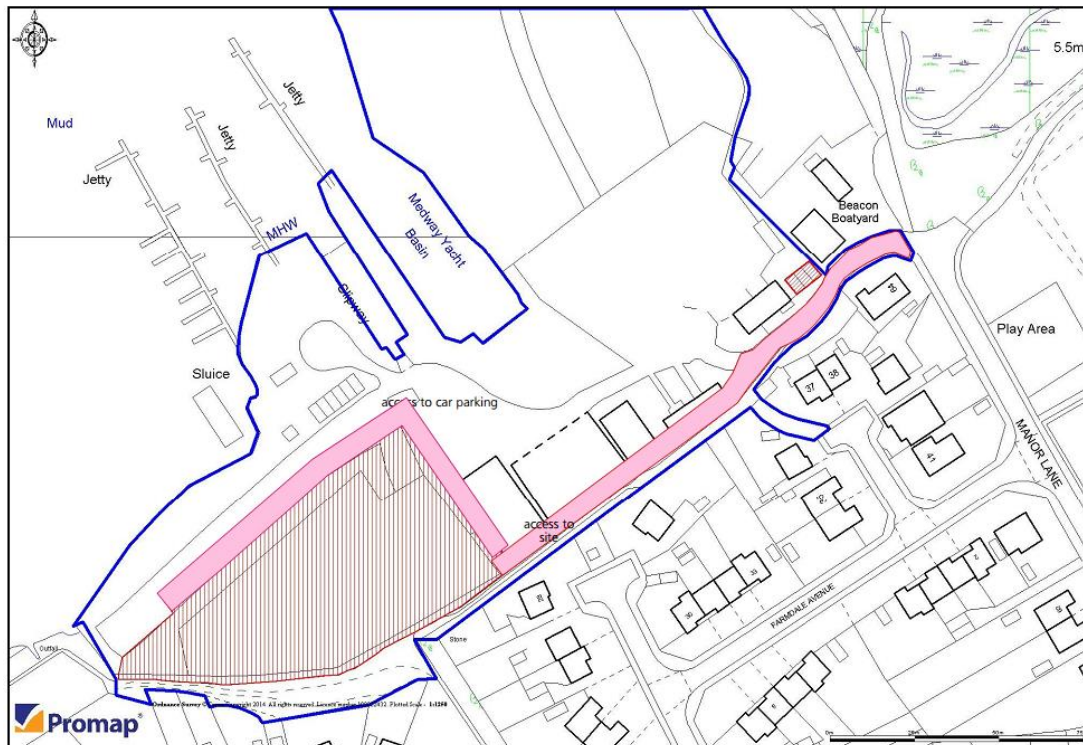


Land at Medway Bridge Marina



Flood Risk Assessment (updated)

Outline application for residential redevelopment Camper and caravan overwintering and storage site

June 2015 (November 2015)

Independent Planning and Development Advisers

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INTRODUCTION

This Flood Risk Assessment has been prepared at the request of planning officers at Medway City Council.

It has been compiled with reference to National Planning Policy Framework [NPPF], NPPF Technical Guidance, Environment Agency Guidelines and Medway SFRA, including final addendum.

The land forms part of the business area comprising Medway Bridge Marina Ltd, which embraces boat sales, RYA training, marina, caravan storage, lock up garaging and residential house boats.

It is concluded that no significant flood risk issues are raised by the development.

Assessment

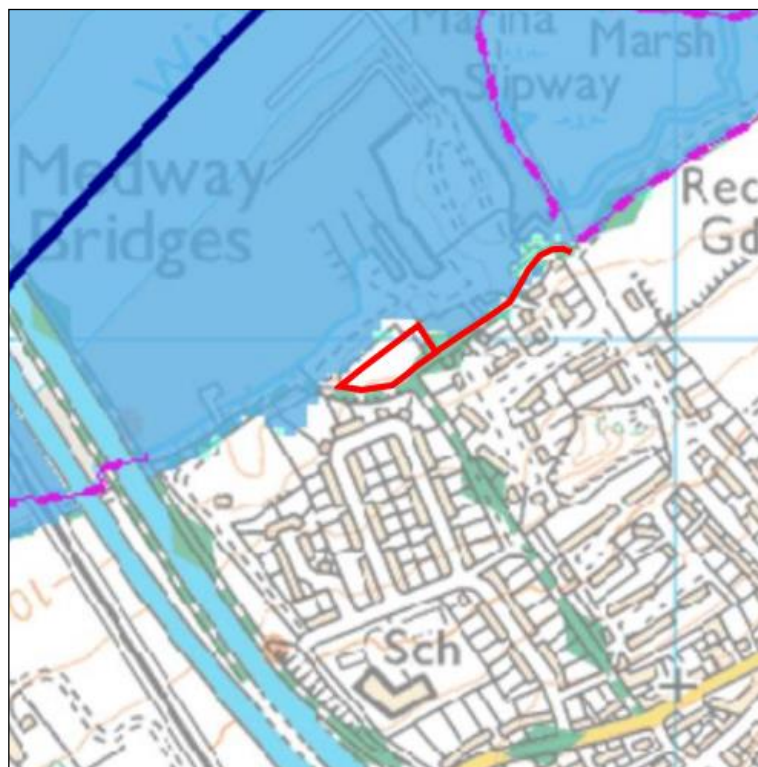
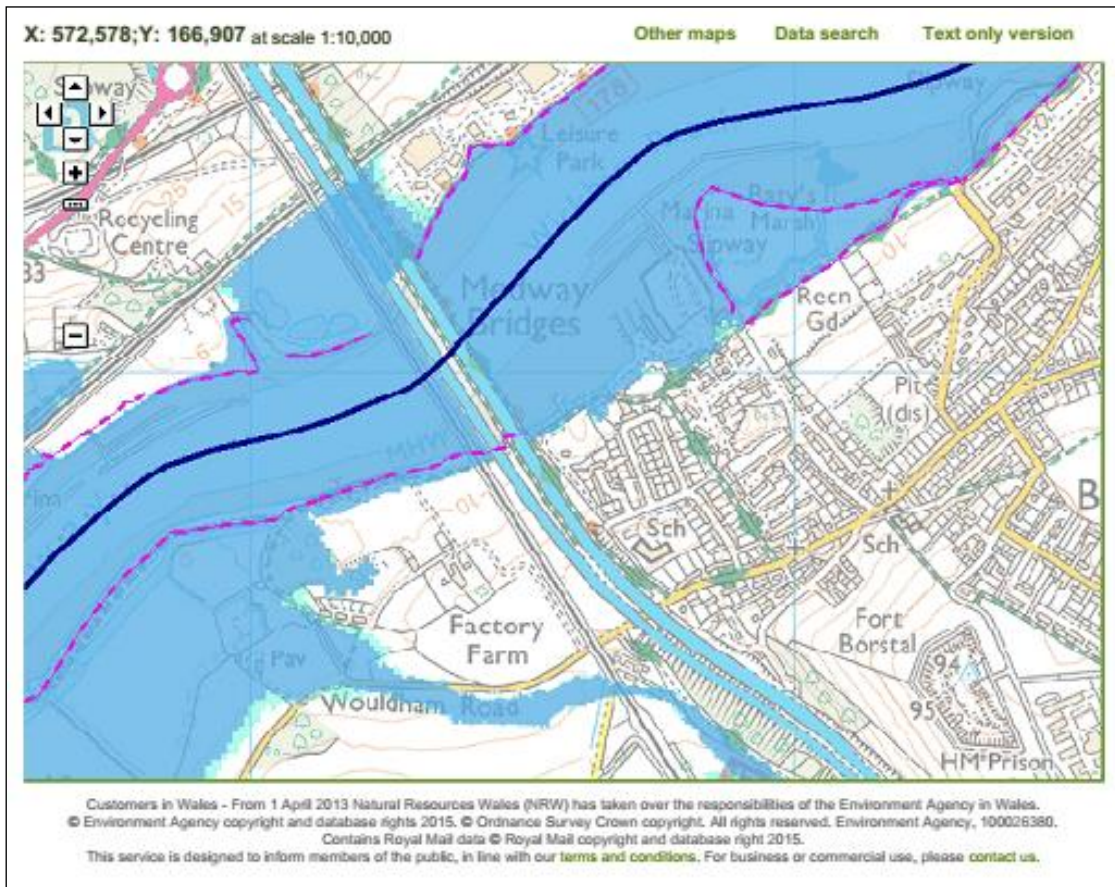
This report relates to the redevelopment of land currently in use for the parking and overwintering of caravans and campervans.

A previous report reviewed the issues raised by a larger development which extended into the Zone 3 area north of the present application site.

Advice was sought from Consultants in preparation and submission of the previous application [*Herringtons*], who agreed with EA [20 May 2013] in concluding that no adverse conditions arose to affect the reduced site area, other than access. It was agreed with the LPA that provision of an emergency means of access via the PROW adjacent to the site would demonstrate sufficient degree of safety for occupiers and emergency services.

The application site has been agreed to lie outside the boundaries of any areas likely to be affected by flooding under any present or foreseeable future conditions. In response to the EA comments relating to the previous application, the location of the site outside any areas affected by flooding has been confirmed by an interrogation of the EA Flood Map (Rivers and Sea) on 29 June 2015:





Enlarged, to show application site



Addendum

This Flood Risk Assessment has been updated to take into account the additional tidal level information obtained from the Environment Agency, together with the specific modelling for this site. The EA Flood Map supplied above in this document was sourced after the data had been compiled therefore remains accurate.

Applying the latest tidal level data to the site cross section demonstrates that adopting a mean level of 6.31 for the finish floor level of the river front pavilions will be at least 300 above the highest predicted extreme tide level and therefore secure the occupants safety during such an event. Whilst access to the lower underground car park would be affected in such conditions, a safe dry means of access is available, to both vehicles and pedestrians, from the heart of the site.

The Environment Agency modelling data is attached, together with an overlay set illustrating the access to the site and the site itself.

Appended documents

- E A Product 4 (Detailed Flood Risk) for Medway Bridge Marina - 23 Oct 2015
- Abstract of above with site demarcated
- Site section with levels

