

DESIGN STATEMENT

APPLICATION TO FORM A FLOOD COMPENSATION AREA AS PART OF GILLINGHAM PRINCIPAL STREET

Planning consent for construction of Gillingham Principal Street (2/2020/0379/FUL) was issued on 18 November 2020.

This application is to lower the ground level adjacent to the river Lodden to replace the flood storage volume lost by construction of the road embankment on the approach to the existing river bridge.

Consultation with the Environment Agency during the planning process resulted in updates and further analysis of the flood model and flood risk assessment, which in turn identified the need to lower an area of land upstream of the bridge to provide a floodplain compensatory storage area to ensure there is no loss of flood storage and no increases in flood risk elsewhere as a result of the development. This is the subject of condition 7 of the above planning approval

This application is made because the proposed location for this area is outside the red line for the Principal Street Application.

The flood compensation area must be formed prior to building the part of the road embankment that will be within the flood zone. The construction process would involve stripping the topsoil then excavating the subsoil to the required level and carting away the spoil before replacing the topsoil and re-seeding to return the area to agriculture. The lowered area will have gentle side slopes to the new levels which would be on average 0.6m lower than existing with a maximum depth of 1m. Access to form this area would be gained from the Principal Street site.

Floodplain compensation calculations and design have been carried out to ensure that any raised areas within the 100 year, plus (85%) climate change, extent within the site are offset on a level for level basis.

The post-development ground levels will provide a total net gain of 721.1m³ in 100 year, plus (85%) climate change, floodplain capacity across the site.

Measures to protect the tree and hedgerows along the riverbank adjacent to the site are included in the Ecological assessment.

The relevant drawings are: -

HI1177/82/01/Orig – Gillingham Principal Street Floodplain Compensation Area Location and Site Plan

HI1177/82/02/Orig – Gillingham Principal Street Floodplain Compensation Area Plan and Long Section

HI1177/82/03/Orig - Gillingham Principal Street Floodplain Compensation Area with Development Masterplan

HI1177-81-02-Orig - Gillingham Principal Street Floodplain Compensation Area Swale Discharge