

**APPLICATION 23/500752/FULL – LAND NORTH OF 24 JETTY ROAD, WARDEN BAY,
SHEERNESS, KENT ME12 4PR**

FLOOD RISK AND SURFACE WATER DRAINAGE MANAGEMENT

1. Flooding is a major issue in the United Kingdom and the impacts can be significant in terms of costs of repairs, replacement of damaged properties and loss of business and the objectives of a Flood Risk Assessment should establish and respond to the following basic criteria

- Is the proposed development for a pair of semi-detached residential units likely to be affected by current or future flooding.
- Will the proposed development increase the flood risk elsewhere.
- What are the appropriate measure needed to address these effects and risk and are they appropriate and practical having regard to the scale of the development
- Will the application site pass part B of the exception test if applicable.

2. The Application Site

2.1 The application site is part of a small infill parcel of land within a residential development area and sited to the south east of Jetty Road at OS co-ordinates 602398 (Easting) and 171738 (Northing) and is effectively a small building plot rectangular in shape and covers an area of approximately 429 sq metres excluding the highway verge and footpath.

The application site falls within a flood risk area as designated by the Environment Agency but is not part of any flood plain.

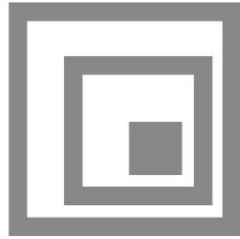
An Ordnance Survey Datum related topographical survey confirms that levels across the application site vary between 5.56 A.O.D. (Lowest) and 6.14 A.O.D. (Highest)

3. Climate Change

It is widely accepted that we are entering a period of accelerated global climate change the effects of which will tend to increase flood zone areas associated with rivers and also lead to a rise in sea level and the frequency of occurrence of high water levels relative to these currently experienced.

It will also increase areas at risk if failure of sea defences, changes in wave height and potential changes in frequency, duration and severity of storm events.

The application site because of its coastal proximity is principally vulnerable



to risk of failure of sea defences or overtopping of those defences in place as identified by the E.A in its North Kent Coast Modelling and Mapping Study (2018) for the 1 in 200 year return period.

Given the proximity of this small development site within an established setting to sea defences there is always the potential for some seawater to affect the completed development even if it is only a result of spray from wave action.

In consideration of the confirmed site levels above Ordnance Survey Datum there are no "low areas" of the site where water could pond.

4. Development Proposals

The development proposals are for the erection of a pair of 3 Bedroom 2 storey semi-detached dwellings with associated car parking spaces in a stepped configuration responding to the changes in levels in the topography of the site.

It is anticipated that the finished ground floor level of the lower of the pair of dwellings will be 5.7 A.O.D. and the floor level of the higher dwelling at 6.3 A.O.D. above the predicted worst case scenario identified by the Environment Agency.

As a consequence no additional special protection measures are believed to be necessary to safeguard the future occupants of the proposed dwellings but they might be recommended to sign up to the EA's Flood Waving Service.

5. Surface Water Drainage Management

The general requirement for all new development is to ensure that "run off" from the development is managed sustainably and does not increase the risk of flood either on site or within the surrounding area.

The purpose to erect a pair of semi-detached dwellings, is categorized as "minor developments" and therefore not subject to any requirement for an assessment under Non-statutory Technical Standards criteria.

The parking spaces serving each of the dwellings will be constructed using permeable paving techniques and roof water drainage will be addressed by a combination of provision of water butts and below ground cellular crates to attenuate the anticipated rate of discharge to the equivalent of the existing run off rate from the undeveloped area of land.



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