

From: Wessex Enquiries <WessexEnquiries@environment-agency.gov.uk>
Sent: 21 March 2018 15:46
To: [REDACTED]
Subject: 76852-WX [#2] : 180216/DM05 A087399-8 St. Martins, Gillingham [email 2 of 2] [Filed 21 Mar 2018 16:07]

Thomas, thank you for your enquiry, which we received on 13 March 2018. Here is the second part of our response.

RE: Request for information under the Freedom of Information Act 2000 (FOIA) / Environmental Information Regulations 2004 (EIR)

2. We can confirm there are no formal Environment Agency flood defences in the site in question and the ones downstream do not benefit this site.

I hope that we have correctly interpreted your request. Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

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If you are not satisfied with our response to your request for information you can contact us within two calendar months to ask for our decision to be reviewed.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive. Thank you
<http://www.smartsurvey.co.uk/s/EnvironmentAgencyCustomerSurvey/?a=W>

Yours sincerely

Chris Doyle
Customer & Engagement, Wessex Area
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Direct Dial: 020 3025 0376
Email: wessexenquiries@environment-agency.gov.uk

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for people and wildlife**



From: Wessex Enquiries
Sent: 20 March 2018 16:24
To: 'thomas.asbridge@wyg.com' <thomas.asbridge@wyg.com>
Subject: 76852-WX [#2] : 180216/DM05 A087399-8 St. Martins, Gillingham

76852-WX [#2]

Dear Thomas

Please find the response from our team to you request below, this is in response to the highlighted area. As soon as we receive information regarding No 2, we will be in touch.

Flood Reconnaissance collected during the December 2000 event indicate that the property flooded internally.

The main source of the flooding was recorded as from main river.

Regards

Corinne Moyse

Customer & Engagement, Wessex

Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS

Direct dial: 02030 250 376

Email: wessexenquiries@environment-agency.gov.uk

From: thomas.asbridge [<mailto:thomas.asbridge@wyg.com>]

Sent: 13 March 2018 10:53

To: Wessex Enquiries <WessexEnquiries@environment-agency.gov.uk>

Subject: 76852-WX [#2] : 180216/DM05 A087399-8 St. Martins, Gillingham

Hello,

I have a few queries in regards to the below email with attachments, and I would appreciate some advice.

I have included a site plan for ease of reference.

1. It is stated that there are historic records of flooding in 2000. Are you able to confirm the type of flooding, was it residential, or an open space etc?
2. I have spoken with Daniel Griffin about the site. I wasn't sure if the EA owned the unnamed tributary of the Shreen Water which he confirmed, the EA does not.

In our conversation he mentioned the presence of flood defences within the site area. From the document sent in the Product 4, titled Flood map for planning (Flood map for planning - ST 80698 26702 22/02/2018 Ref: 76852-WX), the location of flood defences are shown not to be within the vicinity of our site.

Please can you confirm if there are any flood defences within our site?

Kind Regards,

Thomas Asbridge

Engineer

WYG

90 Victoria Street, Bristol, BS1 6DP

Tel: +44 117 244 0510

www.wyg.com

WYG Engineering Limited. Registered in England number: 1959704.

Registered Office: Arndale Court, Otley Road, Headingley, Leeds, West Yorkshire LS6 2UJ VAT No: 431-0326-08.



From: Wessex Enquiries [<mailto:WessexEnquiries@environment-agency.gov.uk>]

Sent: 09 March 2018 12:18

To: samuel.butler <samuel.butler@wyg.com>

Subject: 76852-WX : 180216/DM05 A087399-8 St. Martins, Gillingham

Mr Butler, thank you for your enquiry, which we received on 12 February 2018

RE: Request for information under the Freedom of Information Act 2000 (FOIA) / Environmental Information Regulations 2004 (EIR)

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for St. Martins, Gillingham, Dorset
Licence	Open Government Licence
Information Warnings	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2017 Ordnance Survey 100024198.

Flood Map for Planning

A Flood Map for Planning (Rivers and the Sea) is attached for spatial planning purposes. This map contains Flood Zones that show the areas of natural floodplain that would flood if there were no raised flood defences. Please be aware that this information is also available for download on the Open Data link below.

Open data

The following Environment Agency published datasets are now available on the weblink below as part of the Government's 'Open Data' project and are available for you to download free of charge.

Environment Agency published datasets;

<https://data.gov.uk/data/search?publisher=environment-agency&unpublished=false>

You will need to search and select the name of the following datasets to take you directly to the weblink to enable you to download the data:

- Flood Map for Planning (Rivers and the Sea) – Flood Zones 2 and 3
- Flood Map for Planning (Rives and Sea) – Areas Benefiting from Defences
- Flood Map for Planning (Rivers and Sea) Spatial Flood Defences
- Flood Map for Planning (Rivers and Sea) Flood Storage Areas
- Recorded Flood Outlines
- Historic Flood Map
- Risk of Flooding from Surface Water Extent for:
 - 3 percent annual chance
 - 1 percent annual chance
 - 0.1 percent annual chance

If you have requested this information to help inform a development proposal, then you should also note the detail in the attached advisory text on the use of Environment Agency Information and Further Guidance for FRAs.

Flooding history

Our historic records indicate that the area flooded in 2000. Please note: we cannot guarantee that this is an exhaustive list of all past flood events in this location.

Functional Flood Plain

Determination of the functional flood plain should be done in conjunction with guidance in the National Planning Policy Framework NPPF.

Modelled Flood Outlines

We have supplied you with the undefended and defended modelled flood outlines for the 10% AEP, 4% AEP, 2% AEP and 0.5% AEP flood scenarios.

Modelled Fluvial Water Levels

The attached map contains a set of modelled (within the river channel) fluvial flood level node locations/unique identifiers, for the Shreen Water. The modelled data is taken from the Gillingham Areas Benefiting from Defences SW708 study. A sheet is also attached providing the associated flood levels, flood flows if available and NGRs relating to each of these nodes.

Please note: Modelled water levels and flows are in channel values only. There may be a variation in water levels and flows across the flood plain in the 2D domain.

2D Modelled Flood Plain Water Levels

Please see below for maximum 2D level information for your site for the available return periods. Please note that the maximum flood depths/levels include all low points within your site of interest, which include watercourses, and low ground spots. This information is taken from the Gillingham Areas Benefiting from Defences SW708 study.

1% AEP undefended : 71.31 mAOD

0.1% AEP undefended : 72.06 mAOD

Environmental Permit for Flood Risk Activities

In addition to any other permission(s) that you may have already obtained e.g. planning permission, you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 06 April 2016) if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

For further information and to check whether a permit is required please visit:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please contact Daniel Griffin in our Partnership & Strategic Overview team on 02030 259299 Daniel.Griffin@environment-agency.gov.uk.

Planning

If you have questions regarding the planning nature of your enquiry, or require advice on floor levels, please contact our Sustainable Places team on SWX.SP@environment-agency.gov.uk. Please be aware that we now charge for planning advice when consulted on pre-application enquiries. This new approach provides advice to developers in two ways. Firstly there is the provision of 'free' advice available to everyone where we give a preliminary opinion on a proposed development. This sets out the environmental constraints together with any issues this raises for us. Should you wish us to review in detail any of these issues then we can do this through a chargeable scheme aimed at recovering our costs.

Further Information

We advise that you also contact the Flood Risk Management Department at Dorset County Council as they may be able to provide further advice with respect to localised flooding and drainage issues.

Further details about the Environment Agency information supplied can be found on our website;
<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

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Yours sincerely

Chris Doyle

Customer & Engagement, Wessex Area

Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS

Direct Dial: 020 3025 0376

Email: wessexenquiries@environment-agency.gov.uk

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From: Enquiries, Unit

Sent: 16 February 2018 10:23

To: 'samuel.butler@wyg.com' <samuel.butler@wyg.com>

Subject: 76852-WX : 180216/DM05 A087399-8 St. Martins, Gillingham

From: samuel.butler [<mailto:samuel.butler@wyg.com>]

Sent: 12 February 2018 13:43

To: Enquiries, Unit <enquiries@environment-agency.gov.uk>

Cc: david.forward <david.forward@wyg.com>

Subject: 180216/DM05 A087399-8 St. Martins, Gillingham

Site Ref: Land at St. Martins, Gillingham

Grid Ref: 80698 26702

Co-ordinates: X_380698, Y_126702

Latitude: 51.039345

Longitude: -2.276672

Nearest Postcode: SP8 4EA

Dear Sir/Madam,

We are currently working with our client to obtain planning permission for a proposed residential development at the above site (Site layout attached).

As part of the process we need to produce a Flood Risk Assessment. The site is shown on the Government Flood Map for Planning as being partially within Flood Zone 2 and Flood Zone 3, therefore an FRA is required.

As such we would require any information the Environment Agency have regarding flood issues, including:

- Confirmation that the area is not specified as Flood Zone 3b or “functional floodplain”.
- Existing flood levels adjacent to the site.
- Any historic flooding information adjacent to the site.

We appreciate the EA have a 20 day response time to respond to queries, however we would appreciate the above information as soon as feasibly possible.

Many thanks for your assistance in this matter,

Samuel Butler
Graduate Engineer

WYG

5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD

Tel: +44 2920 829 245

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