

Independent Examination of the Thanet Local Plan

Inspectors' Matters, Issues and Questions for Examination

Environment Agency Comments

Matter 1 – Compliance with the Act and Regulations, the Habitats Regulations and Strategic Flood Risk Assessment

Issue 6 – Strategic Flood Risk Assessment ('SFRA')

Q1. Do any of the sites allocated for development in the Plan fall within Flood Zones 2 or 3? If so, are the allocations and policies consistent with paragraph 100 of the Framework which states that Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change?

This is for the LPA to confirm. During the Local Plan process we have confirmed the requirement for a ST to be undertaken which assesses all forms of flooding for any allocated sites that are considered to be at risk. Given the limited area of flood risk within the district, development within the flood zones should be minimal.

Q2. How has the Council taken a sequential approach to identifying sites for new development?

For the LPA to confirm.

Q3. What is the justification for requiring development proposals within 40m of a coastline or clifftop to demonstrate that it will not expose people or property to the risks of coastal erosion and flooding, or accelerate coastal erosion?

The SFRA provides information relating to tidal flooding based on still water levels. The Flood Zones depict flood risk in the absence of flood defences and do not include details of breach or overtopping. Therefore the SFRA recommends that potential development sites close to the coast are assessed for the risk of overtopping and/or coastal erosion regardless of whether they fall within the flood zones. Some sites, although above the flood level maybe at risk from coastal erosion or wave action with wind blow spray and debris.

Q4. What affect (if any) has the Environment Agency's latest modelling for the North and East Kent Coast had on the allocations and policies in the Plan?

The changes to Flood Zones are very minor and given the limited area identified as at risk within the district, the new modelling will not have any impact on the plan or policies. Developers undertaking FRAs should approach the Environment Agency for the best and latest flood risk data on a site by site basis.