

Flood Risk Assessment

Address: 8 Romney Road, Hamstreet, Kent TN26 2JB

Project: Two Storey Side & Part Single, Part Two Storey Rear Extension

Flood Zone 2

Overview

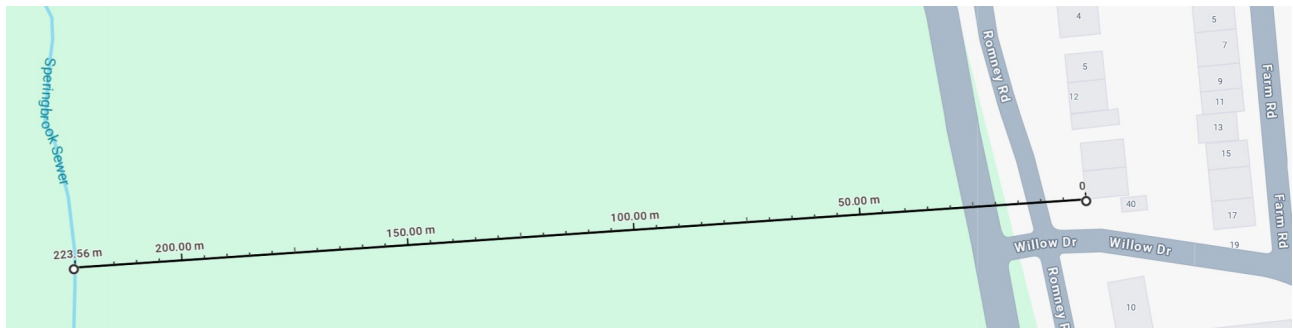
The proposed extension is located in a Flood Zone 2 area with a Medium probability of flooding. The proposal consists of a ground floor garage, utility and kitchen extension.

The two non habitable rooms proposed are located at the front and side of the proposed extension most affected by flood risk coming from the river located 223.56 meters away. With the proposed kitchen positioned at the rear of the property.

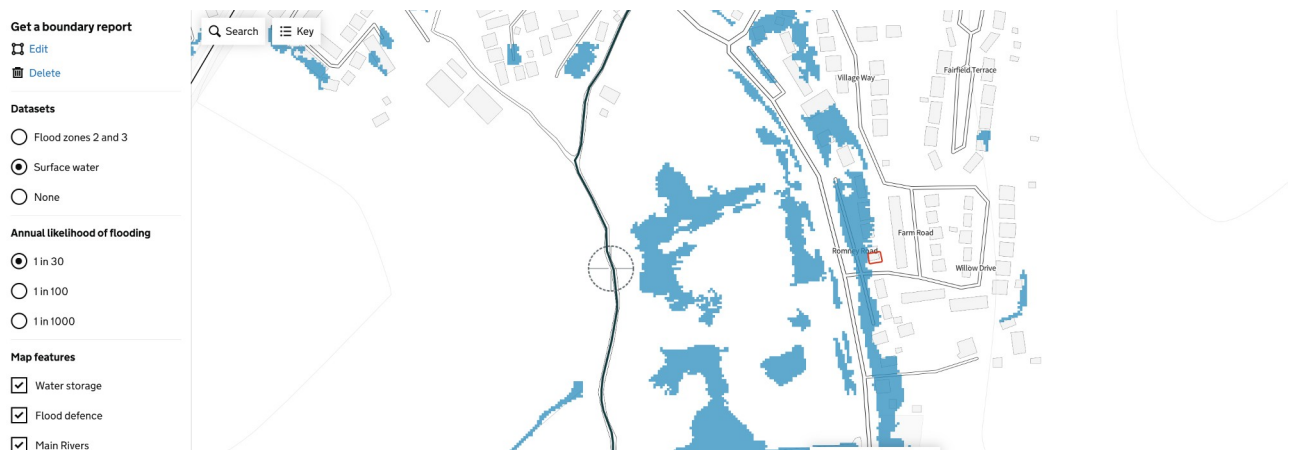
The information in this document demonstrates the Very Low Risk of flooding from both surface water and rivers.

Flood Risk from Rivers

Distance from property



River location



Rivers and the sea: possible flood depths false / false

Your selected location: 8, Romney Road, Hamstreet, Ashford, TN26 2JB

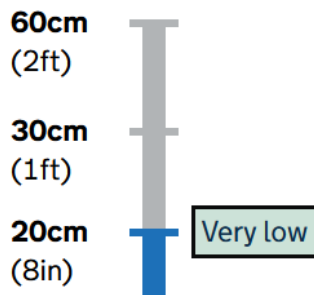
This information tells you the flood risk of the land around a building, not the building itself.

Flooding is hard to predict and there is always a chance any flood water could be deeper than what we show.

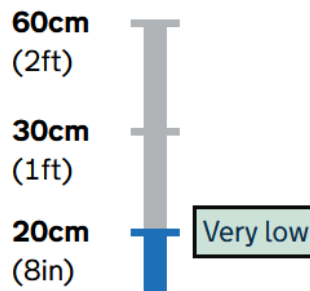
► [What the flood risk ratings mean](#)

Chance of flooding to 20cm

Present day



2036 - 2069



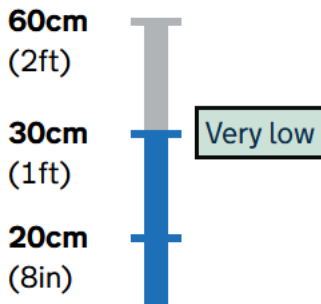
At this location there's a **Very low** chance of flooding to **20cm** (or 8 inches).

Between 2036 and 2069 this stays at a **Very low** chance of flooding to **20cm** (or 8 inches).

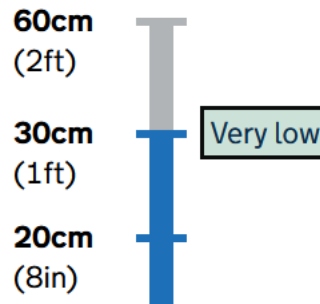
At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.

Chance of flooding to 30cm

Present day



2036 – 2069



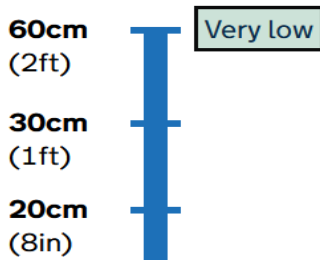
At this location there's a **Very low** chance of flooding to **30cm** (or 1ft)

Between 2036 and 2069 this stays at a **Very low** chance of flooding to **30cm** (or 1ft)

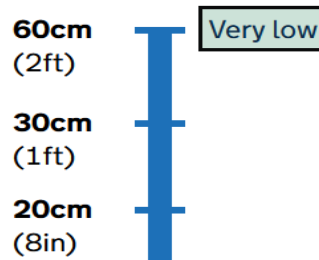
At 30cm, flood water can get into homes and buildings. Water at this level can also move a car, damage roads and cause major traffic disruption.

Chance of flooding to 60cm

Present day



2036 – 2069



At this location there's a **Very low** chance of flooding to **60cm** (or 2ft)

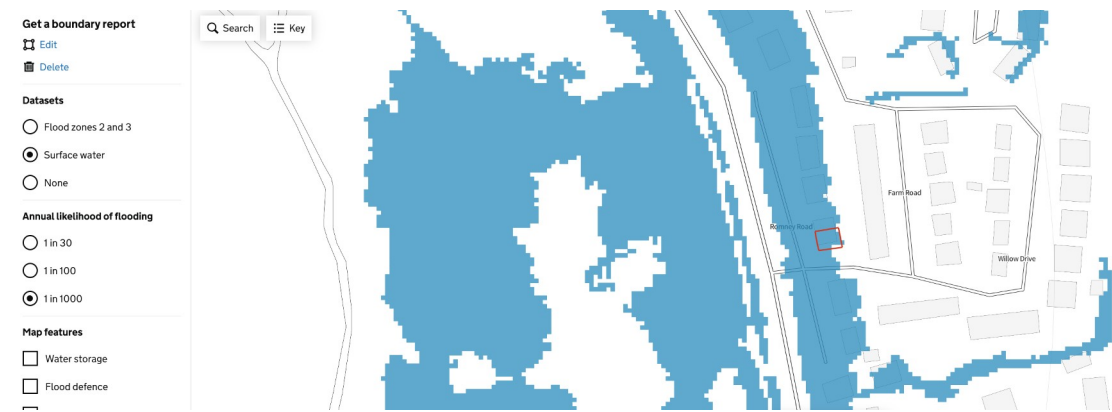
Between 2036 and 2069 this stays at a **Very low** chance of flooding to **60cm** (or 2ft)

At 60cm, we expect flood water to get into homes and buildings. Water at this level can float most vehicles, including 4x4s.

Flood protection measures are usually effective up to 60cm. You should not try and keep flood water out of buildings if it's over 90cm. Water at this level can cause collapse or permanent structural damage.

Return to [rivers and sea](#) to read advice on how to manage your risk from flooding.

Flood Risk from Surface Water



Zone 2 Medium
Probability

Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Surface water: possible flood depths

Your selected location: 8, Romney Road, Hamstreet, Ashford, TN26 2JB

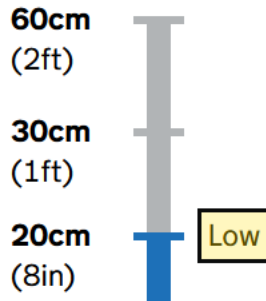
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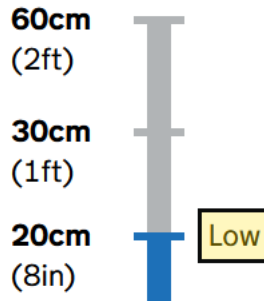
► [What the flood risk ratings mean](#)

Chance of flooding to 20cm

Present day



2040 – 2060

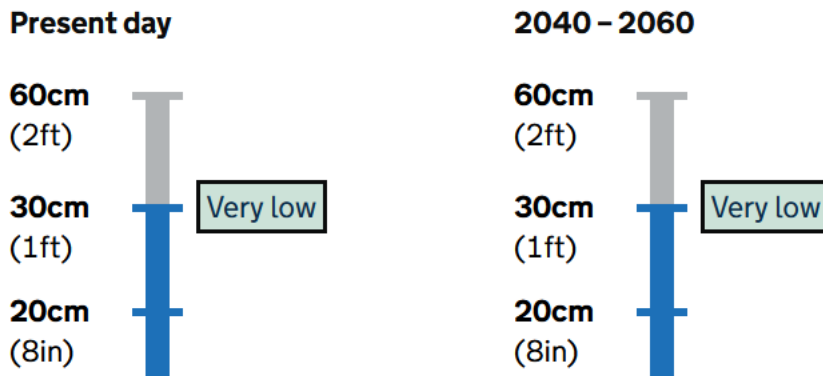


At this location there's a **Low** chance of flooding to **20cm** (or 8 inches).

Between 2040 and 2060 this stays at a **Low** chance of flooding to **20cm** (or 8 inches).

At 20cm, flood water can get into some homes and buildings, especially if the property has a basement. At this level, water can also damage your car or cause a breakdown.

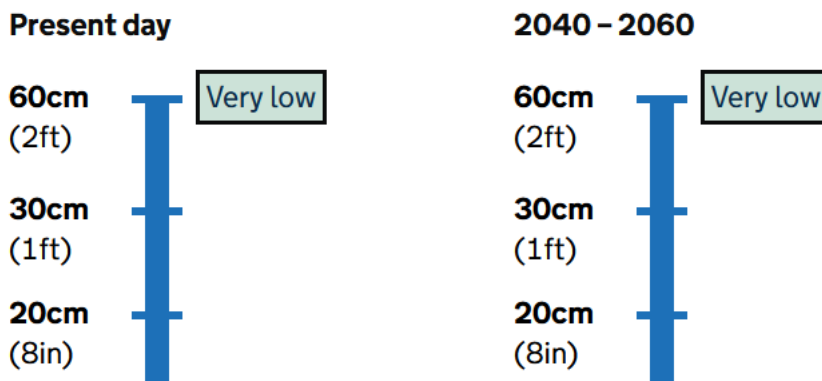
Chance of flooding to 30cm



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Between 2040 and 2060 this stays at a **Very low** chance of flooding to **30cm** (or 1ft)

Chance of flooding to 60cm



At this location there's a **Very low** chance of flooding to **60cm** (or 2ft)

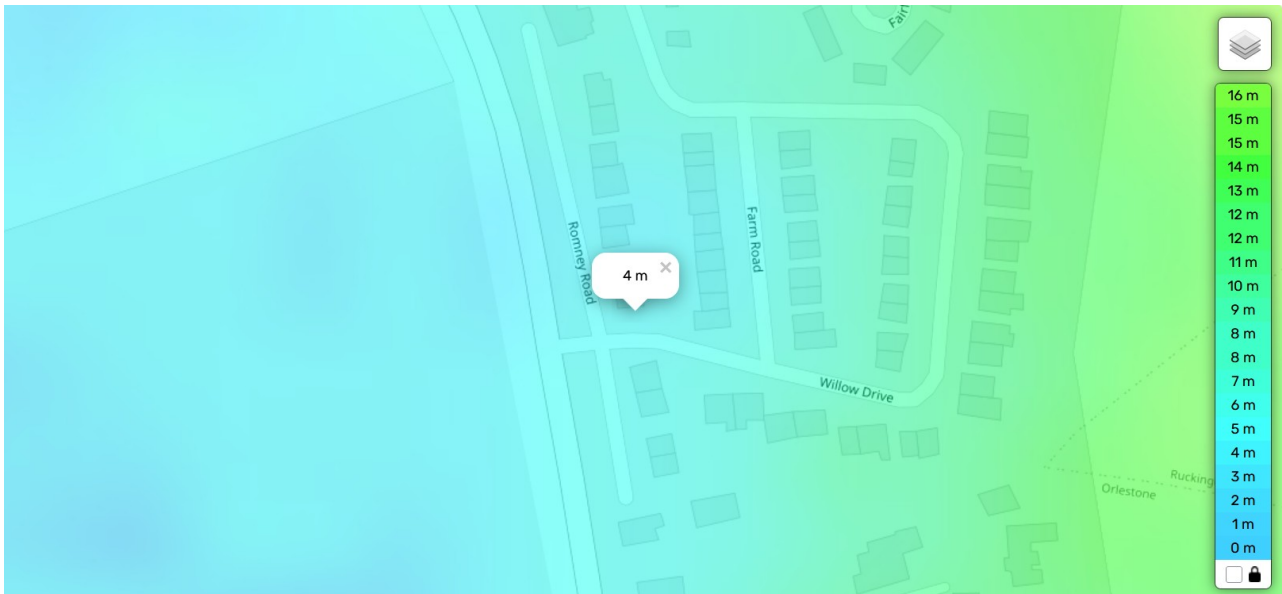
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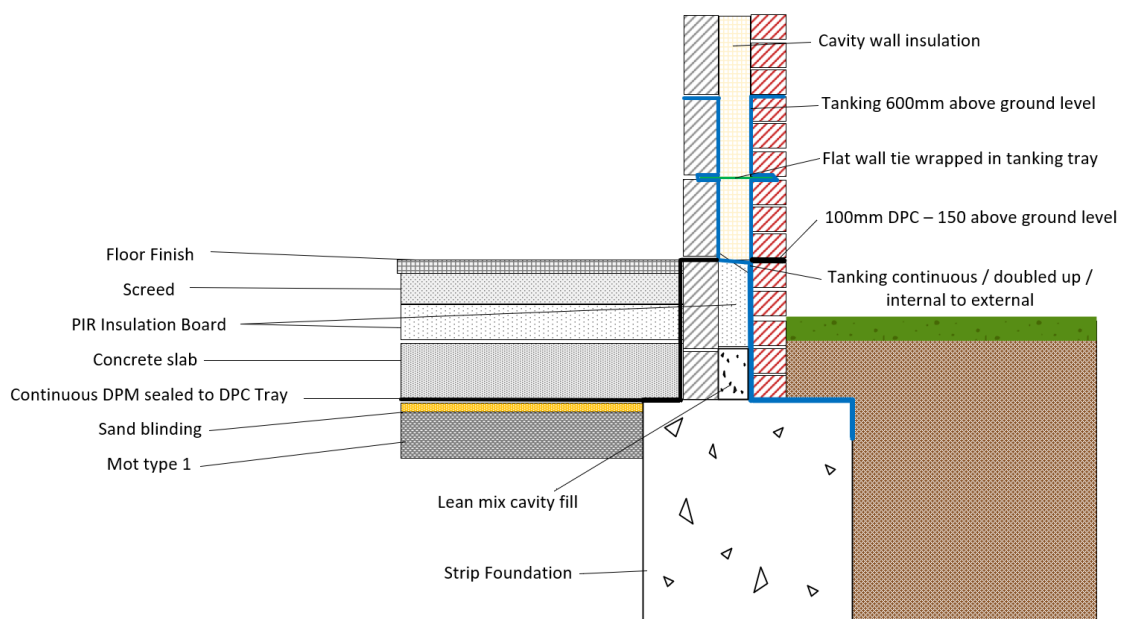
Property above sea level



Floor levels and Prevention

The proposed floor level for the new extension is 150mm above ground with the addition of a tanking detail built into the fabric of the building. The tanking detail adds protection to both the internal blockwork and external brickwork 600mm above ground level.

Although flood risk is very low, this tanking detail is proposed as a prevention and precaution to future climate change as a belt and braces approach to any flood risk.



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
600364/133038

Created
8 November 2025 10:34

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

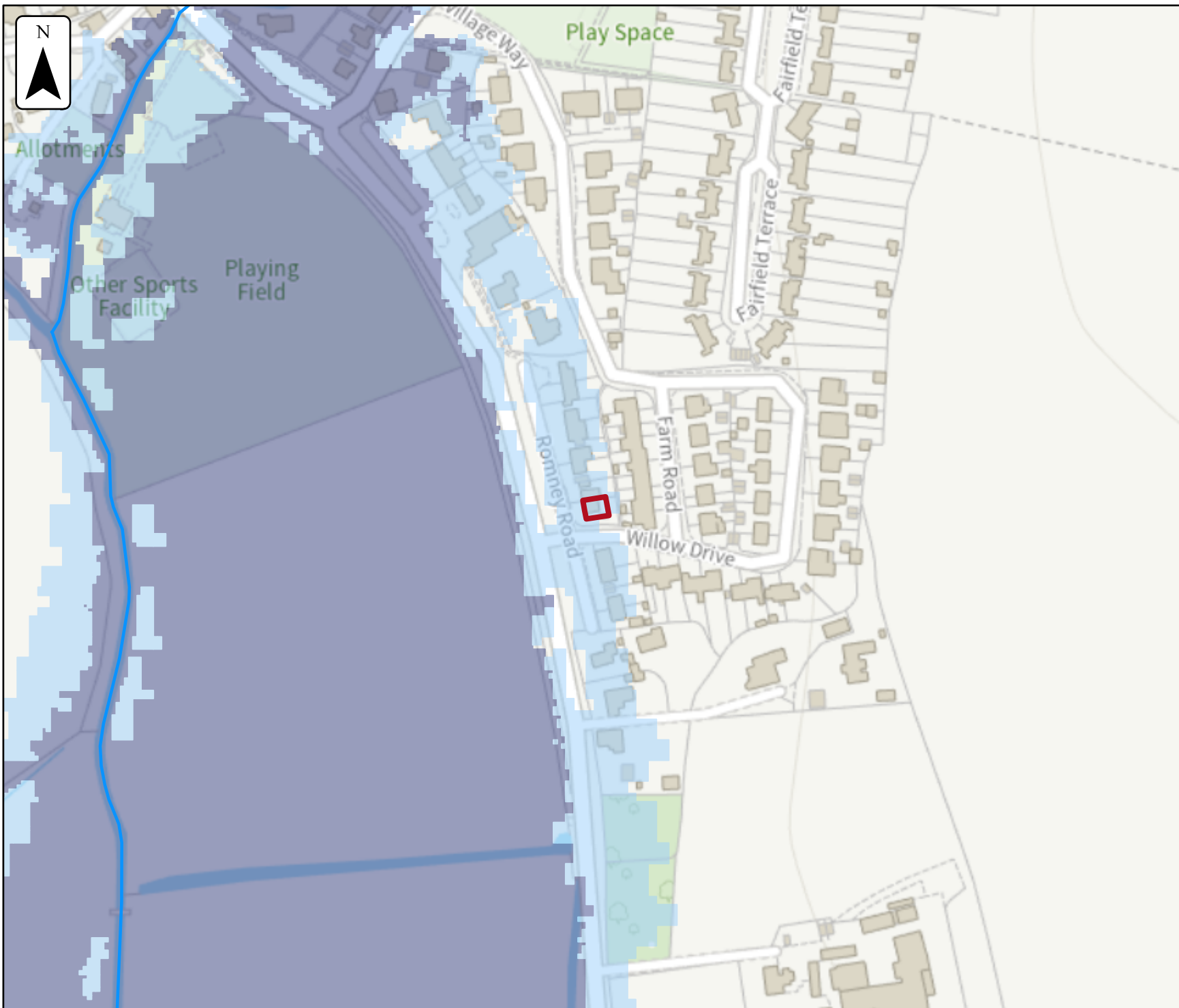
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

600364/133038

Scale

1:2,500

Created

8 Nov 2025 10:34

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

