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## Appendix A Site Location Plan

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Appendix B Correspondence (Including  
Flood Map)

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Emailed to Natalie Veale

[Natalie.veale@wspgroup.com](mailto:Natalie.veale@wspgroup.com)

**Our ref:** CSC/2009/1465b.let

**Your ref:**

**Date:** 17 December 2009

Dear Natalie

**Flood Risk Enquiry Chatham Interface, Nr Leviathan Way, Chatham, Kent**

I refer to your information request received in this office on 26 November.

Our Flood Map shows the natural floodplain ignoring the presence and effect of defences for England and Wales, and therefore the areas potentially at risk of flooding from rivers or the sea.

The map at this location indicates an area with a 1 in 200 (0.5%) chance of flooding in any given year from the sea. The map also shows:

- The area with a 1 in 1000 (0.1%) chance of flooding from the sea in any given year. This is also known as the Extreme Flood Outline (EFO).
- The location of some flood defences and the areas that benefit from them;
- Information on the likelihood of flooding at any location taking account of the presence and effect of flood defences.

An extract of our Flood Map is enclosed for your information it shows that the majority of this site lies within the outline of an area with a 1 in 200 (0.5%) chance of flooding in any given year from the sea. Some parts of the site lie within the EFO with a 1 in 1000 (0.1%) chance of flooding annual, other areas fall outside the EFO.

The Flood Map is intended to act as a guide to indicate the potential risk of flooding. When producing it we use the best data available to us at the time and also take into account historic flooding and local knowledge. The Flood Map is then updated on a quarterly basis to account for any amendments required. These amendments are then displayed on the internet.

The Flood Map only indicates the floodplain, as it would exist without defences present. This is because although flood defences reduce the risk of flooding they cannot completely remove that risk.

Modelled flood levels taken from the 2007 Mott MacDonald 'Lower Medway 2D Modelling and Flood Risk Mapping Phase 5' study are provided on a separate PDF document. There are levels for all modelled defended and undefended scenarios. Please note you should read the licence enclosed for your specific use rights.

We believe that due to the timescales of when PPS25 was published (December 2006) and the publication date of the Mott MacDonald study (December 2007) that the principles for calculating climate change are applied from PPS25.

The above site is not within our records of historic flood events from rivers and the sea. However, please note that this does not necessarily mean that flooding has not occurred here in the past, as our records are not comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at this location. Please be aware that we map flooding to land, not individual properties.

We unfortunately do not hold any details regarding historic flooding from surface water, you should be able to obtain any held information from Medway Council which you have indicated you are pursuing separately.

You should note that this information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

The defences provide a standard of 1:100 year standard of defence. They are maintained/ owned privately or by the local authority. I am not aware of any plans for future works

Upstream is Allington Lock where rates of flow can be changed this is done in conjunction with the Leigh barrier in reaction to times of high rainfall.

For further information we recommend asking SEEDA . They have carried out a number of investigations related to the development of the nearby buildings, road and tunnel infrastructure that form the Chatham Dockside area, including around their Chatham office. Generally there is a correlation on local groundwater levels with the River Medway.

I also enclose a copy of the Environment Agency's Notice. Please note the conditions listed and let me know if you consider that you may require a special data licence. This information is provided subject to the enclosed licence, which you should read.

Thank you for your payment of £66.50 to cover the staff time and administration cost of this enquiry. I enclose a receipt for that amount.

I hope the enclosed information is sufficient for your current requirements. If you require any further assistance please do not hesitate to get in touch.

Yours sincerely

Cont/d..

Karen Rigg

**External Relations Assistant**

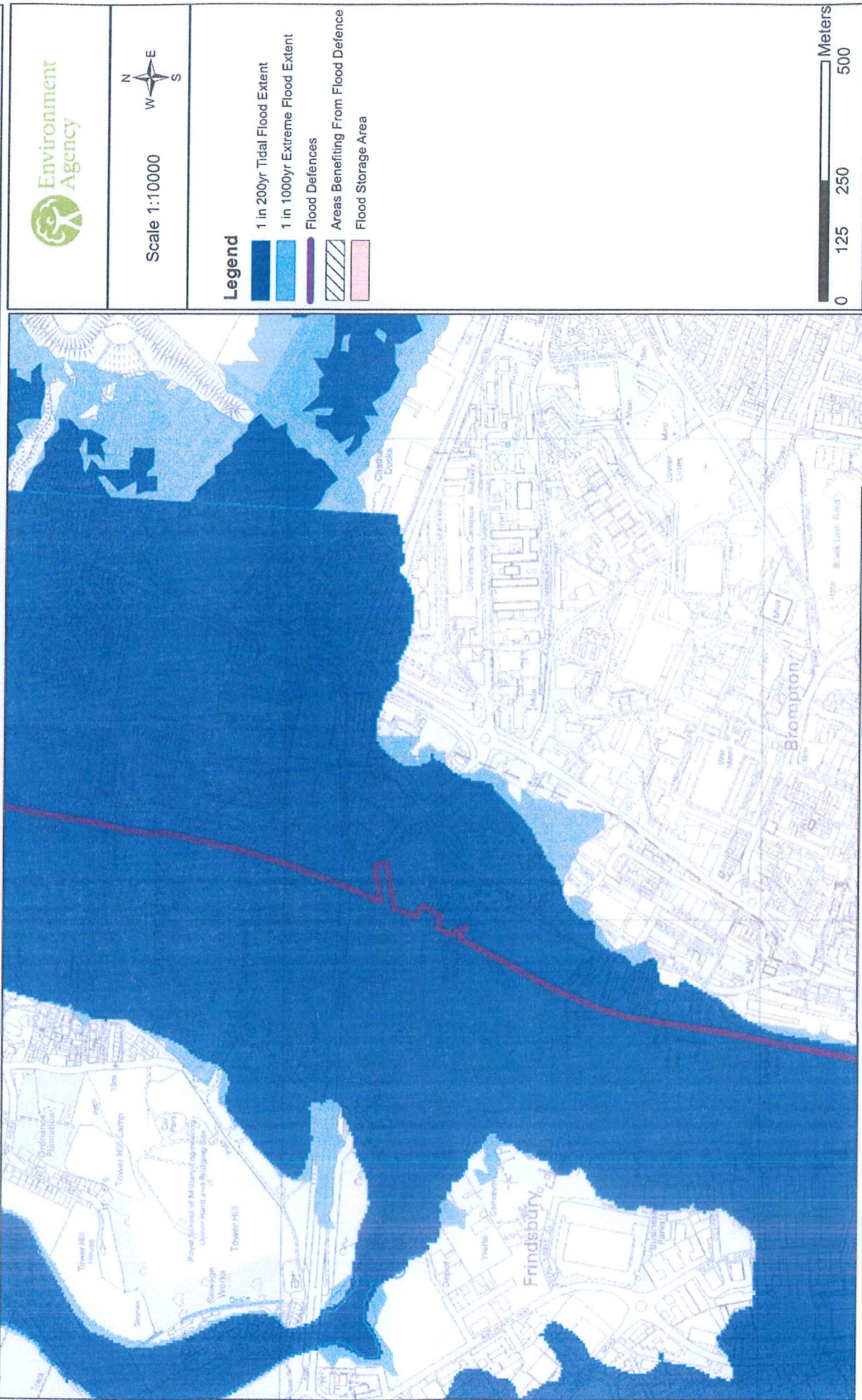
Direct dial 01732 223224

Direct fax 01732 223289

E-mail [sokes@environment-agency.gov.uk](mailto:sokes@environment-agency.gov.uk)



Flood Map Centred on Leviathan Way, Chatham  
Created 10 December 2009 [Ref: ID 1465]





**Flood Risk Levels Requested by:** Natalie Veale, WSP, Kent House, Maidstone, Kent

**Site:** Chatham Interface, Nr Leviathan Way, Chatham, Kent

**Table 1 : Modelled Flood Risk Levels**

Defended Scenario's

| National Grid Reference | Defended Scenario Return Periods and Level in Metres AOD |            |            |                |             |             |
|-------------------------|--|------------|------------|----------------|-------------|-------------|
|                         | 200 (present)  | 200 (2060) | 200 (2110) | 1000 (present) | 1000 (2060) | 1000 (2110) |
| 576117<br>169796        | N/A  | N/A        | 6.096      | N/A            | 4.742       | 6.398       |
| 576075<br>169815        | N/A  | N/A        | 6.096      | N/A            | N/A         | 6.397       |
| 576287<br>169593        | N/A  | N/A        | 6.102      | N/A            | N/A         | 6.402       |
| 576263<br>169463        | N/A  | N/A        | 6.108      | N/A            | N/A         | 6.402       |
| 576014<br>169643        | N/A  | N/A        | 6.113      | N/A            | 4.865       | 6.395       |
| 575972<br>169243        | N/A  | N/A        | N/A        | N/A            | N/A         | N/A         |
| 576138<br>169310        | N/A  | N/A        | N/A        | N/A            | N/A         | N/A         |
| 576255<br>169460        | N/A  | N/A        | 6.108      | N/A            | N/A         | 6.402       |
| 576093<br>169495        | N/A  | N/A        | 6.106      | N/A            | 4.734       | 6.4         |
| 575985<br>169653        | N/A  | N/A        | 6.121      | N/A            | 5.601       | 6.394       |



### Undefended Scenario's

| National<br>Grid<br>Reference | Undefended Scenario Return Periods and Level in<br>Metres AOD |               |                   |                |
|-------------------------------|---|---------------|-------------------|----------------|
|                               | 200<br>(present)  | 200<br>(2110) | 1000<br>(Present) | 1000<br>(2110) |
| 576117<br>169796              | 5.013   | 6.08          | 5.298             | 6.39           |
| 576075<br>169815              | 5.012   | 6.078         | 5.296             | 6.389          |
| 576287<br>169593              | 5.019   | 6.084         | 5.304             | 6.393          |
| 576263<br>169463              | N/A   | 6.085         | N/A               | 6.394          |
| 576014<br>169643              | 5.013   | 6.08          | 5.298             | 6.39           |
| 575972<br>169243              | N/A   | N/A           | N/A               | N/A            |
| 576138<br>169310              | N/A   | N/A           | N/A               | N/A            |
| 576255<br>169460              | N/A   | 6.085         | N/A               | 6.394          |
| 576093<br>169495              | 5.019   | 6.084         | 5.304             | 6.394          |
| 575985<br>169653              | 5.013   | 6.078         | 5.297             | 6.389          |

All levels taken from "Lower Medway 2D Modelling & Flood Risk Mapping, Phase 5"  
Mott MacDonald, 2007.

Produced on 14 December 2009.

**Veale, Natalie**

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**From:** Nuttall, David [David.Nuttall@atkinsglobal.com]  
**Sent:** 13 January 2010 15:52  
**To:** Veale, Natalie  
**Subject:** RE: Chatham Flood Risk Consultation  
Natalie,

Copies of Southern Water records are obtainable from Southern Water see  
<https://www.southernwater.co.uk/BusinessCustomers/developersAndHousebuilders/default.asp>

Previously carried out capacity checks have confirmed inadequate capacity in the foul sewerage network to serve the development. A level 2 capacity check will be required to determine what improvements are necessary to accommodate additional development. There are identified flooding issues in the Dock Road area.

There are no public surface water sewers in the vicinity. I anticipate that the area is served by private surface water drains direct to the Medway.

I hope this helps.

Regards

**David Nuttall**  
Senior Planning Engineer  
**Water & Environment**  
Atkins Limited,  
Anglo St James House  
39A Southgate Street  
Winchester

tel +44 (0) 1962 858688  
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e mail [david.nuttall@atkinsglobal.com](mailto:david.nuttall@atkinsglobal.com)  
Website: [www.atkinsglobal.com](http://www.atkinsglobal.com)

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**From:** Veale, Natalie [mailto:natalie.veale@wspgroup.com]  
**Sent:** 26 November 2009 14:06  
**To:** Nuttall, David  
**Subject:** RE: Chatham Flood Risk Consultation

Apologies. Please find attached the location plan.

**Natalie Veale**  
Engineer  
**WSP Development and Transportation**  
Kent House, Romney Place, Maidstone, Kent, ME15 6JB  
Tel: +44 (0)1622 760 831  
Fax: +44 (0)1622 760 801  
Website: [www.wspgroup.com](http://www.wspgroup.com)

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**From:** Nuttall, David [mailto:David.Nuttall@atkinsglobal.com]  
**Sent:** 26 November 2009 14:05  
**To:** Veale, Natalie  
**Subject:** RE: Chatham Flood Risk Consultation

Natalie, no attachment, could you re-send please.

Regards

**David Nuttall**  
Senior Planning Engineer  
**Water & Environment**  
Atkins Limited,  
Anglo St James House  
39A Southgate Street  
Winchester

tel +44 (0) 1962 858688  
Fax:- +44 (0) 1962 810296  
e mail [david.nuttall@atkinsglobal.com](mailto:david.nuttall@atkinsglobal.com)  
Website: [www.atkinsglobal.com](http://www.atkinsglobal.com)

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**From:** Veale, Natalie [mailto:natalie.veale@wspgroup.com]  
**Sent:** 26 November 2009 11:47  
**To:** Nuttall, David  
**Subject:** Chatham Flood Risk Consultation

Dear David,

Hope your well. I would be grateful if you or one of colleagues would look at my following query.

**Chatham Interface  
Flood Risk Consultation**

We are undertaking a study on behalf of SEEDA to identify flood risk constraints which should be taken into account by potential developers in order to ensure the sustainable re-development of the area and the potential mitigation measures required to ensure its safety and the compliance with the EA requirements and PPS25. Please find attached a location plan indicating our site, for clarity.

Our queries are:

1. Where does the current site drainage outfall? Could you please provide us with any details?
2. How does the sewer in the area operate under normal conditions?

08/02/2010

3. Where, and into what, does the sewer system outfall in to?
4. How does the sewer operate with a submerged outfall?
5. Is there a structure in place at the outfall for preventing back flow from the river along the sewer under submerged conditions?
6. Are you aware of any flooding incidents, from your surface water and foul water sewers, that may have affected the above site in the past?
7. Is the site or any property within a 50m radius of it, currently on the southern water DG5 flooding register?

We would welcome your comments on any issues or concerns you may have involving this site.

We would appreciate an early response, therefore if you require any further information regarding the site to assist with our queries, please do not hesitate to contact me.

Kind Regards,

Natalie

**Natalie Veale**  
**Engineer**  
**WSP Development and Transportation**  
Kent House, Romney Place, Maidstone, Kent, ME15 6JB  
Tel: +44 (0)1622 760 831  
Fax: +44 (0)1622 760 801  
Website: [www.wspgroup.com](http://www.wspgroup.com)

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08/02/2010



**Veale, Natalie**

**From:** Customer Contact, Kes [sokes@environment-agency.gov.uk]  
**Sent:** 29 January 2010 11:39  
**To:** Veale, Natalie  
**Subject:** id1465 follow on questions

Hi Natalie

sorry for the delay in responding to your request, if you still need any further information please let me know.

many thanks

Karen

Emailed to Natalie Veale

[Natalie.veale@wspgroup.com](mailto:Natalie.veale@wspgroup.com)

**Our ref:** CSC/2010/1465c.let  
**Your ref:**

**Date:** 29 January 2010

Dear Natalie

**Flood Risk Enquiry Chatham Interface, Nr Leviathan Way, Chatham, Kent**

I refer to your information request received in this office on 11 January.

I included in my earlier response at this location the model is a 2D TufLOW model.

The flood extent outline for undefended 1 in 200 present day is incorporated into our Flood Map at this location now.

I also enclose a copy of the Environment Agency's Notice. Please note the conditions listed and let me know if you consider that you may require a special data licence. This information is provided subject to the enclosed licence, which you should read.

I hope the enclosed information is sufficient for your current requirements. If you require any further assistance please do not hesitate to get in touch.

Yours sincerely

Karen

**Karen Rigg**  
External Relations Assistant  
Kent & East Sussex External Relations  
Environment Agency  
Orchard House  
Endeavour Park  
London Road  
Addington

08/02/2010

**Veale, Natalie**

**From:** contactcentre.highways@kent.gov.uk  
**Sent:** 26 November 2009 11:42  
**To:** Veale, Natalie  
**Subject:** RE: Chatham Flood Risk Consultation

Good Afternoon,

Thank you for your email. Kent Highway Services maintain and repair all of the public roads, footpaths and streetlights throughout Kent on behalf of Kent County Council. However, the issue you raise is actually under the remit of your local council, consequently I have forwarded it to them to investigate further. For further information and contact details please visit their website at:

The Medway towns are looked after by Medway Council - [www.medway.gov.uk](http://www.medway.gov.uk)  
Address: Civic Centre, Strood, Rochester, ME2 4AU Tel 01634 306000 E-mail:  
[customer.first@medway.gov.uk](mailto:customer.first@medway.gov.uk)

In the meantime, if we can be of any further assistance, please do not hesitate to contact us by Email or on the telephone number below.

Kind Regards,

**Kent Highway Services**

**Kent County Council Contact Centre**

Kent County Council

Tel: 08458 247 800

Fax: 01622 696729

email: [kent.highwayservices@kent.gov.uk](mailto:kent.highwayservices@kent.gov.uk)

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**From:** Veale, Natalie [mailto:natalie.veale@wspgroup.com]  
**Sent:** 26 November 2009 11:24  
**To:** Contact Centre Highways - CED  
**Subject:** Chatham Flood Risk Consultation

Dear Sir/Madam,

**Chatham Interface  
Flood Risk Consultation**

We are undertaking a study on behalf of SEEDA to identify flood risk constraints which should be taken into account by potential developers in order to ensure the sustainable re-development of the area and the potential mitigation measures required to ensure its safety and the compliance with the EA requirements and PPS25. Please find attached a location plan indicating our site, for clarity.

In your role of highway drainage authority, we would be grateful if you could provide us with details of any known flooding events of the roads or highway drainage in the area. Please also provide details on the history of flooding within the area if available.

We would welcome your comments on any issues or concerns you may have involving this site.

We would appreciate an early response, therefore if you require any further information regarding the site to assist with our queries, please do not hesitate to contact me.

Yours faithfully,

**Natalie Veale  
Engineer**

08/02/2010