

Note for Inspector on Housing sites within new Environment Agency Flood Risk Zones 2 and 3

At the examination hearing on day 1, 02.04.19, the Inspector asked Thanet District Council to identify those small sites that were now within the Environment Agency's (EA) Flood Risk Zones 2 and 3 based on the new EA data.

The EA have produced new flood data based on more recent modelling which was available after the Thanet local plan was submitted. The map extract in Appendix 1 shows that the only housing allocations on previously developed sites are affected by the new data are Margate old town which now falls within flood zone 2 only.

Within this area only one site is entirely affected – Queen Arms Yard (site reference S189). This site is allocated for 24 units and is phased for later in the plan period 2023/24 and is based on an expired mixed use scheme which envisaged retail on the ground floor with residential development above.

Two other sites have a minor part of the site within the flood zone 2 – Cottage car park, New Street (Site reference S411) for 32 units phased 15 units 2026/27 and 17 units 2027/28; and further in land, the former Gas Holder Station, Addington Street (Site reference S196) for 22 units phased 11 units 2021/22 and 11 units 2022/23. There is currently an application for pre-application advice on the gas holder site for 50 units.

These previously developed sites were allocated for regeneration purposes and this is addressed in Core Document CD5.10 Strategic Flood Risk Assessment addendum (January 2018) paragraphs 4.4 to 4.5. In addition, paragraph 15.2 of the draft local plan (CD1.1) sets out suitable flood resilient and mitigation measures that may be required.

The plan in Appendix 2 compares the flood zones for the District as shown on the submitted Policies Map compared with the new data. It should be noted that the original flood zones 2 and 3 have the same boundary.

APPENDIX 1



