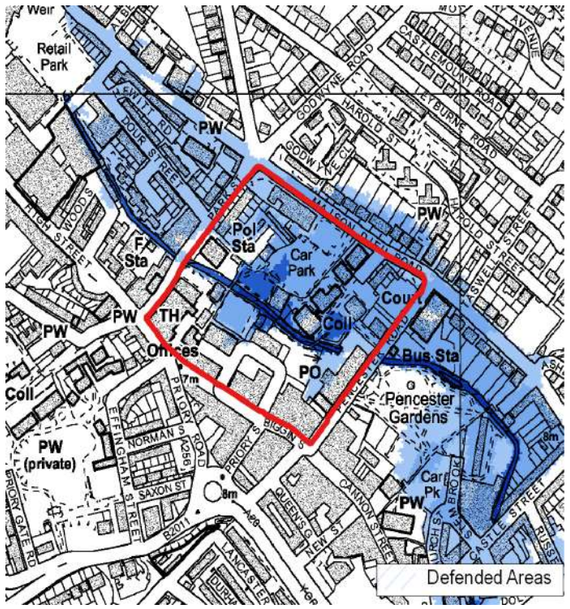

**Surface Water Map**

| | | | | | |
|---|---|---|---|---|---|
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* | |
| | 0.00% | 0.00% | 4.97% | 0.00% | |
| **Residual Risk** | Under 1 in 100 year return period including a 105% allowance for climate change, the flood level is 6.7m AODN and the extent is confined to areas immediately surrounding the river channel. | | | | |
| **Percentage of site at risk of flooding from fluvial sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from fluvial sources during the defended scenario for key return period events.*** | | | | |
| | *1 in 100 year return period event* | *1 in 100 year return period event including a 20% allowance for climate change* | *1 in 100 year return period event including a 45% allowance for climate change* | *1 in 100 year return period event including a 50% allowance for climate change* | *1 in 1000 year return period event* |
| | *0.28%* | *0.28%* | *0.85%* | *2.4%* | *7.61%* |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | | |
| | 5.75% | 18.04% | 25.39% | | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During all three risk scenarios, the site is shown to be affected by surface water flooding. However, the EA's maps are considered erroneous due to the presence of the existing building. Surface water is flowing within the roads surrounding the site. The demolition of the building could mean that surface water has the potential to flow across the site. | | | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zones 2 and 3, and is shown to be at risk of flooding from surface water. As a result, a detailed FRA, including a comprehensive investigation into surface water flood risk, is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a SWMS to be produced to show how SuDS will be included to manage surface water runoff from the site. The SuDS proforma will be required to accompany any SWMS.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water/floodwater and increase the risk of flooding to the surrounding area.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>The EA should be consulted where development is proposed within 8m of a fluvial waterbody to obtain consent via a Flood Risk Activity Permit (FRAP). | | | | |

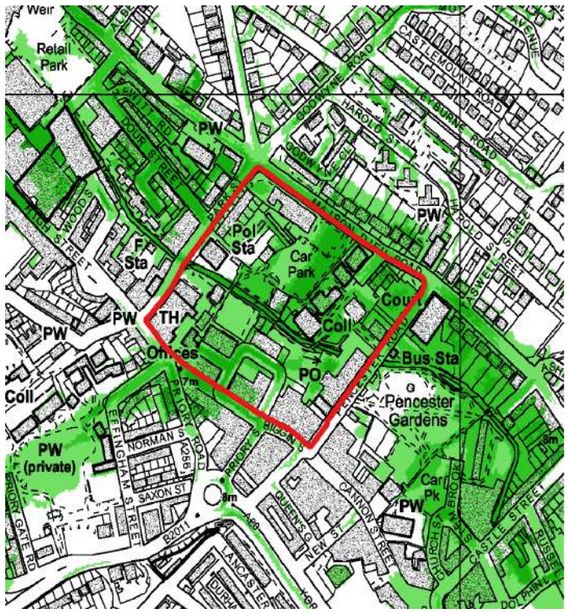
## 19-Mid Town

| | | |
|---|---|---|
| **DDC Site Reference**: DOV018 | | **Existing Land Use:** Brownfield |
| **Site Area:** 5.99ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 40.15% |
| | *Flood Zone 2* | 16.85% |
| | *Flood Zone 3* | 43.00% |
| | *Flood Zone 3b* | 8.32% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | In Flood Zone 3a, development which has a 'more vulnerable' classification will be subject to the Exception Test.<br><br>Any development classified as 'Less Vulnerable', 'More Vulnerable' and 'Highly Vulnerable' uses should not be permitted within the Functional Floodplain (Flood Zone 3b). Development which is classified as 'essential infrastructure' will be subject to the Exception Test. Development that is classified as 'water-compatible' should be designed and constructed to:<br>• remain operational and safe for users in times of flood;<br>• result in no net loss of floodplain storage; and<br>• not impede water flows and not increase flood risk elsewhere.<br><br>The Exception Test is not required to be applied for development located in Flood Zone 3a and classified as 'water compatible' or 'less vulnerable'. | |
| **Nearby Waterbodies** | The River Dour (main river) flows through the centre of the site, flowing in a southeasterly direction. | |
| **Geology** | ***Bedrock***: Pit Chalk Formation - Chalk<br><br>***Superficial***: Alluvium (clay, silt, sand and gravel) covers the majority of the site. There are deposits of Head (silt and gravel) and Head (clay, silt, sand and gravel) overlying the east and west corner of the site. | |
| **Flood History** | Incidents within the site: Surface Water flooding as a result of hydraulic overload.<br><br>Incidents within proximity of the site: None. | |

**Flood Zone Map**




**Surface Water Map**

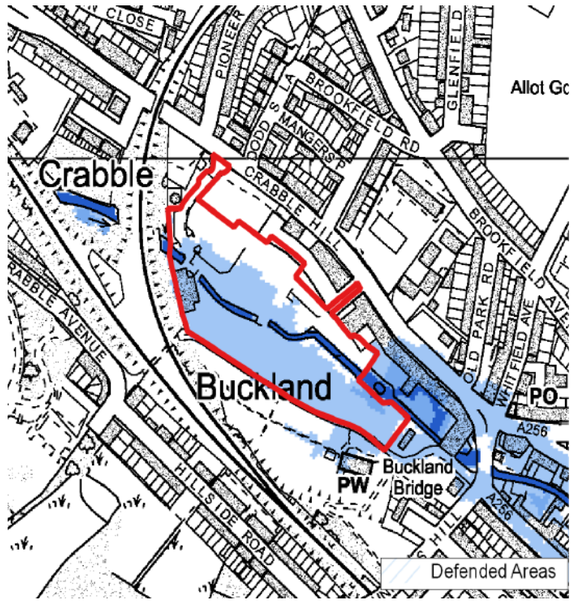


| | | | | | |
|---|---|---|---|---|---|
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* | |
| | 3.80% | 3.80% | 4.26% | 3.80% | |
| **Percentage of site at risk of flooding from fluvial sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from fluvial sources during the defended scenario for key return period events.*** | | | | |
| | *1 in 100 year return period event* | *1 in 100 year return period event including a 20% allowance for climate change* | *1 in 100 year return period event including a 45% allowance for climate change* | *1 in 100 year return period event including a 50% allowance for climate change* | *1 in 1000 year return period event* |
| | *40.98%* | *45.69%* | *49.43%* | *50.14%* | *58.15%* |
| **Residual Risk** | During the 1 in 100 year return period event including a 105% allowance for climate change, the extent of flooding increases slightly with a maximum flood level of 6.48m AODN. | | | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | | |
| | 10.43% | 20.63% | 42.12% | | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water is shown to flow across the west half of the site in an easterly direction, and is also directed towards the site from Maison Dieu Road before accumulation in the northeast area of the site. During the 'medium' and 'high' risk scenarios, there is localised accumulation around the existing buildings on site and floodwater is directed towards the site from Maison Dieu Road. | | | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zones 2 and 3. As a result, a detailed FRA is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas, and avoiding development within the functional floodplain. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water/floodwater and increase the risk of flooding to the surrounding area.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>The EA should be consulted where development is proposed within 8m of the River Dour to obtain consent via a Flood Risk Activity Permit (FRAP). | | | | |

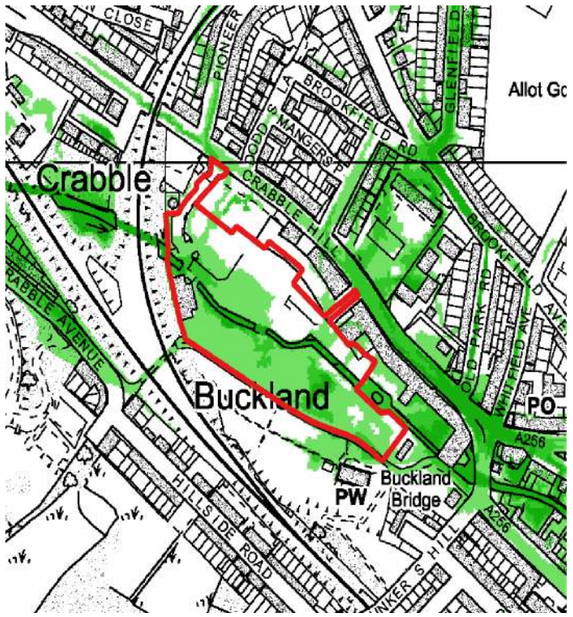
## 21-Buckland Mill, Dover

| | | |
|---|---|---|
| **DDC Site Reference**: DOV023 | | **Existing Land Use:** Brownfield |
| **Site Area:** 2.38ha | | **Proposed Land Use:** Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 33.68% |
| | *Flood Zone 2* | 58.86% |
| | *Flood Zone 3* | 7.46% |
| | *Flood Zone 3b* | 5.83% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | In Flood Zone 3a, development which has a 'more vulnerable' classification will be subject to the Exception Test.<br><br>Any development classified as 'Less Vulnerable', 'More Vulnerable' and 'Highly Vulnerable' uses should not be permitted within the Functional Floodplain (Flood Zone 3b). Development which is classified as 'essential infrastructure' will be subject to the Exception Test. Development that is classified as 'water-compatible' should be designed and constructed to:<br>• remain operational and safe for users in times of flood;<br>• result in no net loss of floodplain storage; and<br>• not impede water flows and not increase flood risk elsewhere.<br><br>The Exception Test is not required to be applied for development located in Flood Zone 3a and classified as 'water compatible' or 'less vulnerable'. | |
| **Nearby Waterbodies** | The River Dour (main river) flows through the centre of the site, flowing in a southeasterly direction. | |
| **Geology** | ***Bedrock***: Pit Chalk Formation - Chalk<br><br>***Superficial***: The southern half of the site is overlain by Alluvium (clay, silt, sand and gravel) with the northern half of the site overlain by Head (clay, silt, sand and gravel). | |
| **Flood History** | Incidents within the site: None.<br><br>Incidents within proximity of the site: Surface Water flooding as a result of hydraulic overload. | |

**Flood Zone Map**




**Surface Water Map**



| | | | | |
|---|---|---|---|---|
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 0.00% | 0.00% | 0.00% | 0.00% |

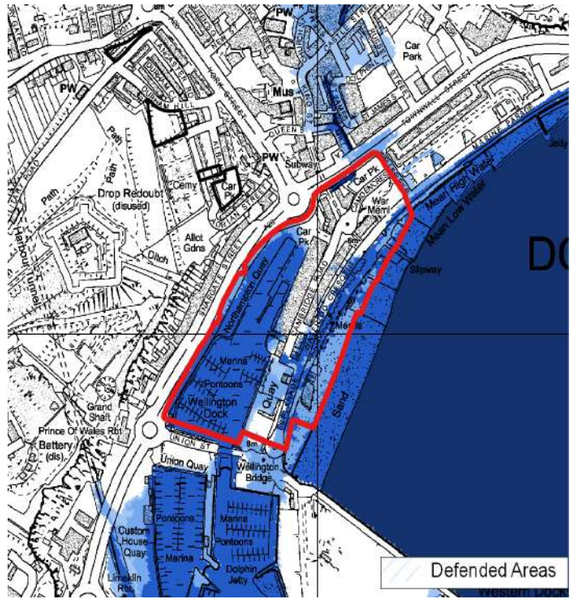
| | | | | | |
|---|---|---|---|---|---|
| **Percentage of site at risk of flooding from fluvial sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from fluvial sources during the defended scenario for key return period events.*** | | | | |
| | *1 in 100 year return period event* | *1 in 100 year return period event including a 20% allowance for climate change* | *1 in 100 year return period event including a 45% allowance for climate change* | *1 in 100 year return period event including a 50% allowance for climate change* | *1 in 1000 year return period event* |
| | *7.47%* | *8.33%* | *46.82%* | *49.77%* | *64.83%* |

| | | | |
|---|---|---|---|
| **Residual Risk** | During the 1 in 100 year return period event including a 105% allowance for climate change, the extent of flooding increases on site with a maximum flood level of 17.13m AODN. | | |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* |
| | 8.10% | 9.59% | 48.36% |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water flows across the southern half of the site adjacent to the River Dour. During the 'medium' and 'high' risk scenario, there is localised flooding in the southern half of the site, which could be attributed to a topographic depression. | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zones 2 and 3. As a result, a detailed FRA is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Suitable mitigation (i.e. compensatory flood storage, floodable voids) should be provided where development would displace surface water/floodwater and increase the risk of flooding to the surrounding area.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>The EA should be consulted where development is proposed within 8m of the River Dour to obtain consent via a Flood Risk Activity Permit (FRAP). | | |

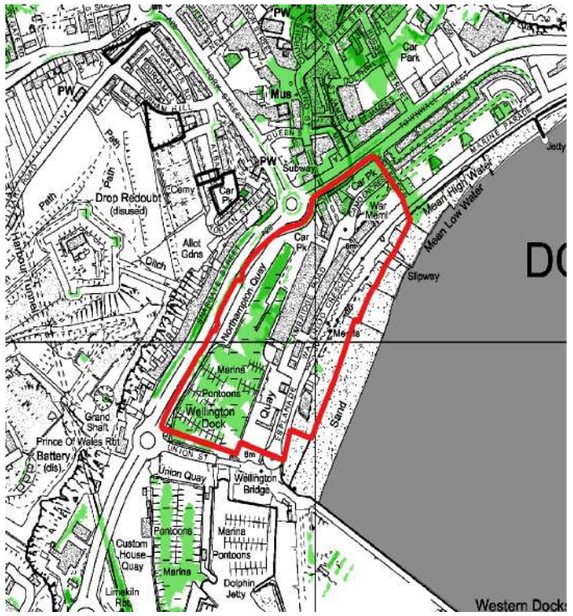
## 6-Dover Waterfront

| | | |
|---|---|---|
| **DDC Site Reference**: DOV017 | | **Existing Land Use:** Brownfield |
| **Site Area:** 10.98ha | | **Proposed Land Use:** Commercial and Residential |
| **Flood Zone Classification based on the EA's 'Flood Map for Planning'** | *Flood Zone 1* | 31.67% |
| | *Flood Zone 2* | 4.09% |
| | *Flood Zone 3* | 64.24% |
| | *Flood Zone 3b* | 50.33% |
| **Susceptible to Climate Change** | Yes | |
| **Exception Test required?** | In Flood Zone 3a, development which has a 'more vulnerable' classification will be subject to the Exception Test. The Exception Test is not required to be applied for development located in Flood Zone 3a and classified as 'water compatible' or 'less vulnerable'.<br><br>Any development classified as 'Less Vulnerable', 'More Vulnerable' and 'Highly Vulnerable' uses should not be permitted within the Functional Floodplain (Flood Zone 3b). Development which is classified as 'essential infrastructure' will be subject to the Exception Test. Development that is classified as 'water-compatible' should be designed and constructed to:<br>• remain operational and safe for users in times of flood;<br>• result in no net loss of floodplain storage; and<br>• not impede water flows and not increase flood risk elsewhere. | |
| **Nearby Waterbodies** | The River Dour (main river) runs through and under (via culvert) the north east corner of the site, before discharging into the waterfront docks within the site boundary. The site is also located adjacent to the sea. | |
| **Geology** | ***Bedrock***: Pit Chalk Formation - Chalk<br><br>***Superficial***: Storm Beach Deposits (sand and gravel) and Beach and Tidal Flat Deposits (sand, silt and clay) | |
| **Flood History** | Incidents within the site: None.<br><br>Incidents within proximity of the site: A pedestrian subway flooded on the A20 as a result of overtopping in Dover. | |

**Flood Zone Map**




**Surface Water Map**



| | | | | |
|---|---|---|---|---|
| **Percentage of site at risk of flooding from tidal sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from tidal sources during the defended scenario for key return period events.*** | | | |
| | *1 in 200 year return period event* | *1 in 200 year return period event - 2070* | *1 in 200 year return period event - 2115* | *1 in 1000 year return period event* |
| | 58.22% | 66.53% | 69.79% | 64.46% |
| **Residual Risk** | As there are no modelled breach locations within Dover to assess the risk of flooding following the failure of the defence infrastruture, the risk of tidal flooding during the 1 in 1000 year tidal flood event has been considered. During this event, the extent of flooding on site increases slightly. | | | |
| **Percentage of site at risk of flooding from fluvial sources based off modelling data available from the EA** | ***Percentage of site at risk of flooding from fluvial sources during the defended scenario for key return period events.*** | | | | |
| | *1 in 100 year return period event* | *1 in 100 year return period event including a 20% allowance for climate change* | *1 in 100 year return period event including a 45% allowance for climate change* | *1 in 100 year return period event including a 50% allowance for climate change* | *1 in 1000 year return period event* |
| | *0.33%* | *0.33%* | *0.33%* | *0.33%* | *0.33%* |
| **Percentage of site at risk of flooding from surface water based on the EA's 'Risk of Flooding from Surface Water' Map** | *'High' risk scenario* | *'Medium' risk scenario* | *'Low' risk scenario* | | |
| | 0.35% | 2.82% | 22.72% | | |
| **Description of Surface Water Flooding (EA's RoFSW Maps)** | During the 'low' risk scenario, surface water is shown to accumulate in the northeast corner of the site adjacent to the River Dour, and there are some localised areas of accumulation which could be attributed to topographic depressions. During the 'medium' and 'high' risk scenarios, flooding is confined to the channel of the River Dour. In addition, during all three scenarios, surface water is shown to accumulate within the docks itself due to the method used to produce the modelling. | | | | |
| **Required Actions / Recommended Mitigation Measures** | The site is located in Flood Zone 3. As a result, a detailed FRA is required to be undertaken.<br><br>SuDS should be considered to be included within the development where possible, in accordance with the NPPF and its planning practice guidance. All major development will require a Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water runoff from the site.<br><br>For major developments, or where there are historic sewer flooding incidents, developers should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary.<br><br>The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas, and avoiding development within the functional floodplain. The Sequential Approach should also be applied to the internal layout of buildings, in particular where floor levels cannot be raised.<br><br>Floor levels should be raised above the design flood level, including the Environment Agency's recommended additional freeboard requirements where practicable.<br><br>Flood resistance and resilience measures should be considered for inclusion.<br><br>The EA should be consulted where development is proposed within 8m of the River Dour to obtain consent via a Flood Risk Activity Permit (FRAP). | | | | |