

Appendix C

STAKEHOLDER CORRESPONDENCE



Appendix C.1

ENVIRONMENT AGENCY



[REDACTED]

From: KSL Enquiries <KSLE@environment-agency.gov.uk>
Sent: 15 October 2019 11:16
To: [REDACTED]
Subject: KSL 144172 CM (Re: KSL 90809 AB) - Land west of Crown Quay Lane, Sittingbourne, Kent
Attachments: KSL 144172 CM.pdf; KSL climate change guidance.doc.Sept.2016.pdf; Our planning services introduction PDF.pdf

Dear [REDACTED]

RE: KSL 144172 CM (Re: KSL 90809 AB) - Land west of Crown Quay Lane, Sittingbourne, Kent

Thank you for your enquiry which was received on 27 September 2019.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find attached the product 4 for your site. Responses to other questions below in purple.

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Please be aware that the Environment Agency supply data, but we do not interpret it for use in a Flood Risk Assessment. Flood Risk Assessment's should be completed by a suitably competent and qualified person.

Surface water flooding maps can be downloaded from our Partner Data Catalogue (<http://environment.data.gov.uk/ds/partners/#/partners/login>). The Lead Local Flood Authority (Kent County Council) is responsible for surface water flooding issues. Please contact them for further information.

You may be interested in the following guidance / information publically available:

- **'Planning Practice Guidance'** - provides information about planning considerations in areas at risk of flooding. <http://planningguidance.planningportal.gov.uk/>
- **'Planning applications: assessing flood risk'** - information about completing Flood Risk Assessments. <https://www.gov.uk/planning-applications-assessing-flood-risk>
- **'Site specific flood risk assessment: Checklist'** – a checklist to help ensure you have considered all the relevant factors in your flood risk assessment. <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/>
- **Climate change allowance guidance – (for a product 4 including fluvial information)**
We attach a copy of the Kent and South London guidance. The guidance will vary slightly from area to area. This is due to the different characteristics of river basins in each area.

We recommend that you discuss your proposals with the Local Planning Council at the earliest opportunity. They will be able to advise you on a wide range of planning matters in addition to flood risk.

Environment Agency pre application service

We encourage early discussions to ensure environmental issues and opportunities are considered early in the planning process. If you would like a free preliminary opinion or our cost recovery service please complete the form in the link below and email back to kslplanning@environment-agency.gov.uk

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297018/LIT_9015_c2_822b.pdf

Please refer to the [Open Government Licence](#) which explains the permitted use of this information

I trust this information is of use. If you have any further questions, please contact us and we will be happy to help.

Please Note - The data provided in this flood data product does not include the new climate change allowances published on gov.uk on 19/02/2016. See further note within the data product.

If you have any further queries or if you'd like us to review the information we have provided under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 please contact us within two months and we will happily do this for you.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive: <http://www.smartsurvey.co.uk/s/EnvironmentAgencyCustomerSurvey/?a=KSL>

Kind regards

[Redacted signature]

[Redacted] | Customers and Engagement Officer | Kent South London & East Sussex Environment Agency | Orchard House | Endeavour Park | London Road | West Malling | Kent | ME19 5SH
Internal: 46848 External: 02084746848

[Redacted] [@environment-agency.gov.uk](mailto:[Redacted]@environment-agency.gov.uk)

DO YOU KNOW WHAT TO DO?



From: [Redacted] [\[mailto:\[Redacted\]@wsp.com\]](mailto:[Redacted]@wsp.com)

Sent: 27 September 2019 09:52

To: KSL Enquiries <KSL@environment-agency.gov.uk>

Cc: [Redacted] <[\[Redacted\]@environment-agency.gov.uk](mailto:[Redacted]@environment-agency.gov.uk)>

Subject: FW: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear Sirs

Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Grid Reference: 590827, 164104

Request for Information

I am writing on behalf of our client, with regard to the proposed development on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX. Please find attached a location plan indicating the site location. The flood zone map from the Environment Agency website shows that the site falls within Flood Zones 1, 2 and 3. I understand from your colleagues in Planning (cc'd) that flood modelling covering this area was updated earlier this year and therefore I would be grateful if you could provide up-to-date product 4 data. **(PSO please supply)** A copy of similar data issued to us in 2018 is attached for reference.

I have listed below a number of other queries for this site and would be grateful for your attention to them and confirmation if any are relevant.

- Classification and location of watercourses in the vicinity of the site; **(refer to P4)**
- Details of existing flood defences relevant to the site including estimated standard of protection; **(refer to P4)**
- Details of any flood defence/alleviation improvement schemes and what level of protection they will offer; **(refer to P4)**
- Site specific breached flood level data including flood hazard classifications (if appropriate); **(P4 if available)**
- Time of breached flood waters to enter the site (if appropriate); **(P4 if available)**
- Historic surface water flooding information **(please refer to your Lead Local Flooding Authority, Kent County Council)**

Details of existing Flood Warning Systems

Your site at *Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX* is located within the following Flood Alert and Flood Warning Areas:

- **Flood Warning Area:** Coast from Kemsley to Seasalter
Description: Areas at risk of coastal flooding from Kemsley to Seasalter, including Sittingbourne, Conyer and Faversham
- **Flood Alert Area:** Isle of Sheppey and coast from Kemsley to Seasalter
Description: Areas at risk of coastal flooding on the Isle of Sheppey and North Kent Coast from Kemsley to Seasalter, including Sheerness, Minster, Queenborough, Leysdown on Sea, Sittingbourne and Faversham

We would strongly recommend that anyone at risk of flooding signs up to our free Flood Warning service. By signing up, Flood Alerts and Flood Warnings can be received through a combination of telephone calls, text messages and emails. Real-time Flood Warning information can be viewed at any time by referring to our website at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline on 0345 988 1188.

- Details of any groundwater flooding issues **(please refer to your Lead Local Flooding Authority, Kent County Council)** and ground water levels; **We hold no groundwater levels data for this site. We have no Environment Agency boreholes within 500 metres radius of the approximate centre of the site. Please contact British Geological Survey for any available information.**
- Details of any historic flooding on site; **(please refer to P4 and your Lead Local Flooding Authority, Kent County Council)**
- Details of the effects of both the climate change rainfall flood levels and the river flood levels, **(Please find attached climate change allowance guidance for a product 4 including fluvial information)** and recommended finish floor levels; **(Please consult local planning authority)**
- Details of any EA apparatus within the site boundary, how they are operated/maintained, and the effects in the event of failure; **Although the Environment Agency is classed as a statutory undertaker for certain purposes we do not generally have plant equipment or pipelines situated in the public highway. Our consent as a regulator may be required if you are intending to carry out work within 8 metres of a Main River as defined in**

the Water Resources Act 1991 or within 16 metres of the Tidal Thames. This reply has been drafted without conducting a specific search of our records. If you have reason to think that your proposal will affect land or equipment which we own please resubmit your enquiry making this clear. I hope that we have correctly interpreted your request.

■ Any further information you feel is relevant to assist with the preparation of a FRA. **We are able to supply a preliminary opinion outlining the key environmental issues and opportunities which is free. For more detailed advice, guidance, review of draft report, meetings etc. we can organize a cost recovery agreement which is chargeable. We encourage early discussions to ensure environmental issues and opportunities are considered early in the planning process. If you would like a free preliminary opinion or our cost recovery service please complete the form in the link below and email back to kslplanning@environment-agency.gov.uk**

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297018/LIT_9015_c2822b.pdf

If you require any further information regarding the site to assist with our queries, please do not hesitate to contact me. I would also be grateful if you could inform me on any associating cost for any data at your earliest possible convenience.

Kind regards, [REDACTED]

[REDACTED]

Associate



T [REDACTED]

Mountbatten House, Basing View, Basingstoke, RG21 4HJ

From: [REDACTED] [[mailto:\[REDACTED\]@environment-agency.gov.uk](mailto:[REDACTED]@environment-agency.gov.uk)]
Sent: 27 September 2019 08:53
To: [REDACTED] <[\[REDACTED\]@wsp.com](mailto:[REDACTED]@wsp.com)>
Subject: RE: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Hi [REDACTED],

I've just checked with Jon in our flood team and there has been updated modelling earlier this year. For that reason, we would recommend you request a new Product 4 as it may have amendments to flood level data on your site.

Unfortunately, 2 October is becoming difficult as Jon now has other commitments. We could offer 8 or 11 October as alternative dates.

Kind regards,

[REDACTED]

[REDACTED]

Planning Advisor, Kent, South London and East Sussex Area
Environment Agency | Orchard House, Endeavour Park, London Road, Addington, Kent ME19 5SH

[REDACTED] [@environment-agency.gov.uk](mailto:[REDACTED]@environment-agency.gov.uk)

External: [REDACTED]



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who be a single point of contact for you at the EA. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#).

Please note – Our hourly charge is now £100 per hour plus VAT from 1st April 2018.

From: [redacted] [mailto:[redacted]@wsp.com]
Sent: 24 September 2019 16:44
To: [redacted] <[redacted]@environment-agency.gov.uk>
Cc: [redacted] <[redacted]@wsp.com>
Subject: FW: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Hi [redacted]

I'm still awaiting confirmation that the meeting date you suggested is okay but in the meantime would you please be able to confirm that the information contained in the attached (e.g. flood levels and requirements for floor levels etc.) is still applicable?

Many thanks, [redacted]

[redacted]
Associate



T [redacted]

Mountbatten House, Basing View, Basingstoke, RG21 4HJ

From: [redacted]
Sent: 03 October 2018 16:51
To: [redacted] ([redacted]@bellway.co.uk) <[redacted]@bellway.co.uk>; [redacted] <[redacted]@bellway.co.uk>
Cc: [redacted] <[redacted]@wsp.com>
Subject: FW: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

[redacted],

Initial response from EA just received.
Not too different from what was expected. I think we need to talk to them about "safe / dry access routes"

Are you happy that we ramp up a meeting?

Regards

[redacted]
Technical Director – SuDS



[redacted]

From: KSLPlanning [<mailto:KSLPLANNING@environment-agency.gov.uk>]
Sent: 03 October 2018 16:40
To: [REDACTED]
Subject: RE: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Hi [REDACTED]

Please find our preliminary opinion attached. Have a look at our comments and let me know if you would like to discuss your plans further with us.

We would be happy to meet with you and discuss your plans further. We charge £100 + VAT per officer and hour, and depending if you need to include a groundwater officer as well as flood risk and planning officers, I would assume the cost for a meeting to be in the range of £400-£700 + VAT. Groundwater officers would only be required for proposals that include non-mains drainage. If you would like to go ahead and book a meeting with us, it would be greatly helpful if you can fill in the attached advice form and return to me.

I have also attached our information brochure for your attention. Do not hesitate to contact me if you require further information.

Kind regards,

[REDACTED]
Planning Advisor, Kent, South London and East Sussex Area
Environment Agency | Orchard House, Endeavour Park, London Road, Addington, Kent ME19 5SH

[REDACTED] [@environment-agency.gov.uk](mailto:[REDACTED]@environment-agency.gov.uk)
External: [REDACTED]



From: [REDACTED] [[mailto:\[REDACTED\]@wsp.com](mailto:[REDACTED]@wsp.com)]
Sent: 26 September 2018 13:42
To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Subject: RE: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

[REDACTED]

Many thanks for advising on the data and we look forward to receiving the information.

In regard to the formal consultation / pre-application advice can we pencil in some dates for coming to see you on this project? And get advice as to how much the charges would likely be?

[REDACTED]

[REDACTED]

Technical Director – SuDS



M+ [REDACTED]

WSP UK Ltd, Basing View, Basingstoke, RG21 4HJ

From: KSLPlanning [<mailto:KSLPLANNING@environment-agency.gov.uk>]

Sent: 17 September 2018 11:43

To: [REDACTED]

Subject: RE: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear [REDACTED]

Thank you for your enquiry.

We can provide you with a free preliminary opinion at this stage, where we give you an overview of the environmental constraints in the area and main pointers of what you will need to consider. I will aim to have this ready for you by the first week of October at the latest.

If you require more detailed site information, we can offer our charged pre-application advice to discuss specific documentation and information for your project. This is charged at £100 +VAT per officer and hour, and covers advice such as document reviews, technical meetings and site visits if applicable.

Do not hesitate to get in touch if you would like more information about this service or other details.

Kind regards,

[REDACTED]

KSL Planning

Planning Advisor, Kent, South London and East Sussex Area

Environment Agency | Orchard House, Endeavour Park, London Road, Addington, Kent ME19 5SH

020 3025 2785

kslplanning@environment-agency.gov.uk



From: [REDACTED] [[mailto:\[REDACTED\]@wsp.com](mailto:[REDACTED]@wsp.com)]

Sent: 14 September 2018 13:25

To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>

Subject: FW: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear sirs,

Are you able to assist.

Regards

██
Technical Director – SuDS



M+ 44 (0) 7795 236966

WSP UK Ltd, Basing View, Basingstoke, RG21 4HJ

From: KSL Enquiries [<mailto:KSLE@environment-agency.gov.uk>]

Sent: 14 September 2018 13:17

To: ██████████

Subject: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear ██████████

Thank you for your email.

Please forward your query to KSLPLANNING@environment-agency.gov.uk who will advise you and will address your request directly.

Kind regards,

██████████

██
Customers and Engagement Team

(+44) 0208 474 6848

Available every Monday, Tuesday and Friday

Environment Agency

Kent, South London and East Sussex

Orchard House | Endeavour Park | London Road | Addington | West Malling | ME19 5SH

From: ██████████ [<mailto:██████████@wsp.com>]

Sent: 08 September 2018 19:00

To: KSL Enquiries <KSLE@environment-agency.gov.uk>

Cc: ██████████ <██████████@wsp.com>

Subject: RE: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear sirs,

Further to our earlier correspondence we would like to open up a dialogue with yourselves in respect of the potential to develop a further part of the Swale Borough Council Crown Quay Land Area Action Plan as described in their Local Plan Policy A9. As such we have attached a completed enquiry form and a location map (a marked up copy of your Product 4 data) for reference.

The site is included within the Swale Local Plan as Policy Allocation A9 and is also included in the approved Planning Application ref. 16/507877/FULL granted 4 May 2018.

We would like your initial feedback as described below.

Please do not hesitate to contact me should you require more information.

Regards

[REDACTED]
Technical Director – SuDS



M+ 44 (0) 7795 236966

WSP UK Ltd, Basing View, Basingstoke, RG21 4HJ

From: KSL Enquiries [<mailto:KSLE@environment-agency.gov.uk>]

Sent: 17 July 2018 09:38

To: [REDACTED]

Subject: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear [REDACTED]

Please refer to the section of the email regarding pre-application service, as pasted below:

Environment Agency pre application service

We are able to supply a preliminary opinion outlining the key environmental issues and opportunities which is free. For more detailed advice, guidance, review of draft report, meetings etc we can organise a cost recovery agreement which is charged.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297018/LIT_9015_c2_822b.pdf

We encourage early discussions to ensure environmental issues and opportunities are considered early in the planning process. If you would like a free preliminary opinion or our cost recovery service please complete the form in the link above and email back to KSLPlanning@environment-agency.gov.uk

Kind regards,

[REDACTED]

[REDACTED]
Customers and Engagement Team

[REDACTED]
Available every Monday, Tuesday and Friday

Environment Agency

Kent, South London and East Sussex

Orchard House | Endeavour Park | London Road | Addington | West Malling | ME19 5SH

From: [REDACTED] [[mailto:\[REDACTED\]@wsp.com](mailto:[REDACTED]@wsp.com)]

Sent: 16 July 2018 14:50

To: KSL Enquiries <KSLE@environment-agency.gov.uk>

Subject: RE: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

For the attention of: Alexandra Blake
Customers and Engagement Officer
Kent, South London and East Sussex

Dear sirs,

Further to the flood data supplied for this site, for which we thank you, there is one part of the site to the northeast (Plot 2) – the location is marked on the attached extract from your recent data set.

We are considering options for residential development at this location. In particular, when considering the site levels we would like to review if linked town houses with garages at ground level would be a solution as this would maintain road levels within the site close to those of the road immediately adjacent to the site (as well as third party site levels)

Are you able to comment on this is part of a strategy for this Plot?

Regards

[Redacted Signature]

Technical Director – SuDS



M+ 44 (0) 7795 236966

WSP UK Ltd, Basing View, Basingstoke, RG21 4HJ

From: KSL Enquiries [<mailto:KSLE@environment-agency.gov.uk>]
Sent: 13 July 2018 14:50
To: [Redacted]
Subject: KSL 90809 AB FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear [Redacted],

RE: KSL 90809 AB - Land west of Crown Quay Lane, Sittingbourne, Kent

Thank you for your enquiry which was received on 22 June 2018.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find attached Product 4. Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

n Classification and location of watercourses in the vicinity of the site;
See Product 4

n Details of existing flood defences relevant to the site including estimated standard of protection;
See Product 4

n Details of any flood defence/alleviation improvement schemes and what level of protection they will offer;

See Product 4

n Site specific breached flood level data including flood hazard classifications (if appropriate);

We do not hold any breach data for this area

n Time of breached flood waters to enter the site (if appropriate);

We do not hold any breach data for this area

n Historic surface water flooding information

Please refer to your lead local flooding authority, Kent County Council, for data they may hold on surface water flooding.

n Details of existing flood warning systems;

This site is in a flood warning area – Coast from Kemsley to Seasalter. Please sign up for flood warnings using this link:

<https://www.gov.uk/sign-up-for-flood-warnings>

n Details of any groundwater flooding issues and ground water levels;

See attached spreadsheets for Sittingbourne STW OBH – 60 min and manual dip and Reeler House – manual dip

n Details of any historic flooding on site;

See Product 4. Refer to lead local flood authority for further details they may hold.

n Details of the effects of both the climate change rainfall flood levels and the river flood levels, and recommended finish floor levels;

Please see attachment

n Details of any EA apparatus within the site boundary, how they are operated/maintained, and the effects in the event of failure; and

There are no formally recognised flood defences owned, operated or maintained by the Environment Agency in this area. You may wish to contact the Local Authority, KCC, who may be able to provide further information.

n Any further information you feel is relevant to assist with the preparation of a FRA.

N/A

Please be aware that the Environment Agency supply data, but we do not interpret it for use in a Flood Risk Assessment. Flood Risk Assessment's should be completed by a suitably competent and qualified person.

You may be interested in the following guidance / information publically available:

- **'Planning Practice Guidance'** - provides information about planning considerations in areas at risk of flooding. <http://planningguidance.planningportal.gov.uk/>
- **'Planning applications: assessing flood risk'** - information about completing Flood Risk Assessments. <https://www.gov.uk/planning-applications-assessing-flood-risk>
- **'Site specific flood risk assessment: Checklist'** – a checklist to help ensure you have considered all the relevant factors in your flood risk assessment. <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/>
- **Climate change allowance guidance – (for a product 4 including fluvial information)**
We attach a copy of the Kent and South London guidance. The guidance will vary slightly from area to area. This is due to the different characteristics of river basins in each area.

We recommend that you discuss your proposals with the Local Planning Council at the earliest opportunity. They will be able to advise you on a wide range of planning matters in addition to flood risk.

Environment Agency pre application service

We are able to supply a preliminary opinion outlining the key environmental issues and opportunities which is free. For more detailed advice, guidance, review of draft report, meetings etc we can organise a cost recovery agreement which is charged. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297018/LIT_9015_c2822b.pdf

We encourage early discussions to ensure environmental issues and opportunities are considered early in the planning process. If you would like a free preliminary opinion or our cost recovery service please complete the form in the link below and email back to kslplanning@environment-agency.gov.uk

Please refer to the [Open Government Licence](#) which explains the permitted use of this information

I trust this information is of use. If you have any further questions, please contact us and we will be happy to help.

Please Note - The data provided in this flood data product does not include the new climate change allowances published on gov.uk on 19/02/2016. See further note within the data product.

If you have any further queries or if you'd like us to review the information we have provided under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 please contact us within two months and we will happily do this for you.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive: <http://www.smartsurvey.co.uk/s/EnvironmentAgencyCustomerSurvey/?a=KSL>

Kind regards,

██████████

██████████

Customers and Engagement Officer
Kent, South London and East Sussex

Environment Agency | Orchard House | Endeavour Park | London Road | Addington | West Malling | ME19 5SH

For general enquiries please call | 0208 474 6848

DO YOU KNOW WHAT TO DO?



From: Enquiries, Unit

Sent: 27 June 2018 17:19

To: '██████████@wsp.com' <██████████@wsp.com>

Subject: FW: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Good Afternoon ██████████

I have passed your e-mail to the local customer team who will deal with your request.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days, but we aim to respond to all enquiries as quickly as we can.

You can find more information about our service commitment by clicking on the link below:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

You can contact our customer team directly on the contact details below, or call the National Customer Contact Centre on 03708 506506 who will transfer you to the area team.

Please quote your enquiry reference 180627/KV19 in any correspondence with us regarding this matter.

Customers and Engagement
Environment Agency
Kent, South London & East Sussex Area
Orchard House
Endeavour Park
London Road
Addington
West Malling
ME19 5SH

Kind Regards,

[Redacted]
Customer Service Assistant
Contact Centre Services Part of: Operations, Monitoring, Regulation & Customer

(Tel: [Redacted]
: Web Site: www.gov.uk/environment-agency

Click an icon to keep in touch with us:-



From: [Redacted] [[mailto:\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)]
Sent: 22 June 2018 13:35
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: 180627/KV19 RE: Land west of Crown Quay Lane, Sittingbourne, Kent - flood risk data request

Dear Sirs

Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Grid Reference: 590827, 164104

Request for Information

I am writing on behalf of our client, with regard to the proposed development on **Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX**. Please find below location plan indicating the site location. The flood zone map from the EA website shows that the site falls within Flood Zones 1, 2 and 3. I understand from looking at the EA website, that there may EA flood data and would therefore appreciate you confirmation that we will require product 4. A copy of similar data issued to us in 2016 is enclosed for reference and it would be useful if you are able to confirm if this is still valid or has been updated.

I have listed below a number of other queries for this site and would be grateful for your attention to them and confirmation if any are relevant.

- Classification and location of watercourses in the vicinity of the site;
- Details of existing flood defences relevant to the site including estimated standard of protection;

- Details of any flood defence/alleviation improvement schemes and what level of protection they will offer;
- Site specific breached flood level data including flood hazard classifications (if appropriate);
- Time of breached flood waters to enter the site (if appropriate);
- Historic surface water flooding information
- Details of existing flood warning systems;
- Details of any groundwater flooding issues and ground water levels;
- Details of any historic flooding on site;
- Details of the effects of both the climate change rainfall flood levels and the river flood levels, and recommended finish floor levels;
- Details of any EA apparatus within the site boundary, how they are operated/maintained, and the effects in the event of failure; and
- Any further information you feel is relevant to assist with the preparation of a FRA.

If you require any further information regarding the site to assist with our queries, please do not hesitate to contact me. I would also be grateful if you could inform me on any associating cost for any data at your earliest possible convenience.

Regards

[Redacted]

Technical Director – SuDS



M [Redacted]

WSP UK Ltd, Basing View, Basingstoke, RG21 4HJ

wsp.com

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-JAEHhHzdJzBITWfa4Hgs7pbKI

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Product 4 (Detailed Flood Risk) for: Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Requested by: [REDACTED] WSP
Reference: KSL 144172 CM
Date: 09/10/2019

Contents

- Flood Map Confirmation
- Flood Map Extract
- Model Output Data
- Data Point Location Map
- Modelled Flood Outlines Map
- Defence Details
- Historic Flood Data
- Historic Flood Event Map
- Additional Data
- Use of information for Flood Risk Assessment and Updated Climate Change Allowances (2016)

The information provided is based on the best data available as of the date of this letter.

You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made to the data for this location. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Flood Map Confirmation

The Flood Map:

Our Flood Map shows the natural floodplain for areas at risk from river and tidal flooding. The floodplain is specifically mapped ignoring the presence and effect of defences. Although flood defences reduce the risk of flooding they cannot completely remove that risk as they may be over topped or breached during a flood event.

The Flood Map indicates areas with a 1% (0.5% in tidal areas), Annual Exceedance Probability (AEP) - the probability of a flood of a particular magnitude, or greater, occurring in any given year, and a 0.1% AEP of flooding from rivers and/or the sea in any given year. The map also shows the location of some flood defences and the areas that benefit from them.

The Flood Map is intended to act as a guide to indicate the potential risk of flooding. When producing it we use the best data available to us at the time, taking into account historic flooding and local knowledge. The Flood Map is updated on a quarterly basis to account for any amendments required. These amendments are then displayed on the internet at www.gov.uk/prepare-for-a-flood.

At this Site:

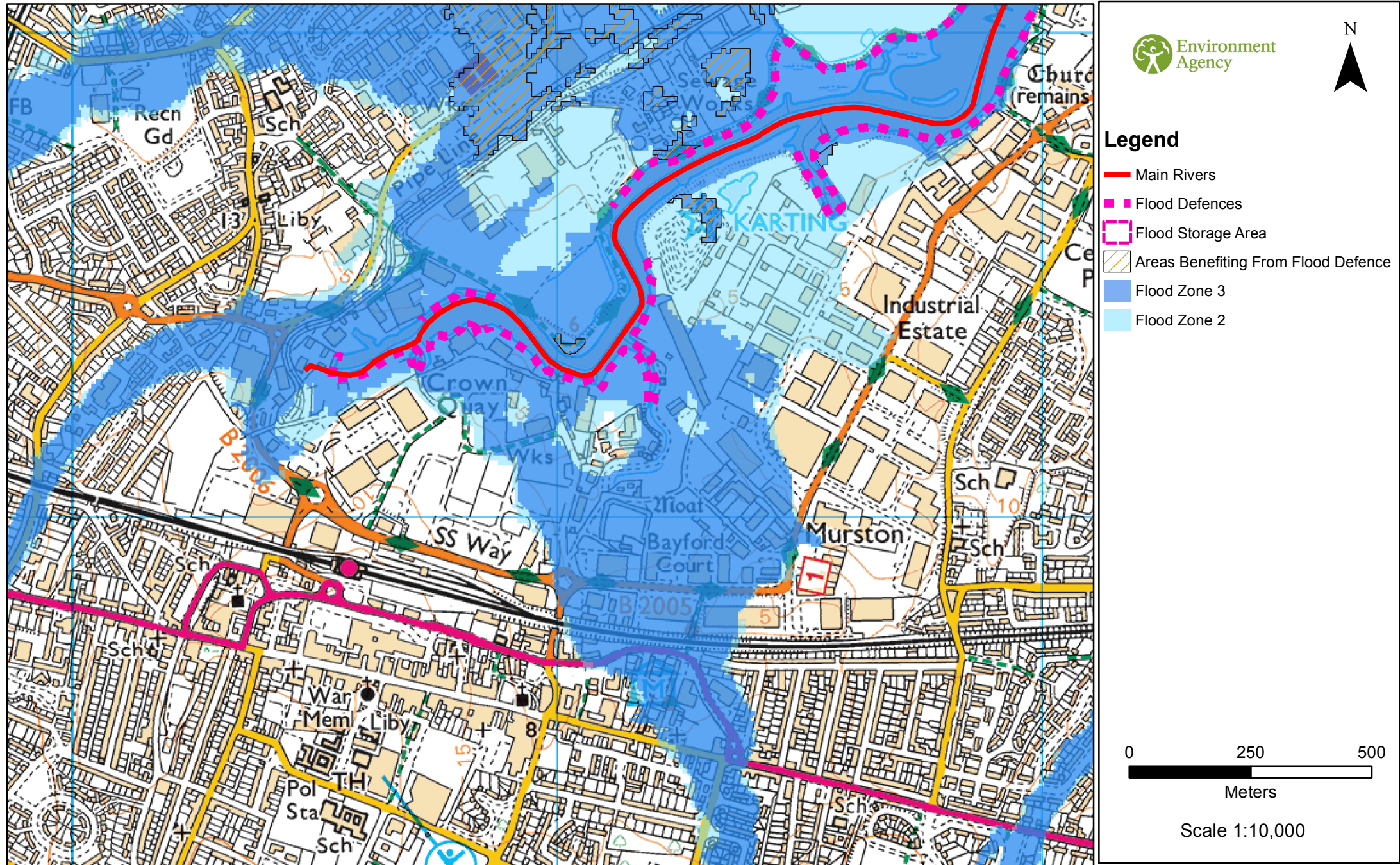
The Flood Map shows that this site lies within the outline of the 0.5% chance of flooding in any given year from the sea.

Enclosed is an extract of our Flood Map which shows this information for your area. **(Please note the Flood map for planning is in the process of being updated with the latest modelling. There may be a differentiation between the flood zones and the modelled flood extents until the updates have been completed).**

Method of production

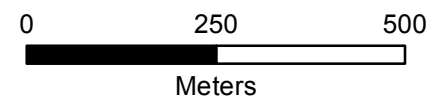
The Flood Map at this location has been derived using detailed tidal modelling of the North Kent Coast, completed in December 2018.

Flood map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Created 09/10/2019 (Ref KSL 144172 CM)



Legend

- Main Rivers
- - - Flood Defences
- Flood Storage Area
- Areas Benefiting From Flood Defence
- Flood Zone 3
- Flood Zone 2



Scale 1:10,000

Model Output Data

You have requested flood levels for various return periods at this location.

The modelled flood levels for the closest most appropriate model grid cells, any additional information you may need to know about the modelling from which they are derived and/or any specific use or health warning for their use are set out below.

Using a 2D TuFLOW model the floodplain has been represented as a grid. The flood water levels have been calculated for each grid cell.

A map showing the location of the points from which the data is taken is enclosed. Please note you should read the notice enclosed for your specific use rights.

Table 1: Defended Modelled Tidal Flood levels for Annual Exceedance Probability shown in mAOD

Node Location ID	Modelled Tidal Flood levels for Annual Exceedance Probability shown in mAOD														
	National Grid Ref		Defended 2016									Defended - Wave Overtopping			
	Easting	Northing	20% AEP 2016	5% AEP 2016	3.3% AEP 2016	2%AEP 2016	1.3%AEP 2016	0.5%AEP 2016	0.5%AEP CC2070	0.5%AEP CC2115	0.1% AEP2016	5%AEP_WO	1.3%AEP_WO	0.5%AEP_WO	0.1% AEP_WO
1	591071	164263	4.27	4.44	4.50	4.57	4.61	4.75	5.17	5.75	5.11	4.44	4.61	4.75	5.11
2	591093	164263	4.27	4.44	4.50	4.57	4.61	4.75	5.17	5.75	5.06	4.44	4.61	4.75	5.06
3	591121	164301	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null
4	591145	164334	Null	Null	Null	Null	Null	Null	5.17	5.75	5.11	Null	Null	Null	5.11
5	591168	164319	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null
6	591138	164287	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null
7	591144	164263	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null
8	591175	164285	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null
9	591015	164250	Null	4.45	4.50	4.57	4.61	4.75	5.17	5.75	5.11	4.45	4.61	4.75	5.11

10	591046	164258	Null	4.45	4.50	4.57	4.61	4.75	5.17	5.75	5.11	4.45	4.61	4.75	5.11
11	591107	164253	Null	Null	Null	Null	Null	Null	5.17	5.75	5.01	Null	Null	Null	5.01
12	591059	164235	Null	Null	Null	Null	Null	Null	5.17	5.75	5.11	Null	Null	Null	5.11
13	591022	164224	Null	Null	Null	Null	Null	4.73	5.17	5.75	5.11	Null	Null	4.73	5.11
14	591028	164193	Null	Null	Null	Null	Null	Null	5.16	5.75	5.11	Null	Null	Null	5.11
15	591064	164210	Null	Null	Null	Null	Null	Null	5.16	5.75	5.10	Null	Null	Null	5.10
16	591107	164232	Null	Null	Null	Null	Null	Null	5.17	5.75	5.04	Null	Null	Null	5.04
17	591173	164241	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null	Null
18	591141	164221	Null	Null	Null	Null	Null	Null	5.17	5.75	Null	Null	Null	Null	Null
19	591094	164188	Null	Null	Null	Null	Null	Null	Null	5.75	Null	Null	Null	Null	Null
20	591064	164161	Null	Null	Null	Null	Null	Null	5.11	5.75	4.96	Null	Null	Null	4.96
21	591051	164130	Null	Null	Null	Null	Null	Null	5.11	5.75	4.95	Null	Null	Null	4.95
22	591037	164157	Null	Null	Null	Null	Null	Null	5.11	5.75	5.00	Null	Null	Null	5.00

Table 2: Undefended Modelled Tidal Flood levels for Annual Exceedance Probability shown in mAOD

Node Location ID	Modelled Tidal Flood levels for Annual Exceedance Probability shown in mAOD										
	National Grid Ref		UNDEFENDED								
	Easting	Northing	20% AEP 2016	5% AEP 2016	3.3% AEP 2016	2%AEP 2016	1.3% AEP 2016	0.5% AEP 2016	0.5% AEP CC2070	0.5% AEP CC2115	0.1% AEP 2016
1	591071	164263	Null	4.15	4.26	4.40	4.51	4.81	5.38	6.11	5.26
2	591093	164263	3.81	4.15	4.26	4.40	4.51	4.81	5.38	6.11	5.25
3	591121	164301	Null	Null	Null	Null	Null	Null	Null	Null	Null
4	591145	164334	Null	Null	Null	Null	Null	Null	5.38	6.11	5.26
5	591168	164319	Null	Null	Null	Null	Null	Null	Null	Null	Null

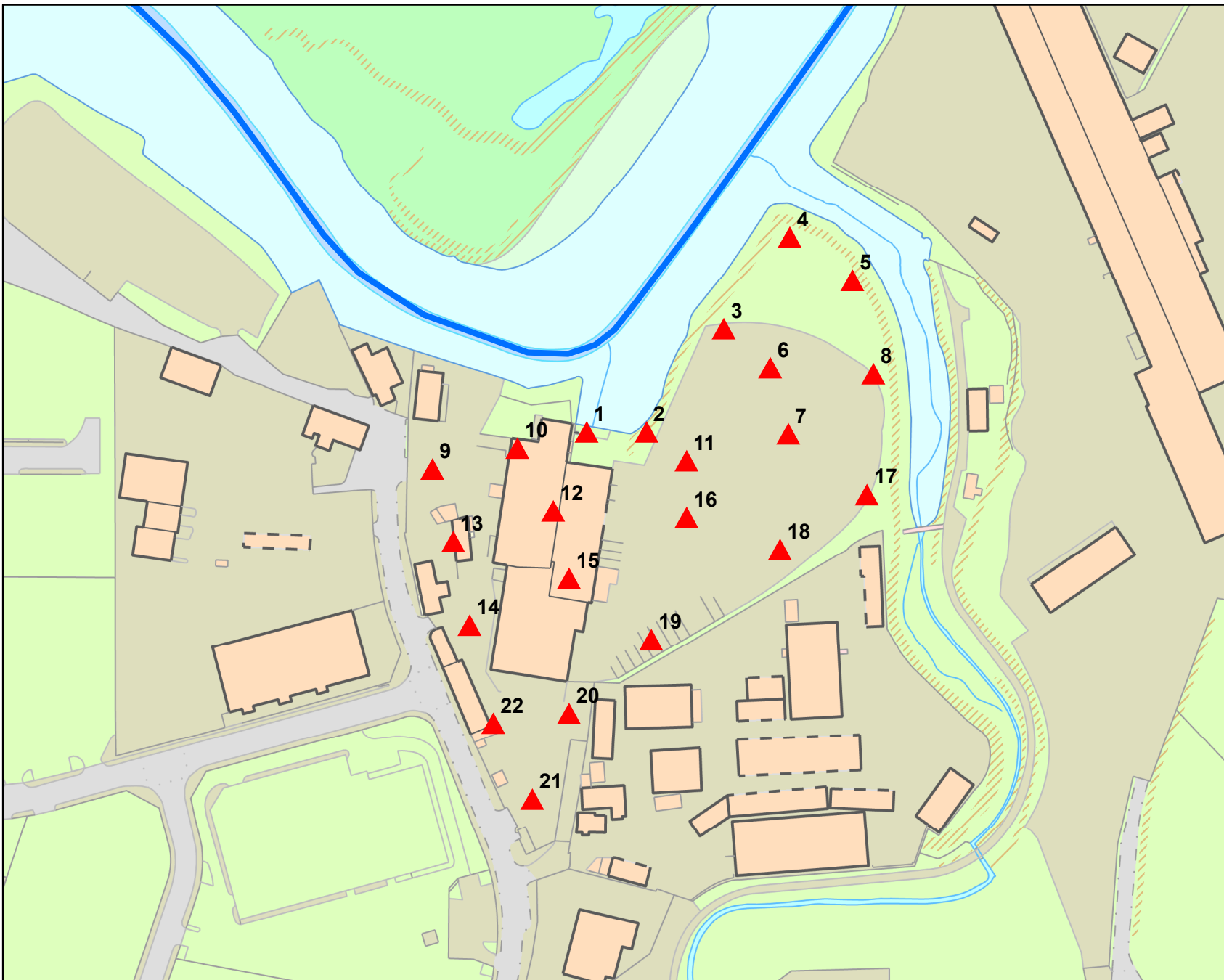
6	591138	164287	Null	Null	Null	Null	Null	Null	Null	Null	Null
7	591144	164263	Null	Null	Null	Null	Null	Null	Null	Null	Null
8	591175	164285	Null	Null	Null	Null	Null	Null	Null	Null	Null
9	591015	164250	Null	Null	Null	4.40	4.51	4.81	5.38	6.11	5.25
10	591046	164258	Null	Null	Null	Null	4.51	4.81	5.38	6.11	5.26
11	591107	164253	Null	Null	Null	Null	Null	Null	5.38	6.11	5.25
12	591059	164235	Null	Null	Null	Null	Null	Null	5.38	6.11	5.25
13	591022	164224	Null	Null	Null	Null	Null	4.80	5.38	6.12	5.25
14	591028	164193	Null	Null	Null	Null	Null	Null	5.39	6.12	5.24
15	591064	164210	Null	Null	Null	Null	Null	Null	5.38	6.12	5.25
16	591107	164232	Null	Null	Null	Null	Null	Null	5.39	6.11	5.25
17	591173	164241	Null	Null	Null	Null	Null	Null	Null	Null	Null
18	591141	164221	Null	Null	Null	Null	Null	Null	5.39	6.11	5.25
19	591094	164188	Null	Null	Null	Null	Null	Null	5.39	6.12	5.24
20	591064	164161	Null	Null	Null	Null	Null	Null	5.39	6.12	5.17
21	591051	164130	Null	Null	Null	Null	Null	Null	5.39	6.12	5.17
22	591037	164157	Null	Null	Null	Null	Null	Null	5.39	6.12	5.17

Values of <Null> indicate locations at which the selected points lie outside of a particular modelled flood extent.

Data taken from North Kent Coast Modelling and Mapping Study, completed by JBA Consulting, in December 2018.

There are no health warnings or additional information for these levels or the model from which they were produced.

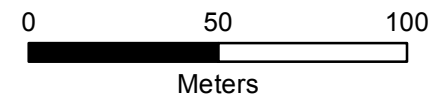
Modelled Node location map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Created 09/10/2019 (Ref KSL 144172 CM)



Legend

▲ Nodes

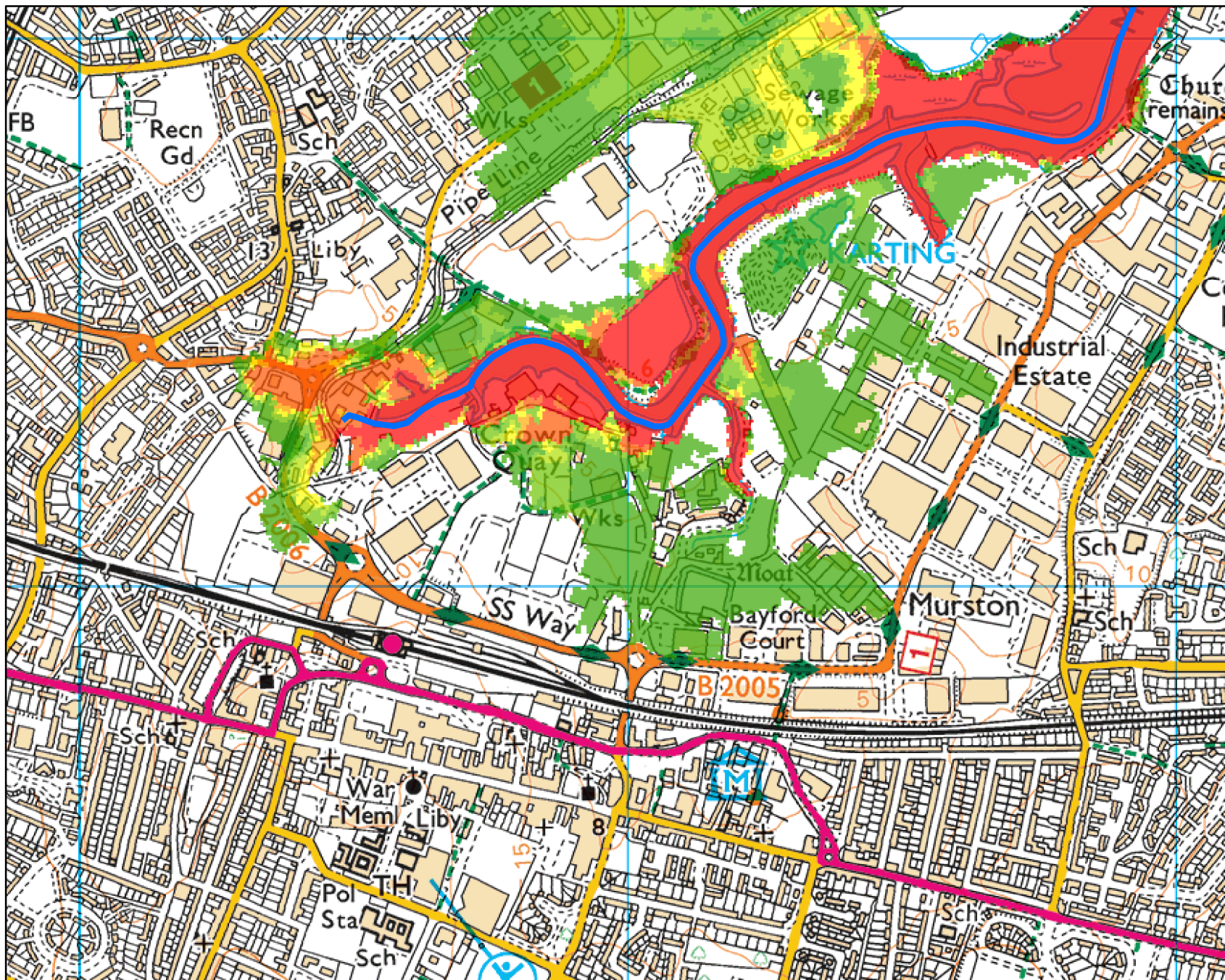
— Main Rivers



Scale 1: 2,000

Modelled Flood event extent map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX

Created 09/10/2019 (Ref KSL 144172 CM)



Legend

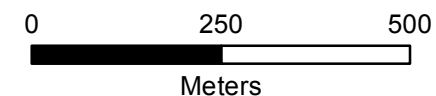
— Main Rivers

Maximum Defended 2016 Flood Extents

AEP (%)

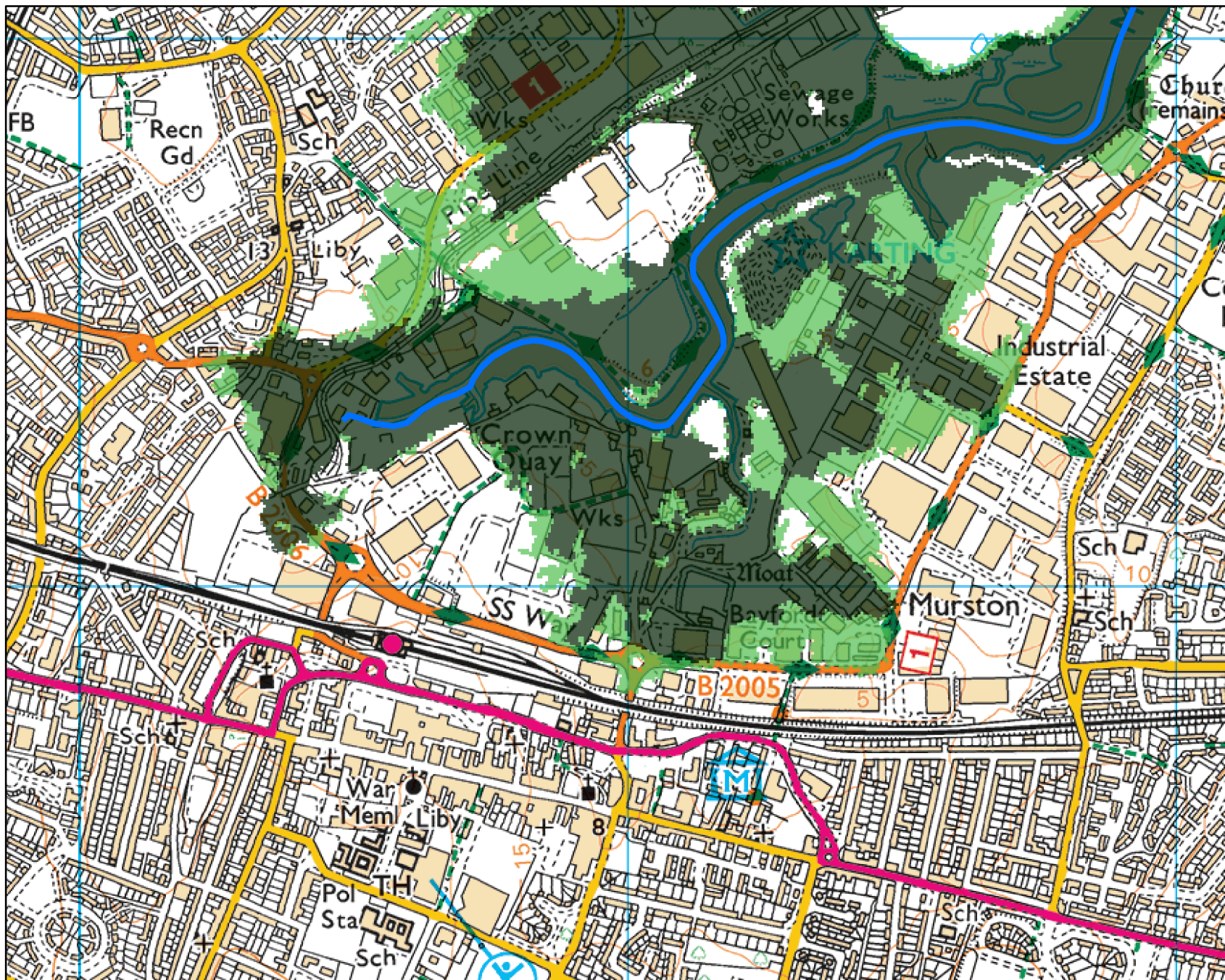
- 20% AEP extent
- 5% AEP extent
- 3.33% AEP extent
- 2% AEP extent
- 1.33% AEP extent
- 0.5% AEP extent
- 0.1% AEP extent

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.



Scale 1:10,000

Modelled Flood event extent map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Created 09/10/2019 (Ref KSL 144172 CM)



Legend

— Main Rivers

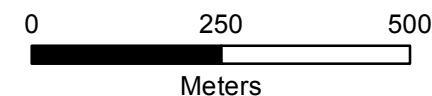
Max Def CC (NPPF) Flood Extents

Epoch

■ 0.5% AEP 2070

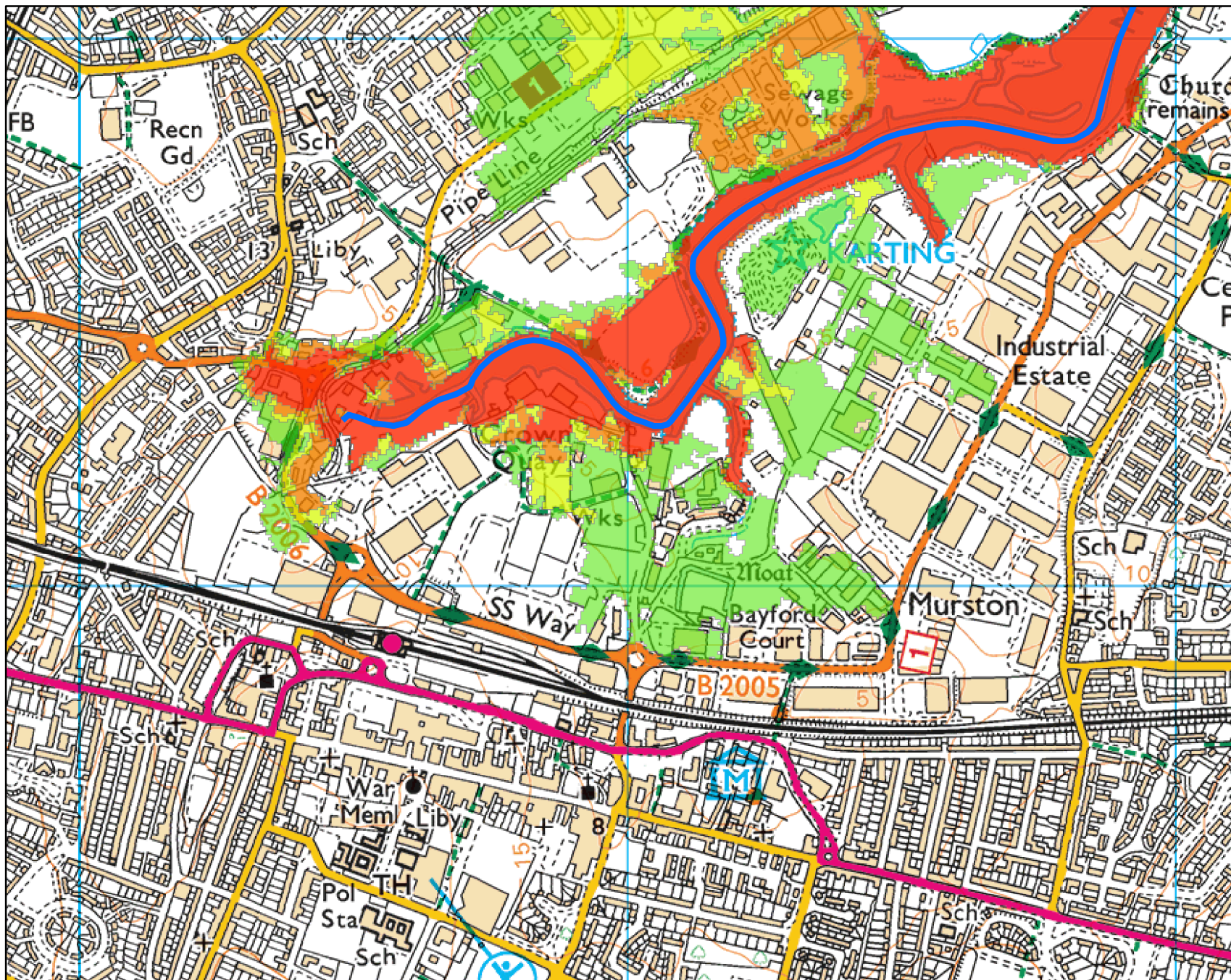
■ 0.5% AEP 2115

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.



Scale 1:10,000

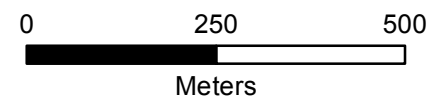
Modelled Flood event extent map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Created 09/10/2019 (Ref KSL 144172 CM)



Legend

- Main Rivers
- Defended WO 5% AEP 2016
- Defended WO 1.33% AEP 2016
- Defended WO 0.5% AEP 2016
- Defended WO 0.1% AEP 2016

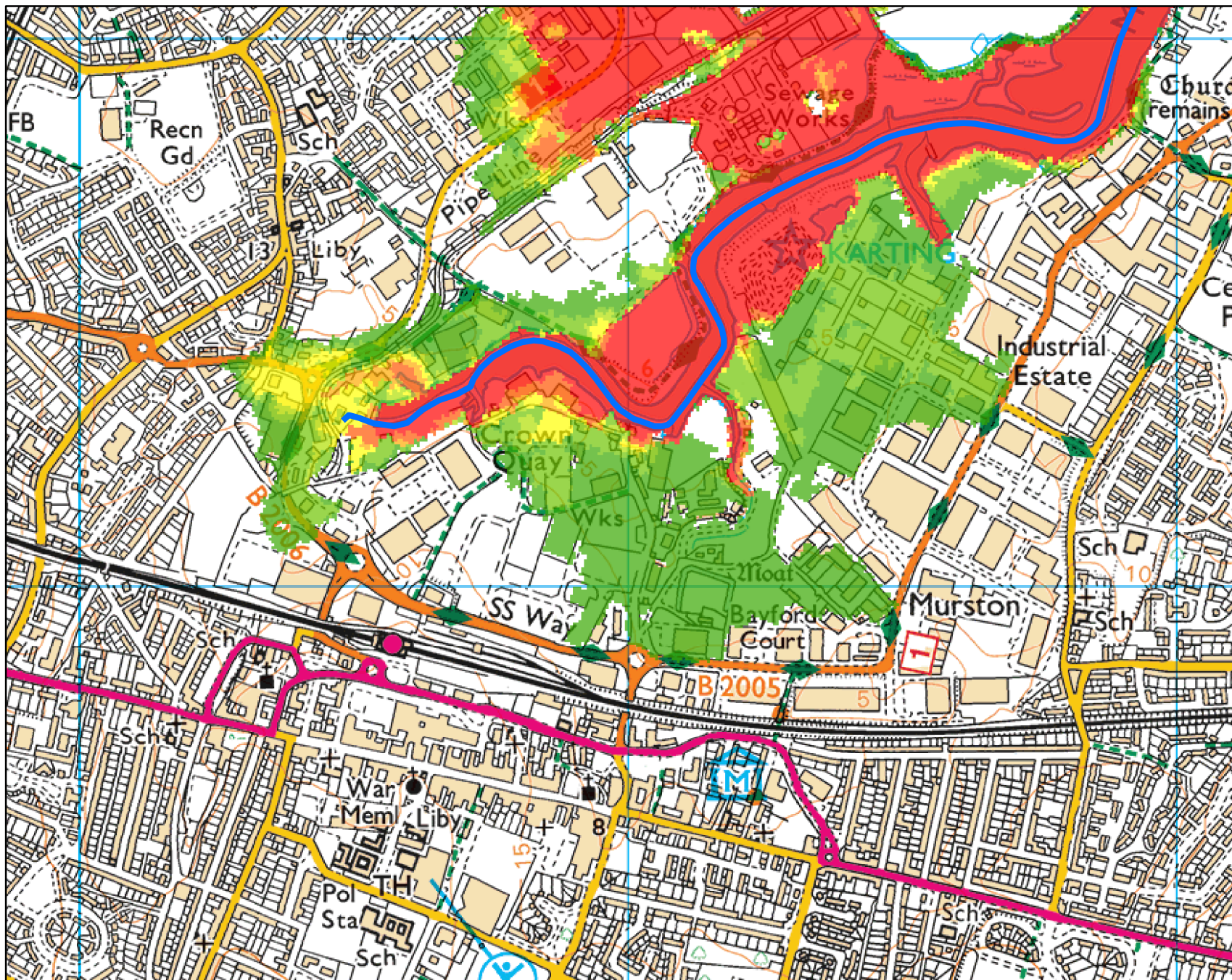
Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.



Scale 1:10,000

Modelled Flood event extent map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX

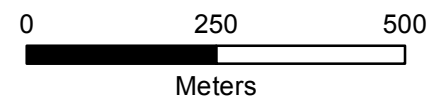
Created 09/10/2019 (Ref KSL 144172 CM)



Legend

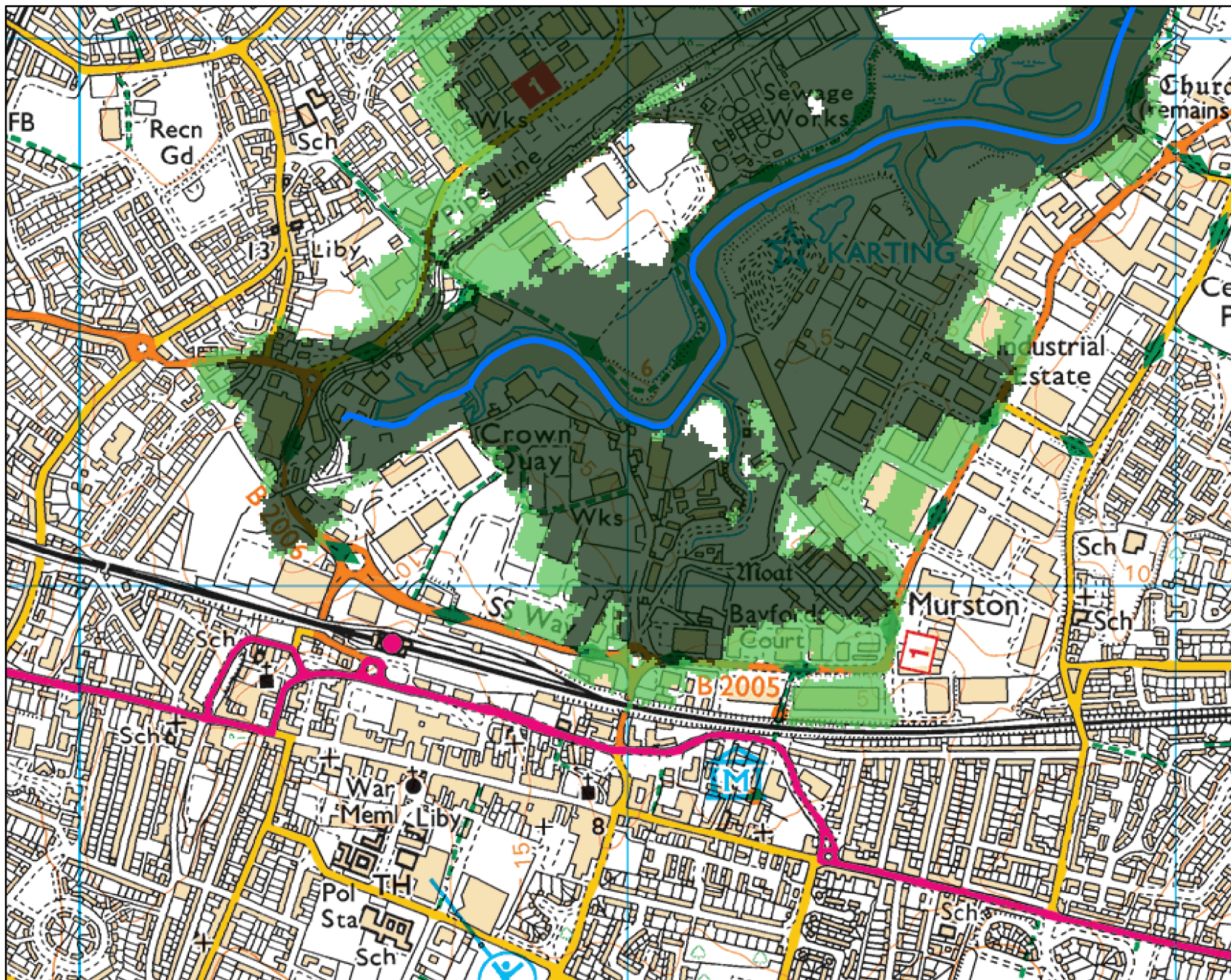
- Main Rivers
- Maximum Undefended 2016 Flood Extents**
- AEP (%)**
- 20% AEP extent
- 5% AEP extent
- 3.33% AEP extent
- 2% AEP extent
- 1.33% AEP extent
- 0.5% AEP extent
- 0.1% AEP extent

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.



Scale 1:10,000

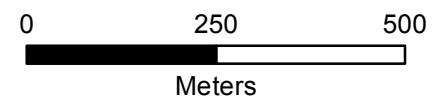
Modelled Flood event extent map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Created 09/10/2019 (Ref KSL 144172 CM)



Legend

- Main Rivers
- Max Undef CC (NPPF) Flood Extents Epoch**
- 0.5% AEP 2070
- 0.5% AEP 2115

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.



Scale 1:10,000

Defence Details

There are no formal flood defences owned or maintained by the Environment Agency in the area of this site/ property.

Historic Flood Data

We hold records of historic flood events from rivers and the sea. Information on the floods that may have affected the area local to your site are provided below and in the enclosed map (if relevant).

Flood Event Data

Dates of historic flood events in this area – February 1953.

Please note that our records are not comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at this location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.

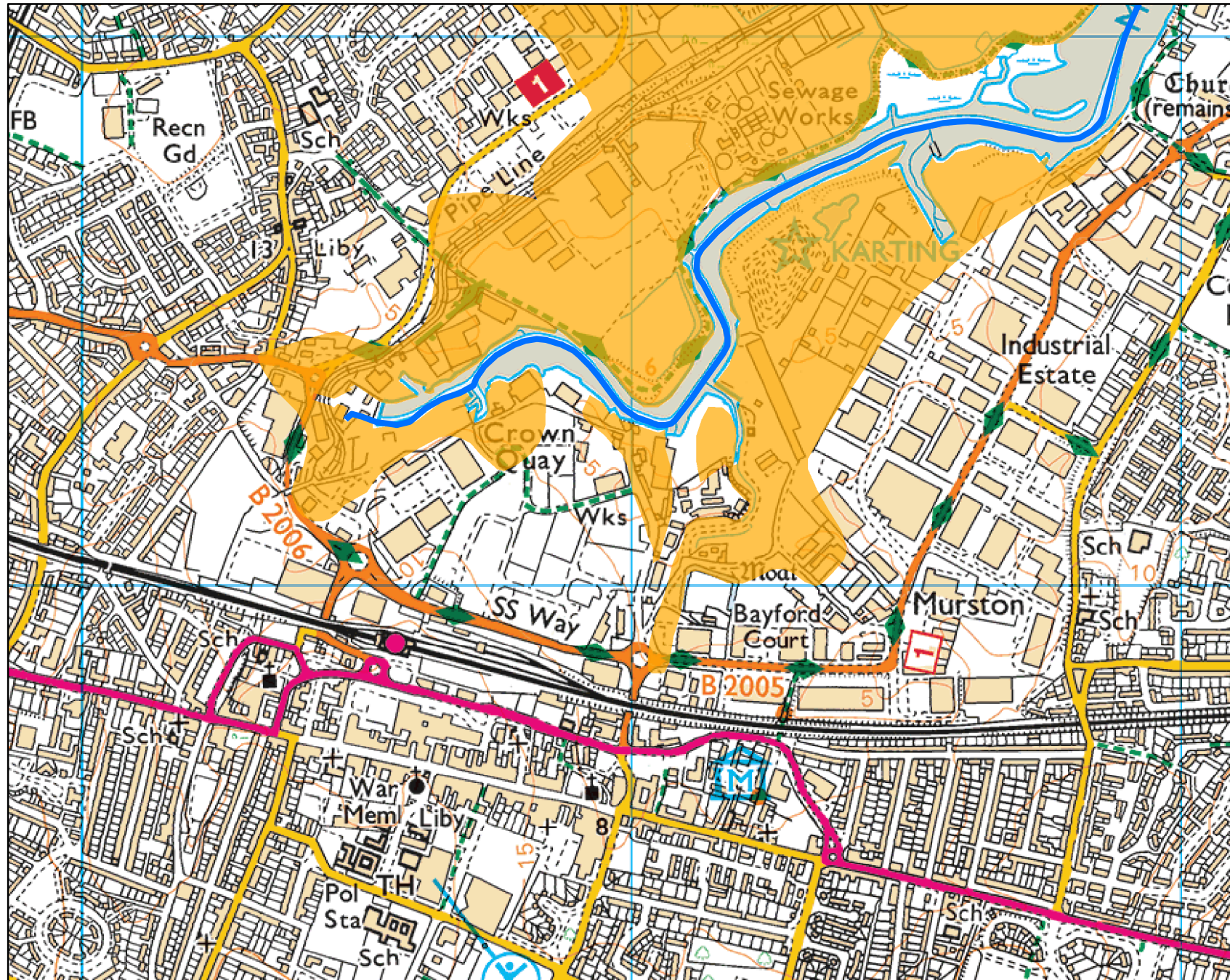
We map flooding to land, not individual properties. Our historic flood event record outlines are an indication of the geographical extent of an observed flood event. Our historic flood event outlines do not give any indication of flood levels for individual properties. They also do not imply that any property within the outline has flooded internally.

Please be aware that flooding can come from different sources. Examples of these are:



- from rivers or the sea;
- surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system);
- overflowing or backing up of sewer or drainage systems which have been overwhelmed,
- groundwater rising up from underground aquifers

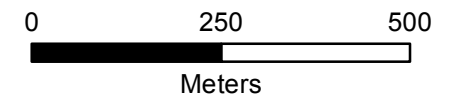
Currently the Environment Agency can only supply flood risk data relating to the chance of flooding from rivers or the sea. However you should be aware that in recent years, there has been an increase in flood damage caused by surface water flooding or drainage systems that have been overwhelmed.

Historic Flood event extent map centred on Land West of Crown Quay Lane, Sittingbourne, Kent. ME10 3HX
Created 09/10/2019 (Ref KSL 144172 CM)



Legend

-  Main Rivers
-  Feb 1953



Scale 1:10,000

Additional Information

Information Warning - OS background mapping

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Planning advice and guidance

The Environment Agency are keen to work with partners to enable development which is resilient to flooding for its lifetime and provides wider benefits to communities. If you have requested this information to help inform a development proposal, then we recommend engaging with us as early as possible by using the pre-application form available from our website:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Complete the form in the link and email back to kslplanning@environment-agency.gov.uk

We recognise the value of early engagement in development planning decisions. This allows complex issues to be discussed, innovative solutions to be developed that both enables new development and protects existing communities. Such engagement can often avoid delays in the planning process following planning application submission, by reaching agreements up-front. We offer a charged pre-application advice service for applicants who wish to discuss a development proposal.

We can also provide a preliminary opinion for free which will identify environmental constraints related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

Flood Risk Assessments guidance

Flood risk standing advice for applicants

In preparing your planning application submission, you should refer to the Environment Agency's Flood Risk Standing Advice and the Planning Practice Guidance for information about what flood risk assessment is needed for new development in the different Flood Zones. This information can be accessed via:

<https://www.gov.uk/flood-risk-assessment-standing-advice>

<http://planningguidance.planningportal.gov.uk/>

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

You should also consult the Strategic Flood Risk Assessment and flood risk local plan policies produced by your local planning authority.

You should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. You should discuss surface water management with your Lead Local Flood Authority.
3. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection due to insufficient information

Surface Water

We have provided two national Surface Water maps, under our Strategic Overview for flooding, to your Lead Local Flood Authority – Medway / Kent County Council, who are responsible for local flood risk (i.e. surface runoff, ground water and ordinary watercourse), which alongside their existing local information will help them in determining what best represents surface water flood risk in your area.

Medway / Kent County Council have reviewed these and determined what it believes best represents surface water flood risk. You should therefore contact this authority so they can provide you with the most up to date information about surface water flood risk in your area.

You may also wish to consider contacting the appropriate relevant Local Planning Authority and/or water/sewerage undertaker for the area. They may be able to provide some knowledge on the risk of flooding from other sources. We are working with these organisations to improve knowledge and understanding of surface water flooding.

Flood risk assessments: Climate change allowances

Its essential landuse planning decisions are based on the latest evidence and quality site specific Flood Risk Assessments. A key part of this is using the latest climate change allowances and using local evidence and data.

We encourage early pre applications discussions and you should complete this [form](#) and email back to kslplanning@environment-agency.gov.uk for sites in high risk flood zones. You should also discuss proposed developments with the local planning authority and refer to their local plan flood risk policies and Strategic Flood Risk Assessment. [Guidance on producing a Flood Risk Assessment.](#)

To obtain the latest flood map and data please email our customers and engagement team kslenquiries@environment-agency.gov.uk

1) The climate change allowances

The [National Planning Practice Guidance](#) refers planners, developers and advisors to the Environment Agency guidance on considering climate change in Flood Risk Assessments (FRAs). This guidance was updated in February 2016 and is available on [Gov.uk](#) and should be read in conjunction with this document. The guidance can be used for planning applications, local plans, neighbourhood plans and other projects. It provides climate change allowances for peak river flow, peak rainfall, sea level rise, wind speed and wave height. The guidance provides a range of allowances to assess fluvial flooding, rather than a single national allowance. It advises on what allowances to use for assessment based on vulnerability classification, flood zone and development lifetime. For proposed development in the tidal Thames flood zone you should continue to use the [Thames Estuary 2100 \(TE2100\) plan](#) and latest flood models.

2) Assessment of climate change impacts on fluvial flooding

Table A below [indicates](#) the level of technical assessment of climate change impacts on fluvial flooding appropriate for new developments depending on their scale and location. This should be used as **a guide only**. Ultimately, the agreed approach should be based on expert local knowledge of flood risk conditions, local sensitivities and other influences. **For these reasons we recommend that applicants and / or their consultants should contact the Environment Agency at the pre-planning application stage to confirm the assessment approach, on a case by case basis.** **Table A** defines three possible approaches to account for flood risk impacts due to climate change, in new development proposals:

- **Basic:** Developer can add an allowance to the 'design flood' (i.e. 1% annual probability) peak levels to account for potential climate change impacts.
- **Intermediate:** Developer can use existing modelled flood and flow data to construct a stage-discharge rating curve, which can be used to interpolate a flood level based on the required peak flow allowance to apply to the 'design flood' flow. See Appendix 1.
- **Detailed:** Perform detailed hydraulic modelling, through either re-running Environment Agency hydraulic models (if available) or construction of a new model by the developer.

Table A – Indicative guide to assessment approach

vulnerability classification	flood zone	development type		
		minor	small-major	large-major
essential infrastructure	Zone 2	Detailed		
	Zone 3a	Detailed		
	Zone 3b	Detailed		
highly vulnerable	Zone 2	Intermediate/ Basic	Intermediate/ Basic	Detailed
	Zone 3a	Not appropriate development		
	Zone 3b	Not appropriate development		
more vulnerable	Zone 2	Basic	Basic	Intermediate/ Basic
	Zone 3a	Basic	Detailed	Detailed
	Zone 3b	Not appropriate development		
less vulnerable	Zone 2	Basic	Basic	Intermediate/ Basic
	Zone 3a	Basic	Basic	Detailed
	Zone 3b	Not appropriate development		
water compatible	Zone 2	None		
	Zone 3a	Intermediate/ Basic		
	Zone 3b	Detailed		

Notes:

- Minor: 1-9 dwellings/ less than 0.5 ha | Office / light industrial under 1ha | General industrial under 1 ha | Retail under 1 ha | Gypsy/traveller site between 0 and 9 pitches
- Small-Major: 10 to 30 dwellings | Office / light industrial 1ha to 5ha | General industrial 1ha to 5ha | Retail over 1ha to 5ha | Gypsy/traveller site over 10 to 30 pitches
- Large-Major: 30+ dwellings | Office / light industrial 5ha+ | General industrial 5ha+ | Retail 5ha+ | Gypsy/traveller site over 30+ pitches | any other development that creates a non residential building or development over 1000 sq m.

The assessment approach should be agreed with the Environment Agency as part of pre-planning application discussions to avoid any wasted work.

3) Specific local considerations in Kent and South London

Where the Environment Agency and the applicant and / or their consultant has agreed that a 'basic' level of assessment is appropriate the figures in Table B below can be used as a precautionary allowance for potential climate change impacts on peak 'design' (i.e. 1% annual probability) fluvial flood level rather than undertaking detailed modelling.

Table B – Local precautionary allowances for potential climate change impacts

River basin	Central	Higher Central	Upper
Thames	500mm	700mm	1000mm
South East	700mm	850mm	1400mm

For proposed developments in the tidal Thames flood zone you should continue to use the Thames Estuary 2100 (TE2100) plan and latest flood models.

Environment Agency - Kent and South London area

4) Fluvial food risk mitigation

Read the guidance on Gov.uk to find out which allowances to use to **assess** the impact of climate change on flood risk.

For planning consultations where we are a statutory consultee and our [Flood risk standing advice](#) **does not** apply we use the following benchmarks to inform flood risk **mitigation** for different vulnerability classifications. **These are a guide only.**

We recommend you contact us at the pre-planning application stage to confirm this on a case by case basis. We can provide you with a free basic opinion and more detailed advice is subject to cost recovery.

For planning consultations where we are not a statutory consultee or our [Flood risk Standing advice](#) applies we recommend local planning authorities and developers use these benchmarks but we do not expect to be consulted.

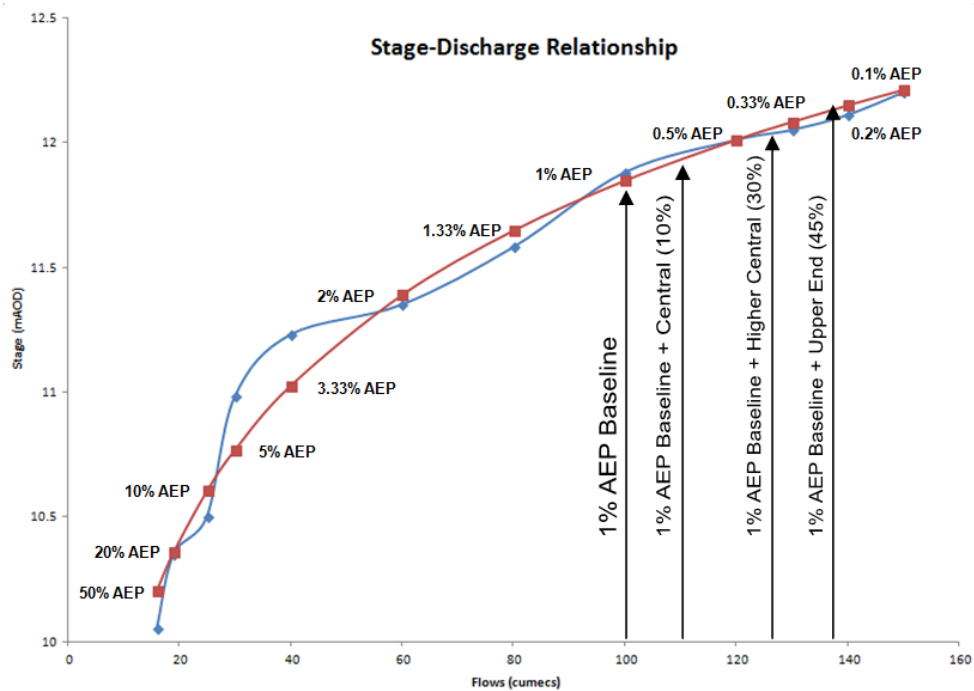
- For development classed as '**Essential Infrastructure**' our benchmark for flood risk mitigation is for it to be designed to the '**upper end**' climate change allowance for the epoch that most closely represents the lifetime of the development, including decommissioning.
- For **highly vulnerable** in flood zone 2, the '**higher central**' climate change allowance is our minimum benchmark for flood risk mitigation. In sensitive locations it may be necessary to use the **upper end** allowance.
- For **more vulnerable developments** in flood zone 2, the '**central**' climate change allowance is our minimum benchmark for flood risk mitigation, and in flood zone 3 the '**higher central**' climate change allowance is our minimum benchmark for flood risk mitigation. In sensitive locations it may be necessary to use the **higher central** (in flood zone 2) and the **upper end** allowance (in flood zone 3).
- For **water compatible** or **less vulnerable** development (e.g. commercial), the '**central**' climate change allowance for the epoch that most closely represents the lifetime of the development is our minimum benchmark for flood risk mitigation. In sensitive locations it may be necessary to use the **higher central** (particularly in flood zone 3) to inform built in resilience.

There may be circumstances where local evidence supports the use of other data or allowances. Where you think this is the case we may want to check this data and how you propose to use it.

Appendix 1 – Further information on the Intermediate approach

- 1) The methodology the chart is based on does not produce an accurate stage-discharge rating and is a simplified methodology for producing flood levels that can be applied in low risk small-scale development situations;
- 2) The method should not be applied where there is existing detailed modelled climate change outputs that use the new allowances. In such circumstances, the 'with climate change' modelled scenarios should be applied.

An example stage-discharge relationship is shown below:



Our Planning Advice Service in Kent and South London



We are the Environment Agency. It is our job to protect and safeguard your environment and make it a better place - for you and for future generations.

The Kent and South London Sustainable Places team work in close liaison with both internal and external partners to move developments forward without compromising the natural environment. We treat each project individually and use our specialised knowledge to tailor our advice to each proposal.

Our Planning Advice Services

Developers, Consultants and Agents

If you're planning a new development, we want to work with you to make the process as smooth as possible. We provide evidence and advice to a range of customers, including land agents, house builders, consultants, local authorities, and the public.

By seeking our advice at the pre-application stage, or earlier, environmental issues can be identified and resolved before formal submission to the planning authority. This can help you save time and money, avoiding resubmission of information and reports at a later stage.

Local Planning Authorities

The advice that we provide will help you understand the strategic environmental issues to shape growth strategies. For example, we can provide early technical advice on evidence based documents to assist in the decision making further down the line.

