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# Level 2 Strategic Flood Risk Assessment - Site SHELAA/433

## Jack Russell Place, Upchurch, ME9 7AB

## Final

| Prepared for | Date |
| --- | --- |
| Swale Borough Council | October 2026 |

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# 1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for site SHELAA/433. The content of this Level 2 SFRA site screening report assumes the reader has already consulted the Swale Borough Council Level 1 SFRA and read the Swale Borough Council Level 2 SFRA main report and is therefore familiar with the terminology used in this report.

## 1.1 Site details

- Location: Jack Russell Place, Upchurch, ME9 7AB
- Site area: 0.42ha
- Existing site use: Brownfield, with some existing buildings.
- Proposed site use: Gypsy and Traveller site
- Proposed use flood risk vulnerability classification: Highly Vulnerable

The site is situated to the northwest of Lower Halstow and east of Upchurch and comprises agricultural land. The site is bounded by The Street to the south, and agricultural land to the north, east and west. There is a cricket club beyond The Street and residential properties approximately 300m east.

## 1.2 Topography

Figure 1-1 shows the topography of the site represented by the Environment Agency (EA) 1m resolution LiDAR. The site's topography slopes down from west to east. The highest elevation, located along the western boundary in the southwest is 8.1mAOD and the lowest elevation of 6.1mAOD is located in the northeast of the site. This slope continues further east of the site towards the watercourse.

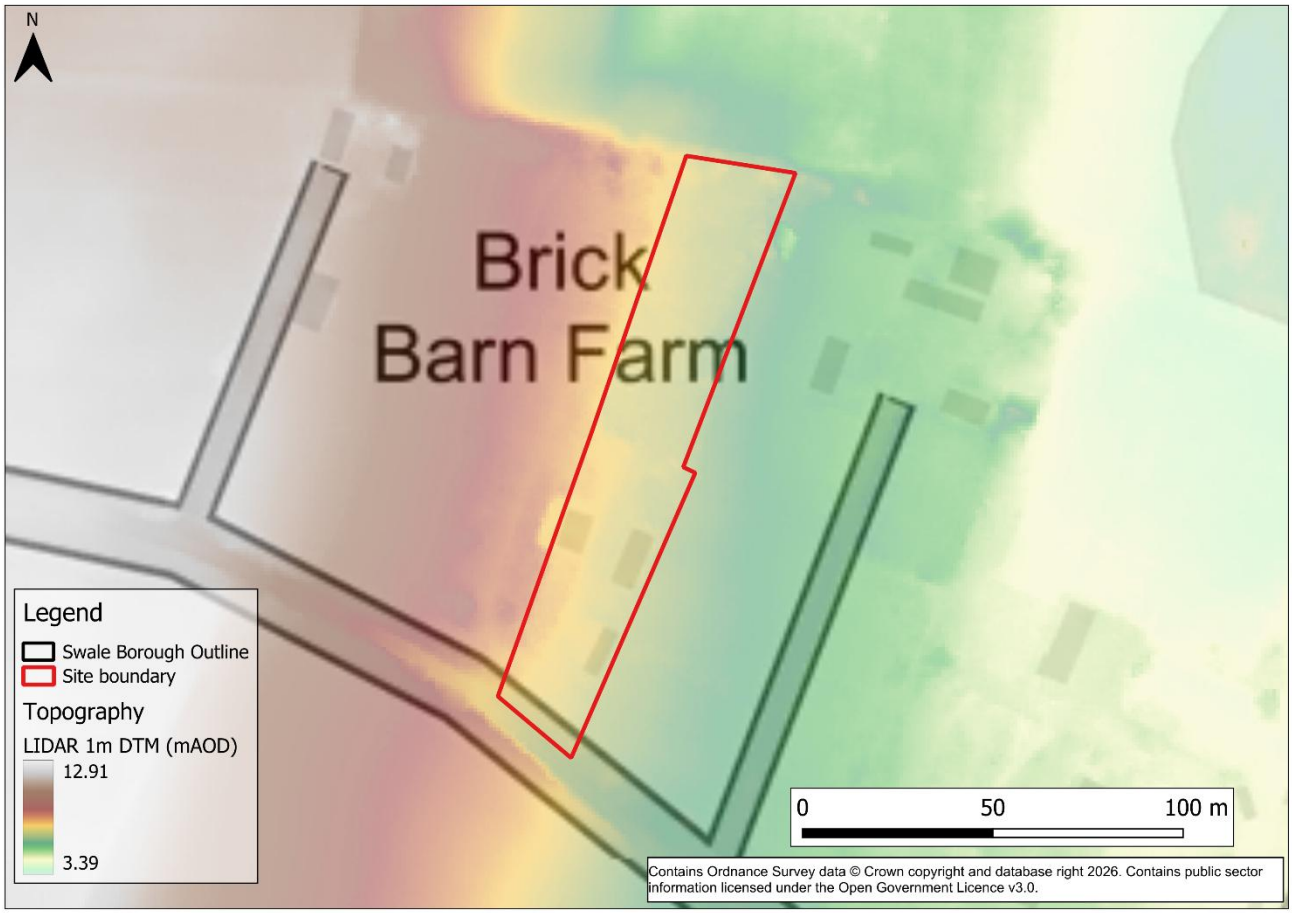



Figure 1-1: Topography of the site.

## 1.3 Geology and soils

Geology at the site consists of:

- Bedrock - Lambeth Group consisting of sand, silt and clay.
- Superficial - The eastern area is underlain by Head, 1 consisting of clay and silt and the western area is underlain by River Terrace deposits consisting of clay, silt, sand and gravel.

Soils at the site consist of:

- Freely draining slightly acid loamy soils.

The potential influence of the site's geology and soil conditions on drainage is discussed in Section 7.

# 2 Sources of flood risk

## 2.1 Existing drainage features

There is a North Kent Marshes Water Level Management Board (WLMB) watercourse 185m to the east which flows in a northern direction into the sea, situated 400m northeast of the site.

The topography suggests that the surface water may drain to the watercourse in the east.

## 2.2 Flood Zones

### 2.2.1 Available data

The Environment Agency's Flood Map for Planning (FMfP) has been used within this assessment to determine Flood Zones 2 and 3a. Flood Zones 2 and 3a do not consider defences.

The Environment Agency Rivers and Sea 3.3% AEP defended flood risk extents - present day mapping and the 3.3% AEP (1 in 30-year) defended extent from North Kent Coastal model has been used to determine Flood Zone 3b in this area.

### 2.2.2 Description of risk to the site

According to the FMfP, the entire site is within Flood Zone 1 and is therefore at a very low risk of fluvial and tidal flooding. Although, Flood Zone 2 is present 20m north of the site.

Table 2-1: Existing fluvial and tidal flood risk based on Environment Agency FMfP

| Flood Zone 1 (%) | Flood Zone 2 (%) | Flood Zone 3a (%) | Flood Zone 3b (%) |
|---|---|---|---|
| 100 | 0 | 0 | 0 |

## 2.3 Fluvial present day defended risk

The watercourse flowing to the east of the site has not been mapped in the Environment Agency's Flood Zones. The Environment Agency's Flood Map for Planning - Surface Water Spatial Planning map has been used to inform the fluvial risk from the watercourse within this site summary sheet. See Section 2.5 for further information.

## 2.4 Tidal/coastal present day defended risk

### 2.4.1 Available data

The North Kent Coast modelling study (2024) has been used to understand the tidal flood risk.

### 2.4.2 Description of risk to the site

According to the North Kent Coast model, the site is not predicted to flood during the present day defended 3.3% AEP (1 in 30-year), 0.5% AEP (1 in 200-year) or the 0.1% AEP (1 in 1000-year) events. Although, the 0.1% AEP (1 in 1000-year) event floods 25m north of the site.

## 2.5 Surface water present day risk

### 2.5.1 Available data

The Environment Agency's Flood Map for Planning – Surface Water Spatial Planning map has been used within this assessment to inform the extent and depth of surface water flood risk. Velocity and hazard data is not currently available from the Environment Agency for this dataset.

### 2.5.2 Description of risk to the site

According to the Surface Water Spatial Planning map, the site is not at risk of surface water flooding during the 3.3% AEP (1 in 30-year), 1% AEP (1 in 100-year) or the 0.1% AEP (1 in 1000-year) events.

## 2.6 Reservoir

The site is not shown to be at risk of reservoir flooding during the 'dry day' or 'wet day' scenario from the Environment Agency's reservoir flood maps.

## 2.7 Groundwater

The JBA Groundwater Emergence Map shows there is negligible risk of groundwater flooding during a 1% AEP (1 in 100-year) groundwater event.

This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out at the site-specific Flood Risk Assessment (FRA) stage.

## 2.8 Sewers

Southern Water has confirmed that there is sewer infrastructure which also crosses the site and may require easements or diversion. Southern Water should be consulted to confirm requirements.

## 2.9 Flood history

According to the Environment Agency's Historic Flood Map, the site has not been impacted by any historic flooding incidents.

The Kent County Council historic flood incident data was provided as point data with an easting and northing. Due to the protection of data, the eastings and northings were plotted on GIS and the number of incidents recorded within a 0.85km$^2$ area was calculated. Kent County Council's records indicate that the site lies across a reporting area containing 4 flood incidents.

According to Southern Water's Sewer Incident Report Form (SIRF), there have been 28 sewer flood incidents in the ME9 7 postcode area since 2015.

# 3 Climate change

Increased storm intensities due to climate change may increase the extent, depth, velocity, hazard, and frequency of fluvial, tidal and surface water flooding.

Climate change allowances are determined by the management catchment in which the site is located. The site is located in the Medway Management Catchment. Please see Section 6 of the Swale Borough Council Level 2 SFRA main report for information on climate change allowances.

Development proposals at the site must address the potential changes associated with climate change and be designed to be safe for the intended lifetime. The provisions for safe access and escape must also address the potential increase in severity and frequency of flooding.

## 3.1 Flood Zones plus climate change

### 3.1.1 Available data

The Environment Agency's Flood Map for Planning (FMfP) plus climate change has been used within this assessment. This shows the combined extent of Flood Zones 2 and 3 using the following climate change allowances:

- 'Central' allowance for the 2080s epoch (2070-2125) for risk of flooding from rivers
- 'Upper End' allowance for risk of flooding from the sea, accounting for cumulative sea level rise to 2125.

### 3.1.2 Description of risk to the site

Present day Flood Zones are included in Table 3-1 as a comparison to the Flood Zones plus climate change dataset. Present day Flood Zones does not cover any of the site while the Flood Zones plus climate change inundates a large proportion of the site with only the western boundary unaffected.

Table 3-1: Present Day Flood Zones compared to Flood Zones plus climate change

| Event | Flood Zones | Flood Zones plus climate change |
|---|---|---|
| Percentage of site at risk (%) | 0 | 70 |

## 3.2 Fluvial

The watercourse flowing to the east of the site has not been mapped in the Environment Agency's Flood Zones. The Environment Agency's Flood Map for Planning - Surface Water

Spatial Planning map has been used to inform the fluvial risk from the watercourse within this site summary sheet. Please see Section 3.4 for further information.

## 3.3 Tidal

### 3.3.1 Available data

The North Kent Coast modelling study (2024) has been used to understand the tidal flood risk within the Local Plan area. The mapping provides information for present day and for the Upper End climate change event for the years 2100 and 2125. Only the 2125 event has been assessed in this site summary sheet due to the likely lifetime of development (100-years) for gypsy and traveller sites.

### 3.3.2 Description of risk to the site

The defended 0.5% AEP (1 in 200-year) 2125 Upper End event is predicted to encroach 55m into the northern area of the site due to the proximity to the coast and the local topography. Predicted flood depths vary with the highest flood depths being in the northeast at a depth of 0.12m and the predicted flood hazard is 'Caution'.

Table 3-2: Tidal flood risk to the site of the 0.5% AEP (1 in 200-year) 2125 Upper End climate change event

| Event | 0.5% AEP (1 in 200-year) 2125 UE |
|---|---|
| Percentage of site at risk (%) | 22 |
| Maximum depth (m) | 0.12 |
| Maximum velocity (m/s) | 0.08 |
| Maximum hazard classification | 0.58 - Caution |

## 3.4 Surface water

### 3.4.1 Available data

The Environment Agency’s Surface Water Spatial Planning Dataset, released in May 2026, has been used within this assessment to inform the extent and depth of surface water risk with climate change. Climate change outputs are available for the 3.3% (1 in 30-year), 1% (1 in 100-year), and 0.1% AEP (1 in 1000-year) events with the Upper End climate change allowance for the 2070s epoch. There is currently no available velocity or hazard information to use within this assessment.

It should be noted that the Environment Agency's Upper End allowance for the 2050s epoch for the 1% AEP (1 in 100-year) event in the Medway Catchment is greater than the 2070s epoch for the 1% AEP (1 in 100-year) event so the climate change uplift may be slightly underestimated.

### 3.4.2 Description of risk to the site

The site is not predicted to be at risk of surface water flooding during the 1% AEP plus climate change event.

# 4 Flood risk management infrastructure

## 4.1 Defences

The Environment Agency AIMS (Asset Information Management System) dataset shows the site is protected against tidal flooding by an embankment 360m northeast and engineered high ground approximately 600m east with conditions with ratings of 3 and unknown respectively (where 1 is good and 5 is bad). The standard of protection for the embankment ranges between a 0.5% AEP (1 in 200-year) and 0.1% AEP (1 in 1000-year) event and the engineered high ground is for a 0.1% AEP (1 in 1000-year) event.

## 4.2 MEAS Hold the Line Benefit Area

The Medway Estuary and Swale flood and coastal risk management Strategy (MEAS) sets out the Environment Agency's plan to sustainably manage the coastline and tidal defences in the Medway estuary and Swale area. It aims to protect people, properties, designated habitat and agricultural land over the next 100 years.

The site is not within a MEAS Hold the Line Benefit Area.

## 4.3 Residual risk

There is a risk of the defences to the northeast and east being overtopped or breached by the sea, which could cause tidal flooding. There is breach modelling available for the North Kent Coast model for the 0.5% AEP (1 in 200-year) 2075 Upper End event which shows the site would not be at risk of flooding. However, for this site, as the proposed land use is gypsy and traveller development, the 2125 0.5% AEP (1 in 200-year) flood event should be assessed within a breach model as part of a detailed Flood Risk Assessment.

# 5 Coastal Change Management Area

The northeast of the site is within the Coastal Change Management Area (CCMA). This has been defined by the North Kent Coast 2125 Upper End defended 3.3% AEP (1 in 30-year) flood extent zone.

The Local Plan's CCMA policy is set out under Policy C6. Permanent new residential development (including through change of use) is not appropriate within the CCMA. Development for other uses will only be appropriate subject to the criteria defined in Policy C6.

A Coastal Change Vulnerability Assessment will need to accompany any planning application for the site. However, as the site is at risk of inundation only, this could largely be satisfied by the submission of a Flood Risk Assessment.

The implications of the site being located within the CCMA can be found within Appendix J of the Level 1 SFRA and Policy C6 of the Local Plan.

# 6 Emergency planning

## 6.1 Flood warnings and alerts

The site is not located in an EA Flood Warning or Flood Alert Area.

## 6.2 Access and escape

Safe access and escape will need to be demonstrated in the 1% AEP (1 in 100-year) plus climate change fluvial and surface water events as well as the 0.5% AEP (1 in 200-year) plus climate change tidal event. Site layout and design should address the requirements for access and escape, avoid impeding surface water flows and preserve the storage of surface water to avoid exacerbation of flood risk elsewhere on the site and in the wider catchment.

### 6.2.1 Current and potential access to the site

Current and future access and escape to and from the site will be achieved via The Street along the southern boundary.

### 6.2.2 Fluvial

There is flood free access and escape via The Street during all fluvial events.

### 6.2.3 Tidal

Safe access and escape is predicted to be impeded via The Street when travelling from the east during the tidal 0.5% AEP (1 in 200-year) 2125 Upper End Climate change event. Flood free access and escape would be possible travelling from the west.

### 6.2.4 Surface water

During the 1% AEP (1 in 100-year) surface water climate change event, there is flood free access and escape to and from the site via The Street. There are small areas of ponding to the east and west, but the predicted flood depth remains between 0.15m and 0.30m, so safe access and escape for vehicles should be possible.

## 6.3 Dry islands

A dry island is a parcel of land that is elevated above surrounding areas at risk of flooding and is not at risk of flooding itself.

The site is not located on a dry island.

# 7 Requirements for drainage control and impact mitigation

## 7.1 Broadscale assessment of possible SuDS

- The site is not considered to be susceptible to groundwater flooding, due to the nature of the local geological conditions. This should be confirmed through additional site investigation work.
- BGS data indicates that the underlying geology is clay, silt, sand and gravel with freely draining soils. The site could be suitable for drainage via infiltration techniques, although permeability could be highly variable. Permeability should be confirmed through infiltration testing. Off-site discharge may be required to discharge surface water runoff from the site. This would need to be in accordance with the SuDS hierarchy.
- The site is not located within a Groundwater Source Protection Zone and there are no restrictions over the use of infiltration techniques with regard to groundwater quality.
- The topography slopes from west to east which will accelerate surface water runoff, increase erosion risks, and limit the space available for gravity-fed infiltration features like basins.
- The site is not located within a historic landfill site.

## 7.2 Opportunities for wider sustainability benefits and integrated flood risk management

- Implementation of SuDS at the site could provide opportunities to deliver multiple benefits including volume control, water quality, amenity and biodiversity. This could provide wider sustainability benefits to the site and surrounding area. Proposals to use SuDS techniques should be discussed with relevant stakeholders (Local Planning Authority, Lead Local Flood Authority, and the EA) at an early stage to understand possible constraints.
- Development at this site should not increase flood risk either on or off site. The design of the surface water management proposals should take into account the impacts of future climate change over the projected lifetime of the development.
- Opportunities to incorporate filtration techniques such as filter strips, filter drains and bioretention areas must be considered.
- Consideration should be made to the existing condition of receiving waterbodies and their Water Framework Directive objectives for water quality. The use of multistage SuDS treatment will improve water quality of surface water runoff discharged from the site and reduce the impact on receiving water bodies.
- Opportunities to incorporate source control techniques such as green roofs, permeable surfaces and rainwater harvesting must be considered in the design of the site.

- The potential to utilise conveyance features such as swales to intercept and convey surface water runoff should be considered. Conveyance features should be located on common land or public open space to facilitate ease of access.
- Surface water discharge rates should not exceed the existing greenfield runoff rates for the site for the 50% AEP (1 in-2 year) and 1% AEP (1 in-100) year storm events. Opportunities to further reduce discharge rates should be considered and agreed with the LLFA. It may be possible to reduce site runoff by maximising the permeable surfaces on site using a combination of permeable surfacing and soft landscaping techniques.
- If it is proposed to discharge runoff to a watercourse or sewer system, the condition and capacity of the receiving watercourse or asset should be confirmed through surveys and the discharge rate agreed with the Lead Local Flood Authority alongside confirmation with the asset owner of the available capacity.
- The site is in proximity to the North Kent Marshes Water Level Management Board (WLMB) district who may have additional requirements regarding discharge rates (directly or indirectly) into their district. The WLMB should be consulted during the detailed design of the site to establish the Board's requirements, approval to discharge into WLMB watercourses (directly or indirectly) and ordinary watercourse consents.'

# 8 NPPF and planning implications

## 8.1 Exception Test requirements

The Local Planning Authority has confirmed that the Sequential Test has been carried out in line with national guidelines. The Sequential Test needs to be passed before the Exception Test is applied.

Annex F of the NPPF classifies Gypsy and Traveller development as "Highly vulnerable".

The Exception Test is not required for this site because it is within Flood Zone 1.

## 8.2 Requirements and guidance for site-specific Flood Risk Assessment

At the planning application stage, a site-specific FRA will be required as the proposed development site:

- Is within 'Flood Zones plus Climate Change', showing it is at increased risk of flooding from rivers or sea in future - see flood map for planning

All sources of flooding should be considered as part of a site-specific FRA.

Consultation with the Local Authority, Lead Local Flood Authority, Southern Water, North Kent Marshes WLMB and the Environment Agency should be undertaken at an early stage.

Any FRA should be carried out in line with latest guidance including the National Planning Policy Framework (NPPF), Flood Risk and Coastal Change Planning Practice Guidance (PPG), and Swale Borough Council Local Plan Policies.

The development should be designed with mitigation measures in place where required as outlined in Section 8.3.

## 8.3 Guidance for site design and making development safe

- Due to being located within the CCMA, planning applications will be subject to the criteria defined in Policy C6 of the Local Plan. Permanent new residential development (including through change of use) is not appropriate within the CCMA.
- A sequential approach to the location of development within the site should be undertaken. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding.
- Mitigation measures such as land raising and/or the construction of private flood defences may be required for the development to be safe for its lifetime from tidal flooding. Where ground raising or flood defences are proposed as part of a development surface water flow paths should be avoided to prevent detriment elsewhere. If flow paths cannot be avoided then site-specific hydraulic modelling will be needed to demonstrate that there is no impact on flood risk elsewhere.
- Where development cannot avoid areas at risk of flooding, then flood resilience and resistance measures e.g. raising of floor levels, including property flood

resistance and resilience measures should be implemented, where appropriate. These measures should be assessed to make sure that flooding is not increased either on or off the site.

- The residual risk at the site should be assessed and include breach modelling for the 2125 0.5% AEP (1 in 200-year) tidal event.
- A drainage strategy should be prepared so runoff volumes from the development are not increased by development. A drainage strategy should help inform site layout and design to ensure runoff rates are as close as possible to pre-development greenfield rates, with areas of surface water ponding retained as open space and SuDS or water compatible/essential infrastructure uses only.
- A Flood Response Plan will be required. Arrangements for safe access and escape will need to be provided for the 1% AEP surface water event and the 0.5% AEP tidal event with an appropriate allowance for climate change, considering depth, velocity, and hazard. Design and access arrangements will need to incorporate mitigation measures, to ensure development and occupants are safe.
- Provisions for safe access and escape should not impact on surface water flow routes or contribute to loss of floodplain storage. Consideration should be given to the siting of access points with respect to areas of surface water flood risk.

# 9 Conclusions

According to the FMfP, the entire site is within Flood Zone 1.

The site is protected from tidal flooding by an embankment 360m northeast and engineered high ground approximately 600m east.

According to the North Kent Coast model, the site is not predicted to flood during the present-day defended events. However, 22% of the site is predicted to flood in the defended climate change event in the northeastern area.

According to Kent County Council's historic records, the site lies across a reporting area containing 4 flood incidents.

There have been 28 sewer flood incidents in the ME9 7 postcode area since 2015 according to Southern Water's SIRF dataset.

The following points should be considered in development of this site:

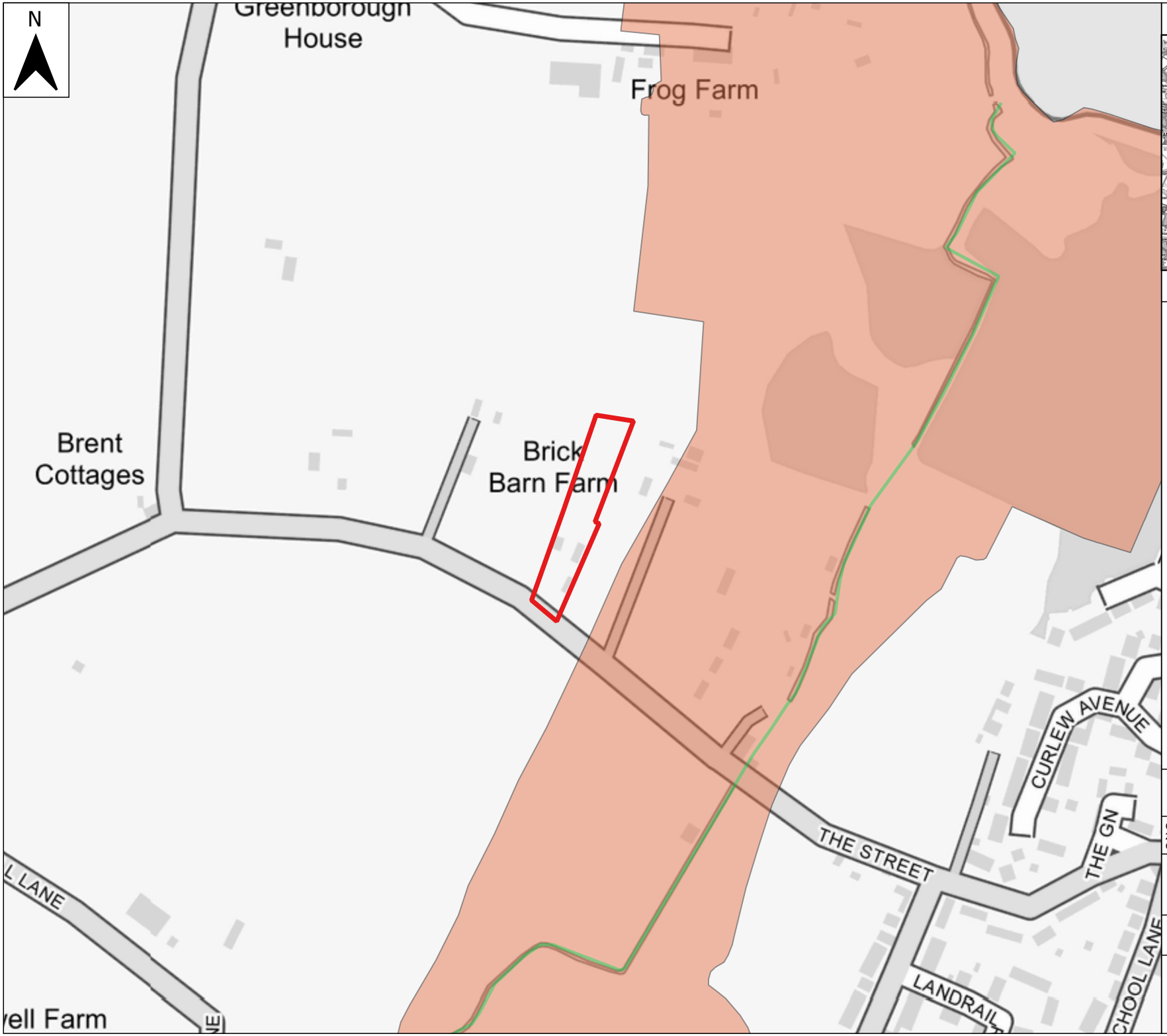
- Due to being located within the CCMA, planning applications will be subject to the criteria defined in Policy C6 of the Local Plan. Permanent new residential development (including through change of use) is not appropriate within the CCMA.
- A site-specific Flood Risk Assessment will be required which demonstrates that gypsy and traveller development can be safely accommodated on the site for its lifetime, including consideration of tidal and sewer flooding, and overtopping or breach of tidal defences. The FRA should demonstrate that development will not increase flood risk on or off site and should incorporate an appropriate allowance for climate change.
- Development should be steered outside the areas of tidal flood risk on site. Mitigation measures such as land raising and/or the construction of private flood defences may be required for the development to be safe for its lifetime from tidal flooding. Where ground raising or flood defences are proposed as part of a development surface water flow paths should be avoided to prevent detriment elsewhere. If flow paths cannot be avoided then site-specific hydraulic modelling will be needed to demonstrate that there is no impact on flood risk elsewhere.
- Where development cannot avoid areas at risk of flooding, then flood resilience and resistance measures e.g. raising of floor levels, including property flood resistance and resilience measures should be implemented, where appropriate. These measures should be assessed to make sure that flooding is not increased either on or off the site.
- SuDS (for example filtration techniques, conveyance features such as swales or bioretention) should be incorporated throughout the site to manage runoff, provide climate change resilience and deliver wider water quality, biodiversity and amenity benefits.

- A Flood Response Plan will be required. Arrangements for safe access and escape will need to be provided for the 1% surface water event and the 0.5% AEP tidal event with an appropriate allowance for climate change, considering depth, velocity, and hazard. Design and access arrangements will need to incorporate measures, so development and occupants are safe.

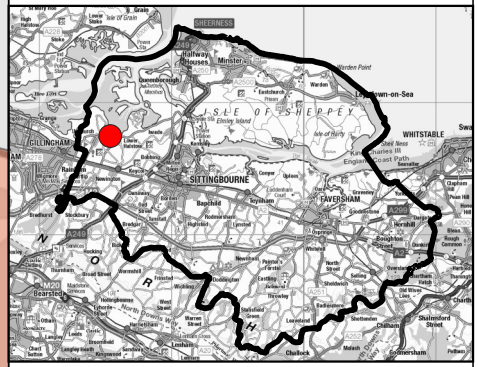
# A Sources of information

- National Planning Policy Framework (NPPF) https://www.gov.uk/guidance/national-planning-policy-framework
- Planning Practice Guidance (PPG), Flood Risk and Coastal Change https://www.gov.uk/guidance/flood-risk-and-coastal-change
- Swale Borough Local Plan https://services.swale.gov.uk/media/files/localplan/adoptedlocalplanfinalwebversion.pdf
- Swale Borough Council Sequential and Exception Tests for Planning Applications https://swale.gov.uk/planning-and-regeneration/local-plans/local-plan-review-evidence/flood-risk#h2
- Swale Borough Council Level 1 SFRA
- https://swale.gov.uk/planning-and-regeneration/local-plans/local-plan-review-evidence/flood-risk#h2
- Kent County Council Local Flood Risk Management Strategy https://www.kent.gov.uk/__data/assets/pdf_file/0016/205621/Local-Flood-Risk-Management-Strategy-2024-2034.pdf
- Flood risk assessments: applying for planning permission https://www.gov.uk/guidance/flood-risk-assessments-applying-for-planning-permission
- Kent County Council's Drainage and Planning Policy Statement https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/economic-regeneration-and-planning-policies/planning-policies/flooding-drainage-and-water-management-policies-and-guidance
- Defra's National standards for sustainable drainage systems (SuDS) https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds
- Flood Map for Planning - Flood Zones dataset https://environment.data.gov.uk/dataset/04532375-a198-476e-985e-0579a0a11b47
- Flood Map for Planning - Flood Zones plus Climate Change https://environment.data.gov.uk/dataset/59065c43-257e-4867-8798-fd2366156a6b
- British Geological Survey (BGS) Geology Viewer https://geologyviewer.bgs.ac.uk/
- Flood Warning sign up https://www.gov.uk/sign-up-for-flood-warnings

# B Flood risk mapping




## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

### Watercourses

- Statutory Main Rivers
- Ordinary watercourses
- North Kent Marshes Water Level Management Board Watercourses
- North Kent Marshes Water Level Management Board

0 100 200 m

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**SWALE BOROUGH COUNCIL**
**LEVEL 2 SFRA:**
**WATERCOURSES - SHELAA-433**

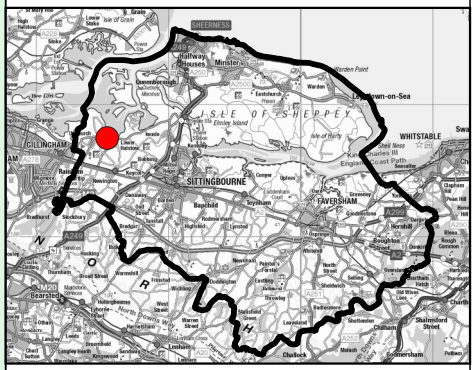
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Making Swale a better place




## Location Plan




## Legend

Swale Borough Outline

Site boundary

Topography

LIDAR 1m DTM (mAOD)

12.91

3.96

## Notes

The LIDAR Composite DTM (Digital Terrain Model) is a raster elevation model covering ~99% of England at 1m spatial resolution. The DTM (Digital Terrain Model) is produced from the last or only laser pulse returned to the sensor. We remove surface objects from the Digital Surface Model (DSM), using bespoke algorithms and manual editing of the data, to produce a terrain model of just the surface.
Produced by the Environment Agency in 2022, the DTM is derived from a combination of the EA's Time Stamped archive and National LIDAR Programme surveys, which have been merged and re-sampled to give the best possible coverage. Where repeat surveys have been undertaken the newest, best resolution data is used. Where data was resampled a bilinear interpolation was used before being merged.
The 2025 LIDAR Composite contains surveys undertaken between 6th June 2000 and 1st August 2025.

0 30 60 m

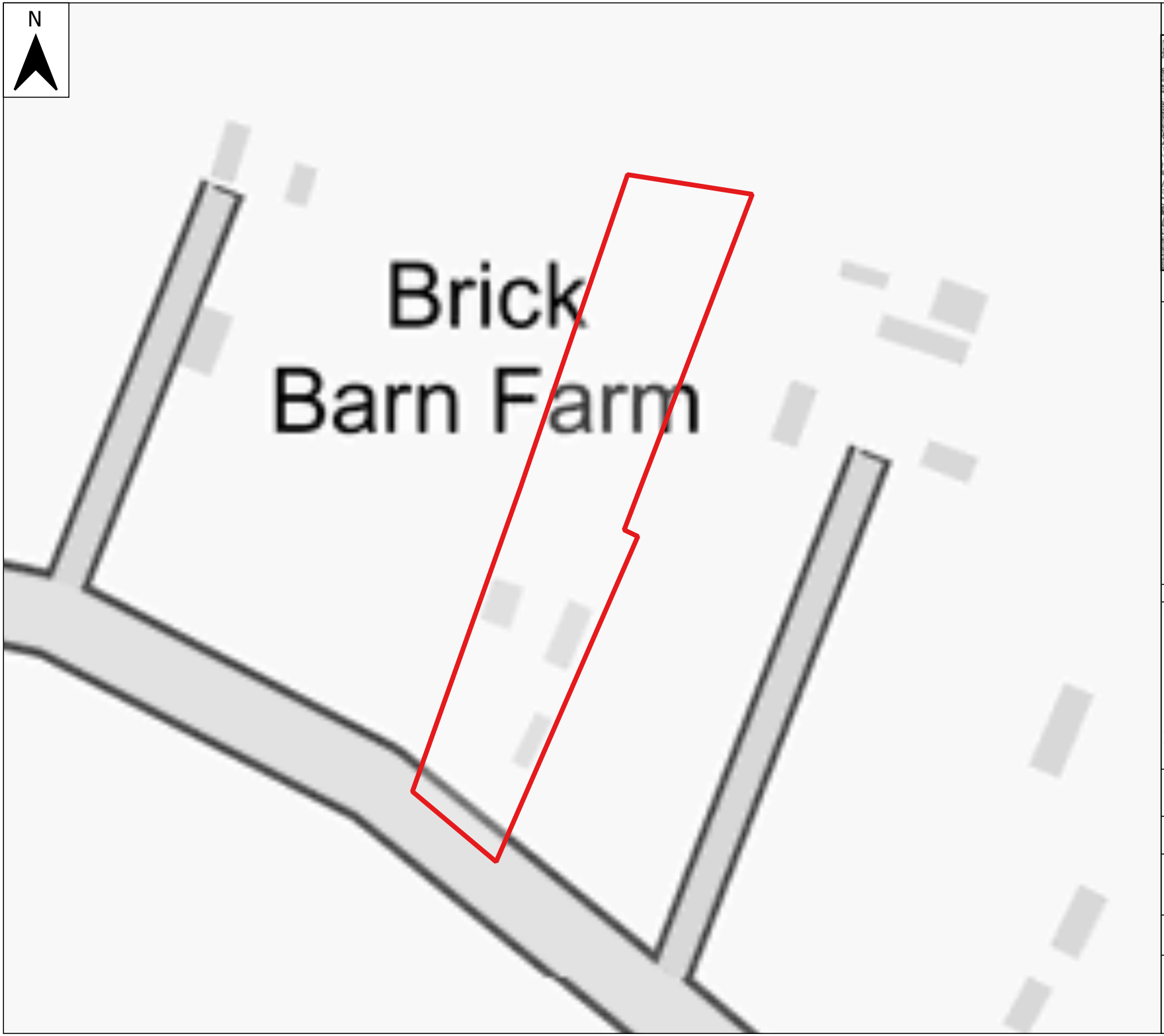
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**SWALE BOROUGH COUNCIL**
**LEVEL 2 SFRA:**
**TOPOGRAPHY - SHELAA-433**

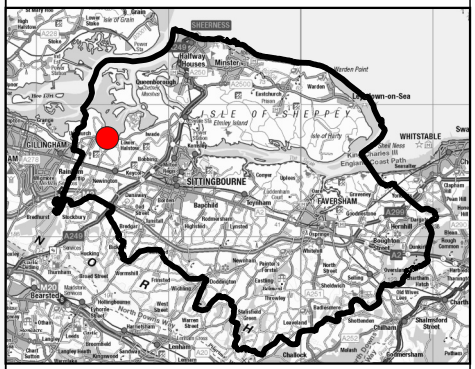
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

Environment Agency recorded flood outlines

- Main Rivers
- Sea

## Notes

The Historic Flood Map shows the recorded flood outlines available from the Environment Agency. The dataset records historical flooding from rivers, the sea, groundwater and surface water.
It is possible that the pattern of flooding has changed and area would now flood or not flood under different circumstances.
Please note that not all historical records may be shown on this map, and that it is therefore advised you contact the Environment Agency for updated information.
The map does not include recorded incidents of flooding held by Kent County Council or Southern Water.

0 30 60 m

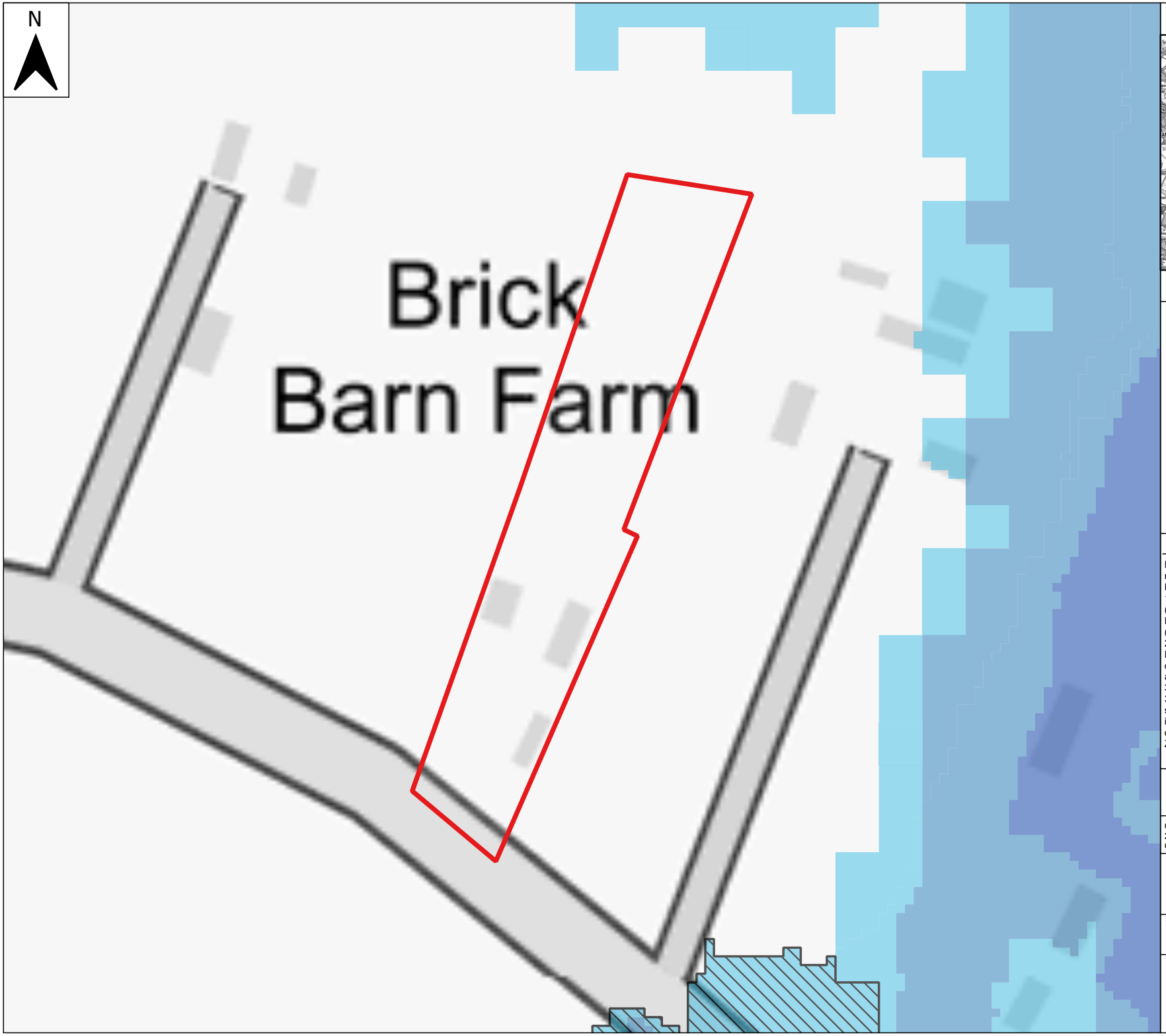
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**SWALE BOROUGH COUNCIL**
**LEVEL 2 SFRA:**
**HISTORIC FLOODING - SHELAA-433**

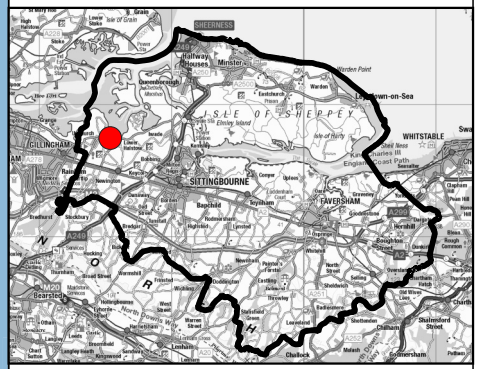
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Making Swale a better place




## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

Flood Zone

- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Generalised modelling used for Flood Zone 3b

## Notes

Flood Zone 1: Land assessed as having a less than 0.1% AEP of river or sea flooding.
Flood Zone 2: Land assessed as having a 0.1% - 1% AEP (1 in 1000-year and 1 in 100-year) of river flooding or a 0.1% - 0.5% AEP (1 in 1000-year and 1 in 200-year) of flooding from the sea.
Flood Zone 3a: Land assessed as having a greater than a 1% AEP (1 in 100-year) of river flooding or a greater than 0.5% AEP (1 in 200-year) of flooding from the sea.
Flood Zone 3b: Land where water has to flow or be stored in times of flood (functional floodplain). The SFRA identifies this Flood Zone as land which floods with an annual probability of 3.3% AEP (1 in 30-year) where detailed modelling exists. Where the 3.3% AEP (1 in 30-year) ouputs are not available, Flood Zone 3a is used as a surrogate as a precautionary approach. If a proposed development is in Flood Zone 3, further analysis should be undertaken in a detailed site specific FRA to define and confirm the extent of Flood Zone 3b.

0 30 60 m

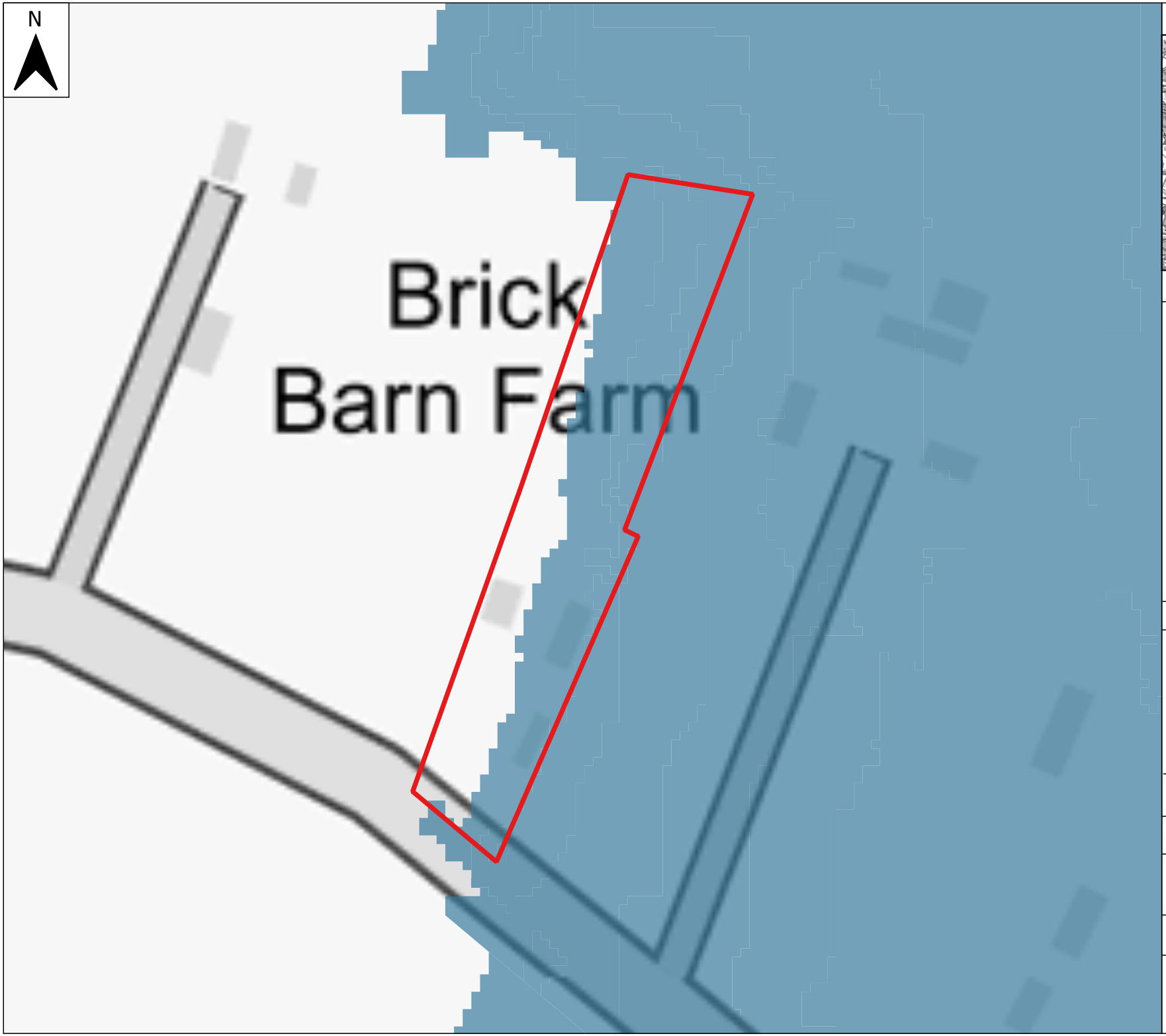
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**LEVEL 2 SFRA:**
**PRESENT DAY FLOOD RISK FROM RIVERS AND SEA (FLOOD ZONES) - SHELAA-433**

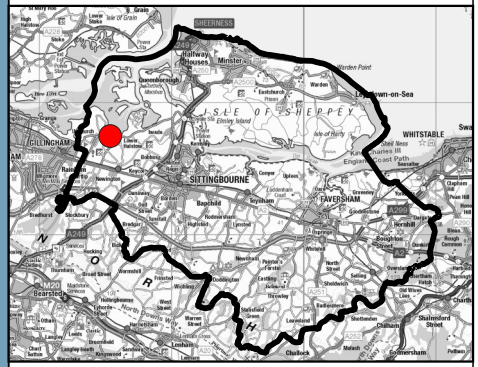
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## Location Plan




## Legend

- Swale Borough Outline
- Site Boundary
- 1% AEP (1 in 100-year) and 0.1% AEP (1 in 1000-year) undefended extents under the 2125 year climate change scenario

## Notes

The Flood Zone plus Climate Change mapping was produced by combining the Flood Zone 2 and Flood Zone 3 extents with the relevant climate change allowances to illustrate the potential future flood risk to the area. This represents an undefended scenario, meaning that existing flood defences are not considered in the modelling. For further information on this flood extent dataset, please refer to the guidance available on;

https://flood-map-for-planning.service.gov.uk/how-to-use-

0 30 60 m

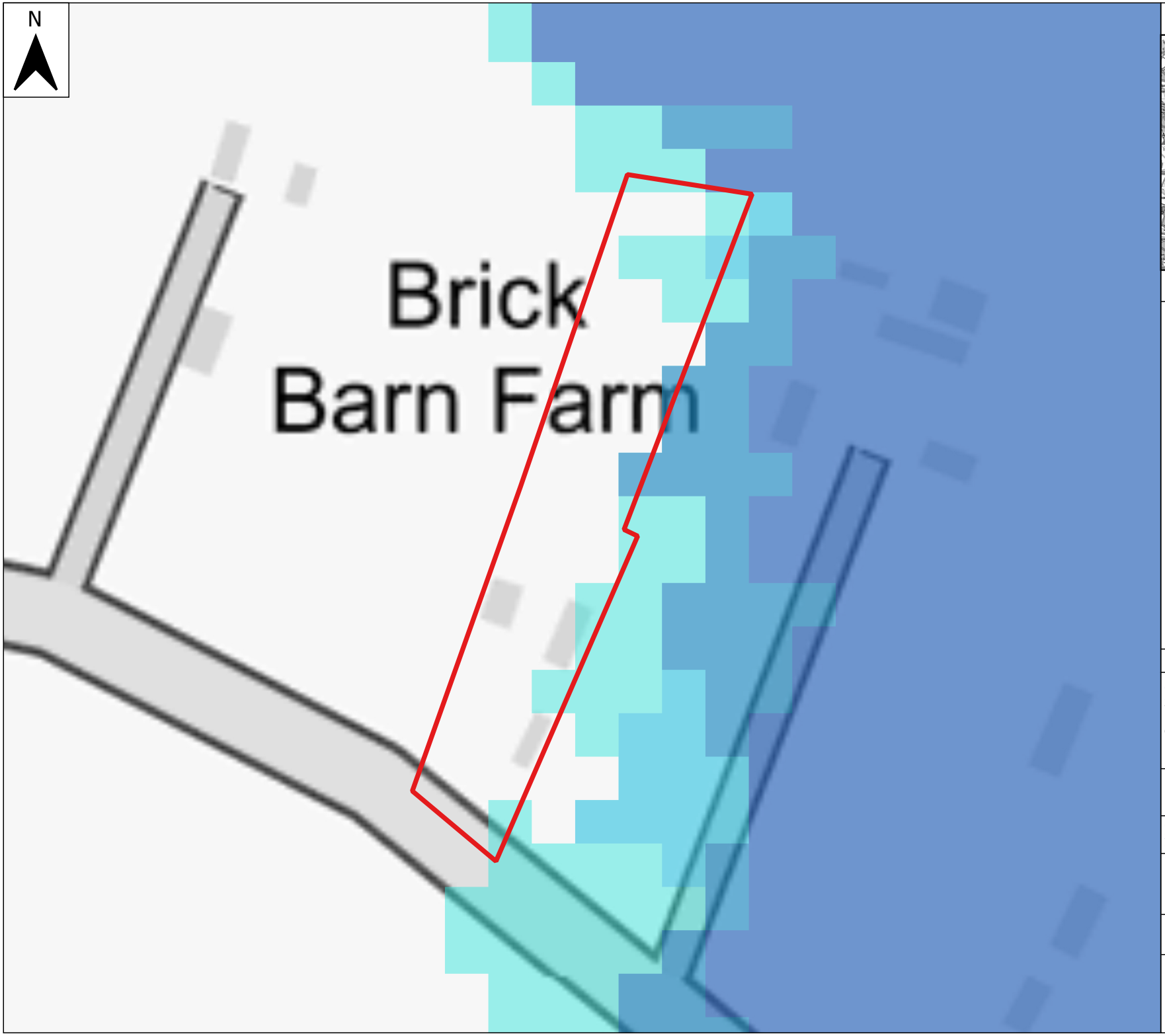
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**LEVEL 2 SFRA:**
**FUTURE FLOOD RISK FROM RIVERS AND SEA - FLOOD MAP FOR PLANNING- SHELAA-433**

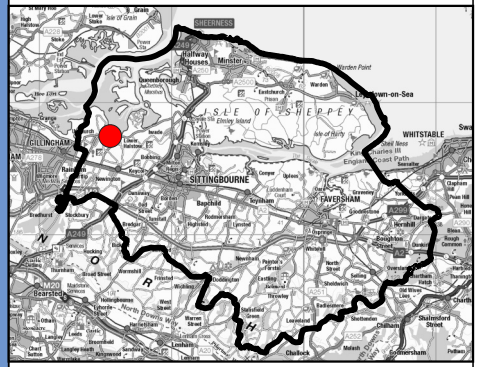
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary
- 0.5% AEP (1 in 200-year) 2100 defended (higher central)
- 0.5% AEP (1 in 200-year) 2100 defended (upper end)
- 0.5% AEP (1 in 200-year) 2125 defended (higher central)
- 0.5% AEP (1 in 200-year) 2125 defended (upper end)

## Notes

Climate change extents for the 0.5% AEP (1 in 200-year) events with the Higher Central and Upper End estimates (2100 and 2125) are shown. The difference in flood extents are relatively small.

0 30 60 m

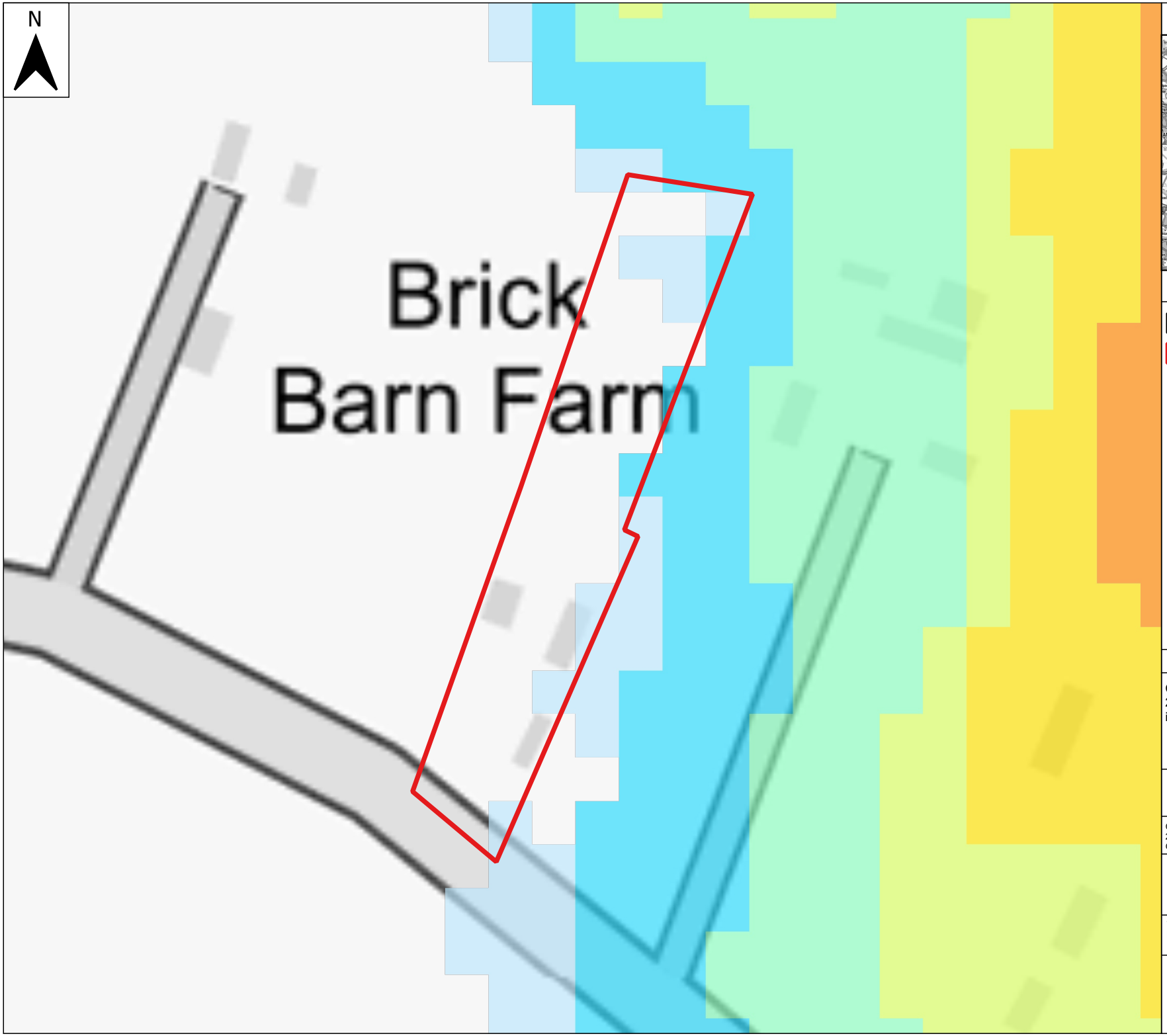
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**LEVEL 2 SFRA:**
**FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL - SHELAA-433**

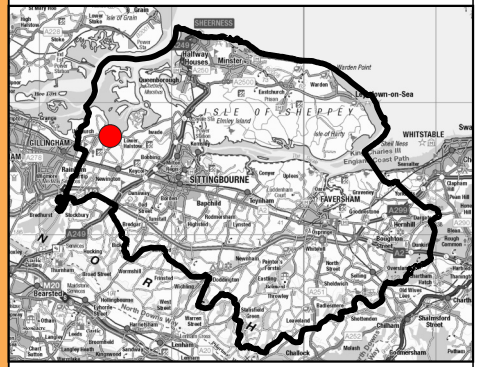
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

North Kent Coast Model - Defended
0.5% AEP (1 in 200-year) 2125 UE depth (m)

- 0.00 - 0.10
- 0.10 - 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- 2.00 - 2.50
- > 2.50

## Notes

Climate change depths for the 0.5% AEP (1 in 200-year) event with the Upper End estimate (2125) is shown.

0 30 60 m

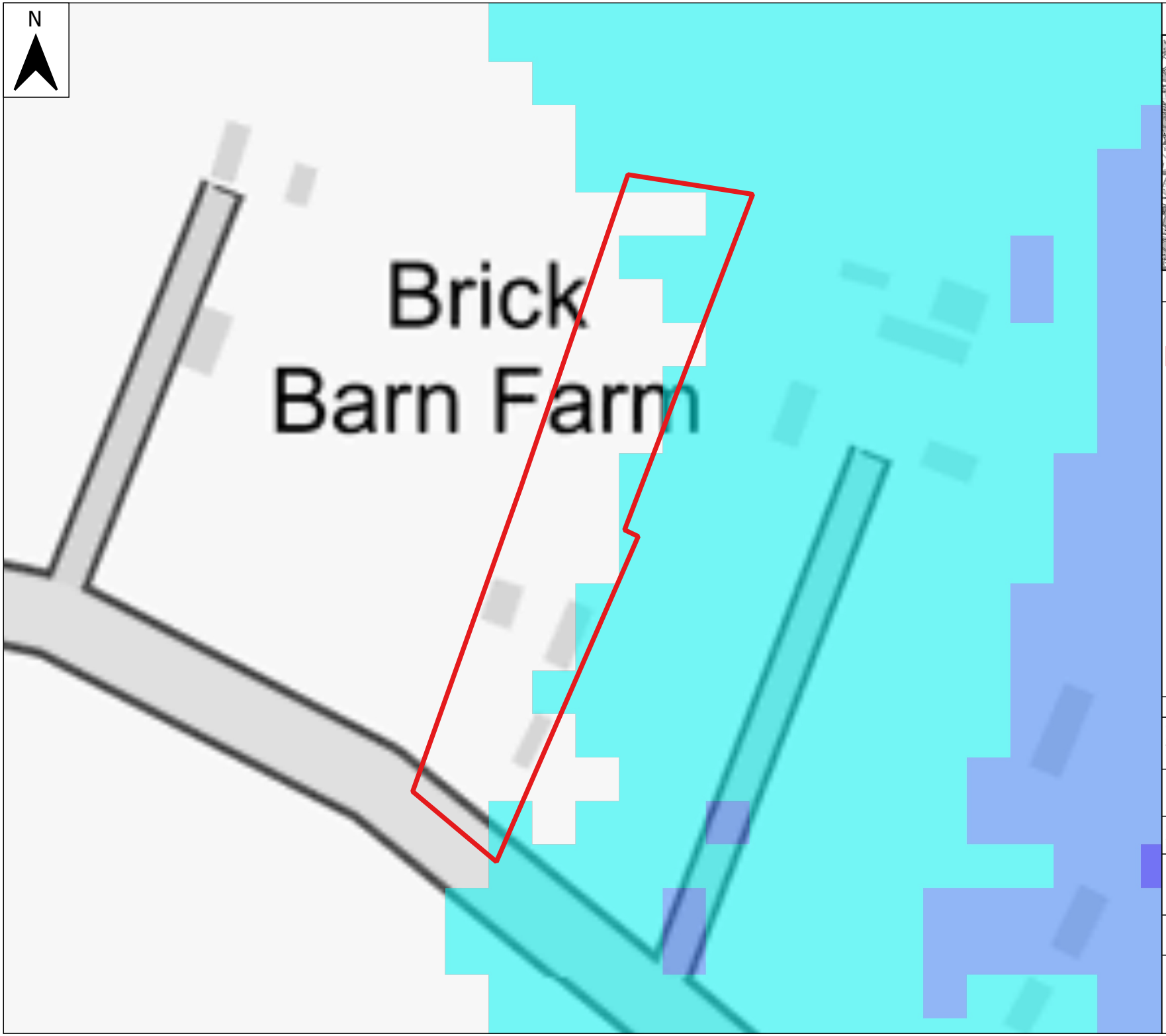
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**LEVEL 2 SFRA:**
**FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL DEPTH - SHELAA-433**

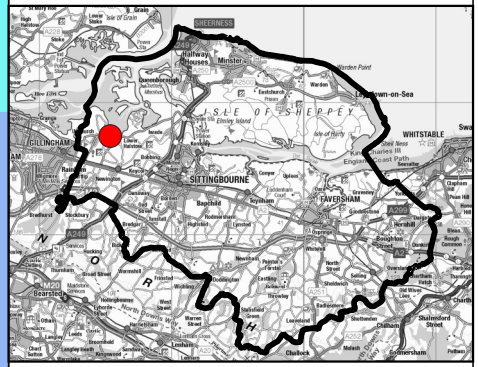
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

North Kent Coast Model - Defended 0.5% AEP (1 in 200-year) 2125 UE Velocity (m/s)

- 0.0 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- > 2.0

## Notes

Climate change velocity for the 0.5% AEP (1 in 200-year) event with the Upper End estimate (2125) is shown.

0 30 60 m

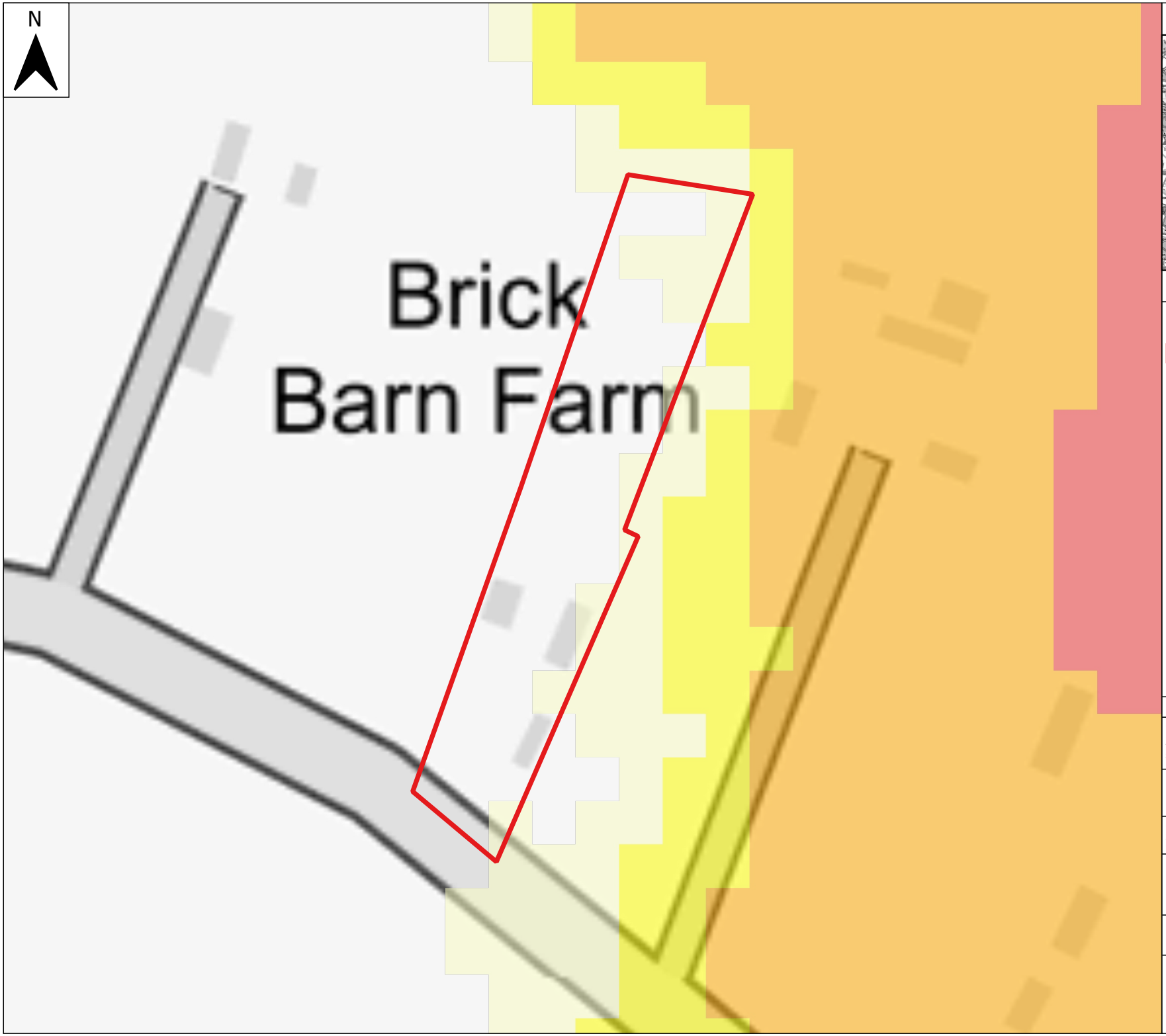
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**LEVEL 2 SFRA:**
**FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL VELOCITY - SHELAA-433**

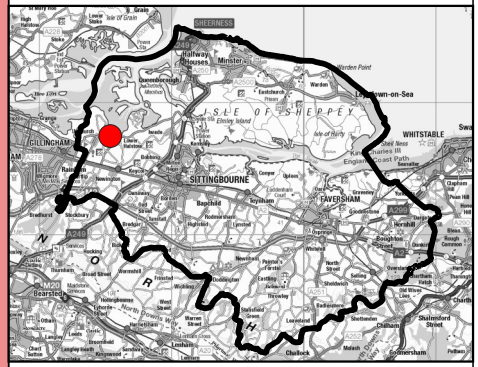
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

North Kent Coast Model - Defended 0.5% AEP (1 in 200-year) 2125 UE hazard classification

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

## Notes

Climate change hazard for the 0.5% AEP (1 in 200-year) event with the Upper End estimate (2125) is shown.

0 30 60 m

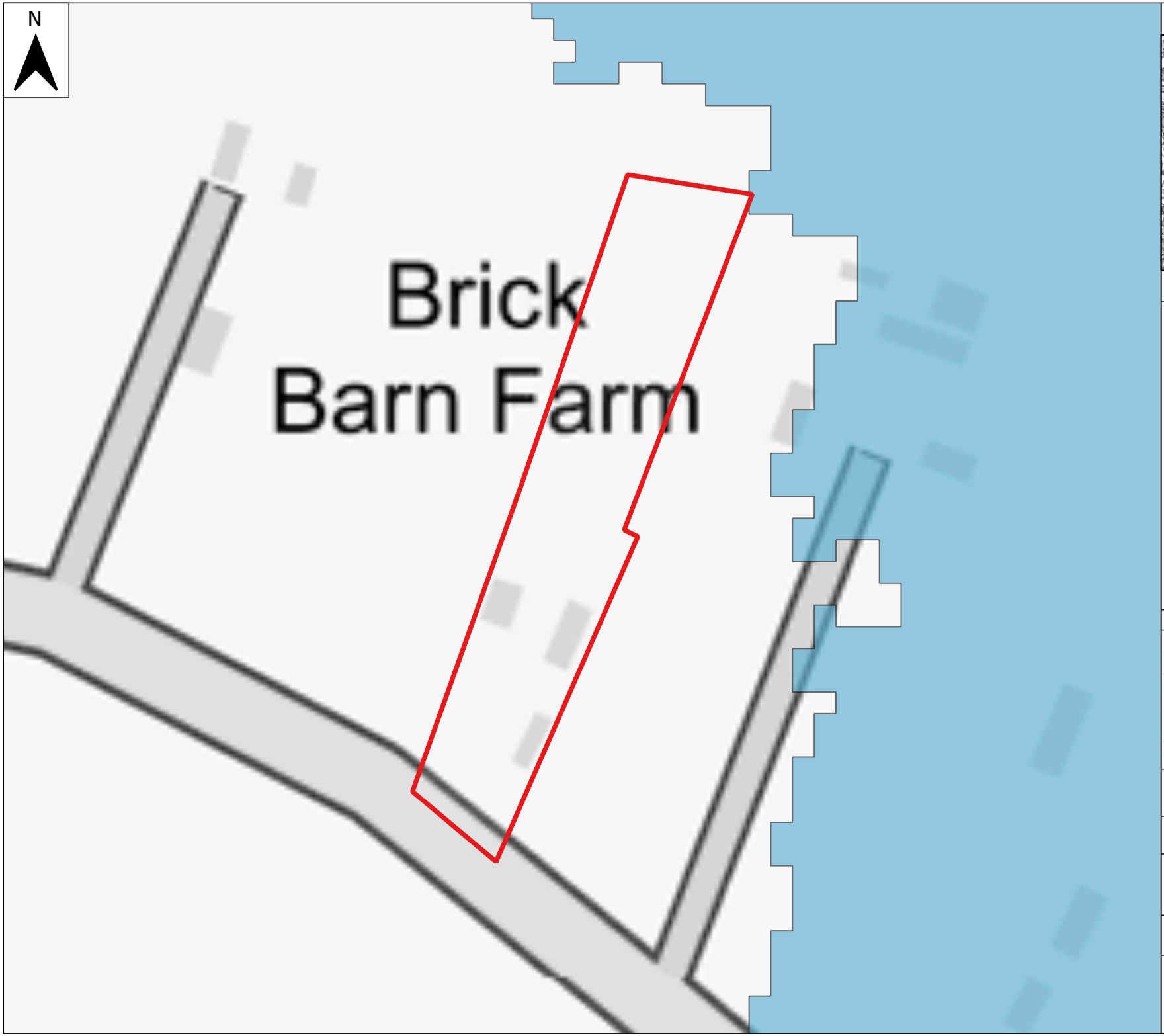
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**LEVEL 2 SFRA:**
**FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL HAZARD - SHELAA-433**

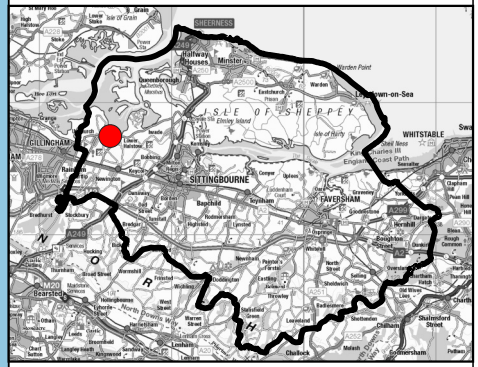
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary
- North Kent Coast Model - 0.5% AEP (1 in 200-year) 2075 UE Breach Extent

## Notes

Breach modelling is a hydraulic approach used to simulate the failure or overtopping of a flood defence, such as a flood wall or embankment, during a given flood event. It assesses how such a failure would influence flood extents and the potential impacts on surrounding areas.
In the North Kent Coast Model, breach modelling was carried out at several locations. The results presented here relate to all of the breaches, which represent simulated failures of surrounding defences during the climate change 0.5% AEP (1 in 200-year) event with the Upper End estimate (2075), illustrating the predicted extent of flooding under these conditions.

0 30 60 m

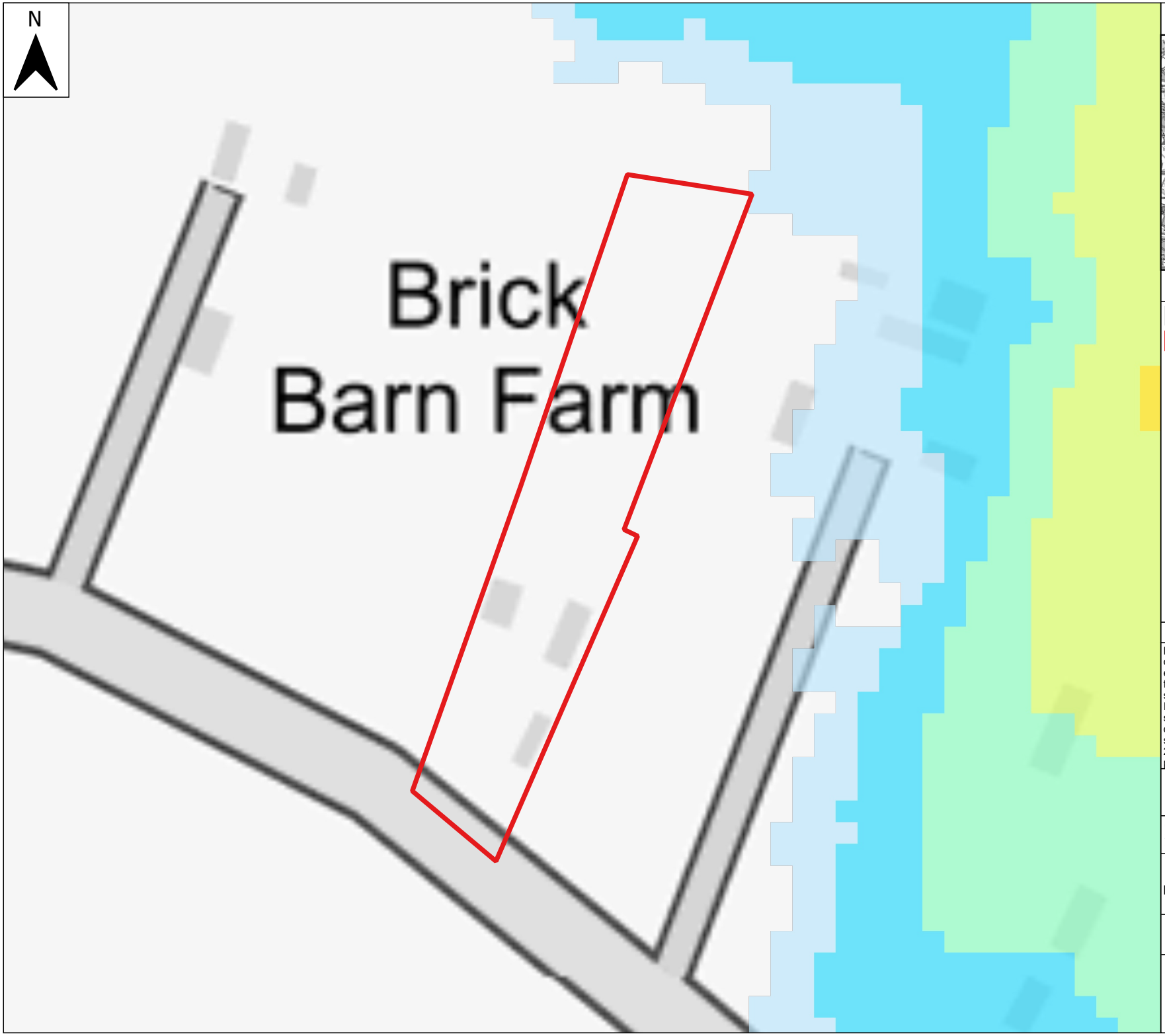
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**LEVEL 2 SFRA:**
**FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL EXTENT - SHELAA-433**

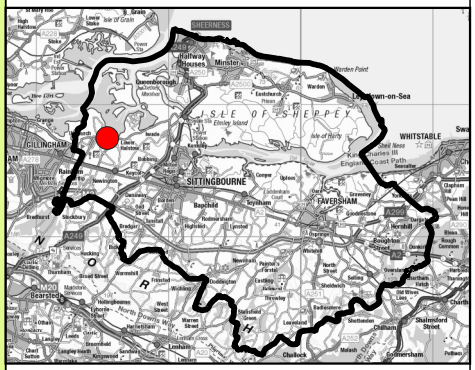
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

North Kent Coast Model - 0.5% AEP (1 in 200-year) 2075 UE Breach Depth (m)

- 0.00 - 0.10
- 0.10 - 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- 2.00 - 2.50
- > 2.50

## Notes

Breach modelling is a hydraulic approach used to simulate the failure or overtopping of a flood defence, such as a flood wall or embankment, during a given flood event. It assesses how such a failure would influence flood extents and the potential impacts on surrounding areas.
In the North Kent Coast Model, breach modelling was carried out at several locations. The results presented here relate to the maximum depth of all the breaches, which represent simulated failures of surrounding defences during the climate change 0.5% AEP (1 in 200-year) event with the Upper End estimate (2075), illustrating the predicted depth of flooding under these conditions.

0 30 60 m

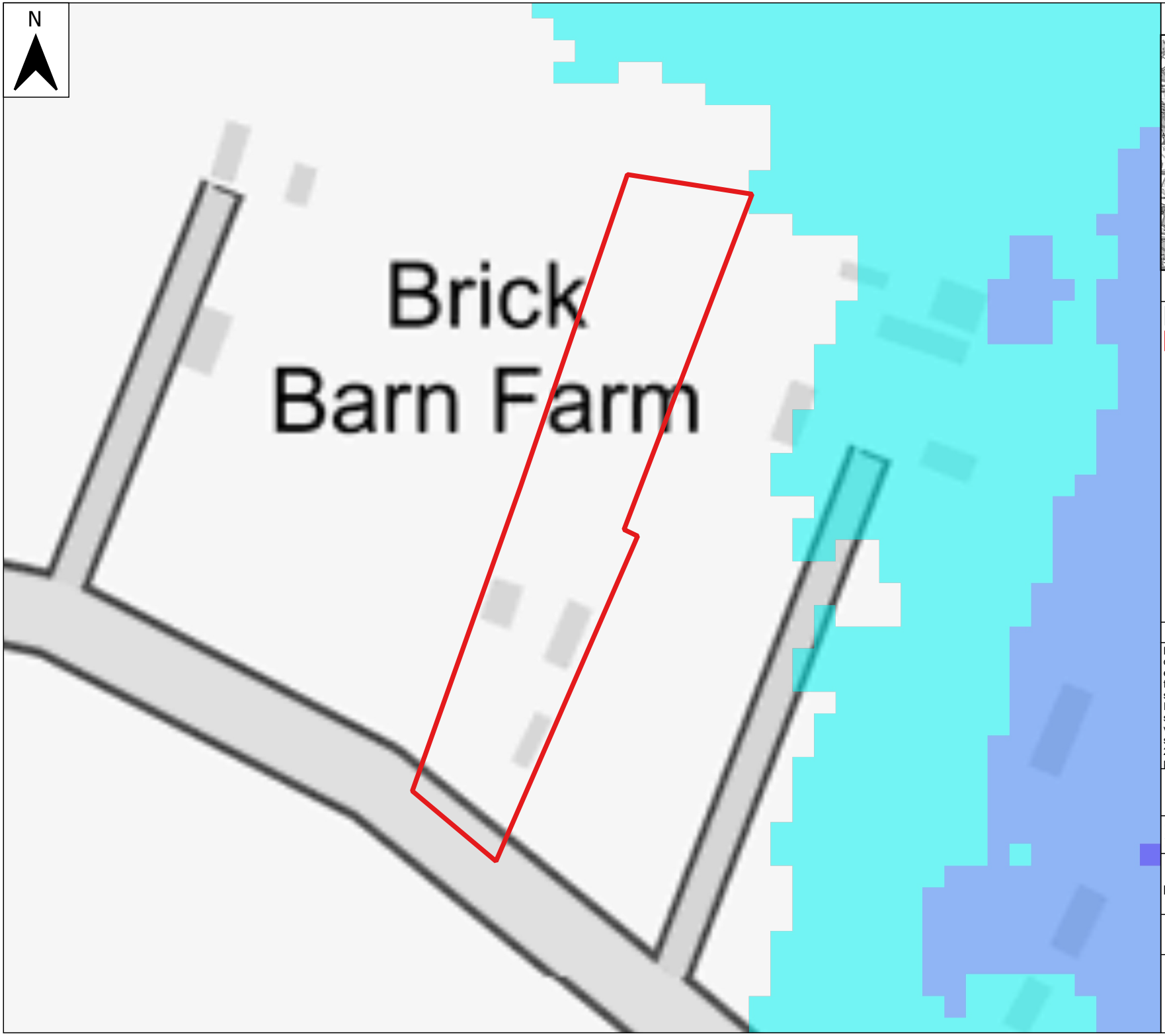
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**LEVEL 2 SFRA:**
**FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL DEPTH - SHELAA-433**

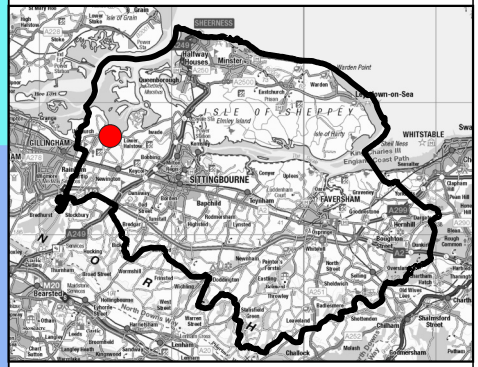
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

North Kent Coast Model - 0.5% AEP (1 in 200-year) 2075 UE Breach Velocity (m/s)

- 0.0 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- > 2.0

## Notes

Breach modelling is a hydraulic approach used to simulate the failure or overtopping of a flood defence, such as a flood wall or embankment, during a given flood event. It assesses how such a failure would influence flood extents and the potential impacts on surrounding areas.

In the North Kent Coast Model, breach modelling was carried out at several locations. The results presented here relate to the maximum velocity of all the breaches, which represent simulated failures of surrounding defences during the climate change 0.5% AEP (1 in 200-year) event with the Upper End estimate (2075), illustrating the predicted velocity of flooding under these conditions.

0 30 60 m

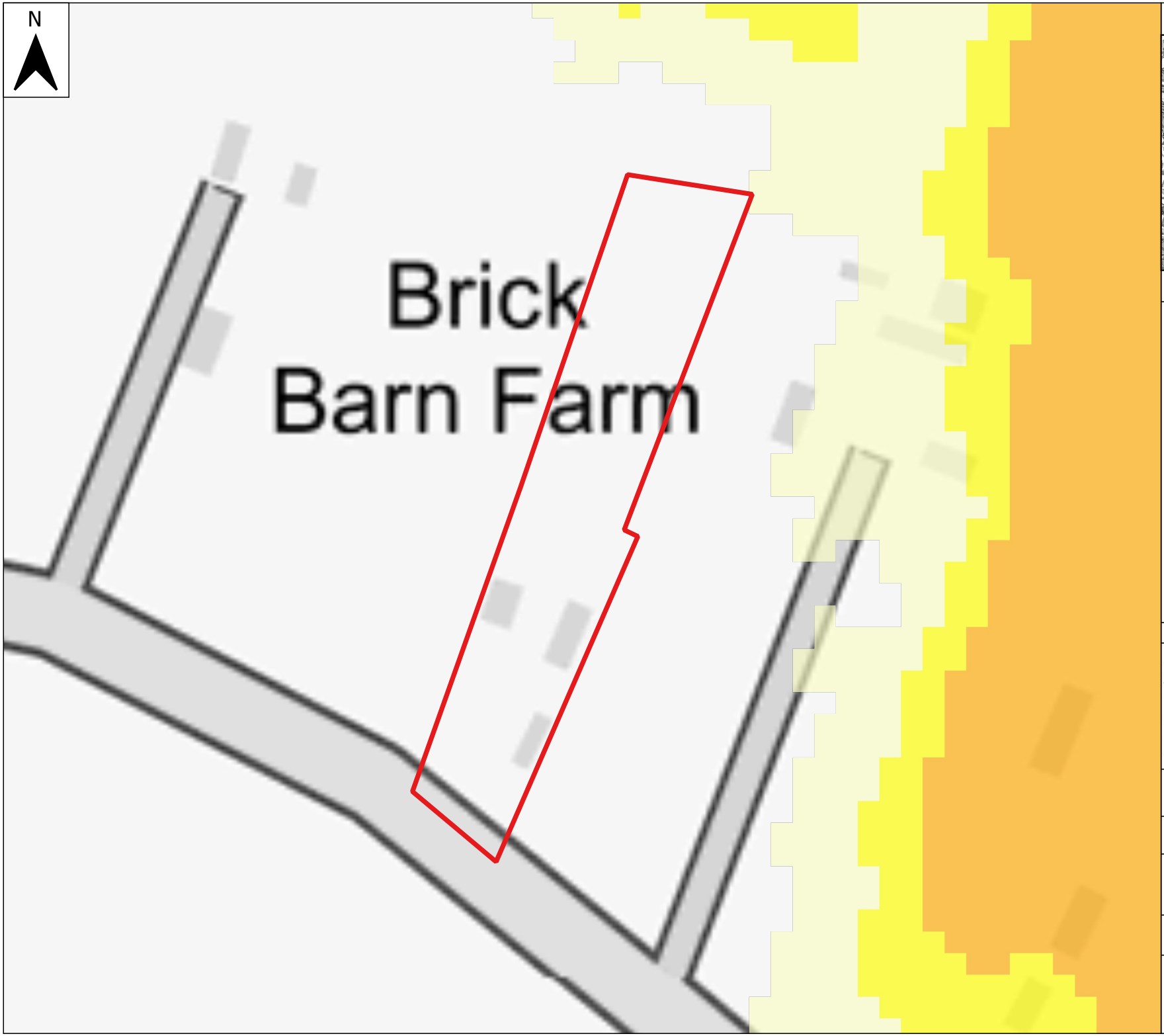
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**LEVEL 2 SFRA:**
**FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL VELOCITY - SHELAA-433**

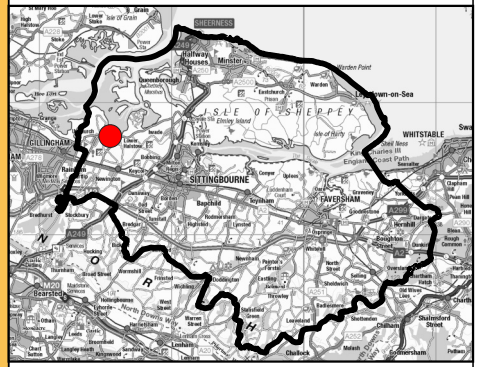
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

North Kent Coast Model - 0.5% AEP (1 in 200-year) 2075 UE Breach Hazard Classification

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

## Notes

Breach modelling is a hydraulic approach used to simulate the failure or overtopping of a flood defence, such as a flood wall or embankment, during a given flood event. It assesses how such a failure would influence flood extents and the potential impacts on surrounding areas.
In the North Kent Coast Model, breach modelling was carried out at several locations. The results presented here relate to the maximum hazard of all the breaches, which represent simulated failures of surrounding defences during the climate change 0.5% AEP (1 in 200-year) event with the Upper End estimate (2075), illustrating the predicted hazard of flooding under these conditions.

0 30 60 m

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**LEVEL 2 SFRA:**
**FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL HAZARD - SHELAA-433**

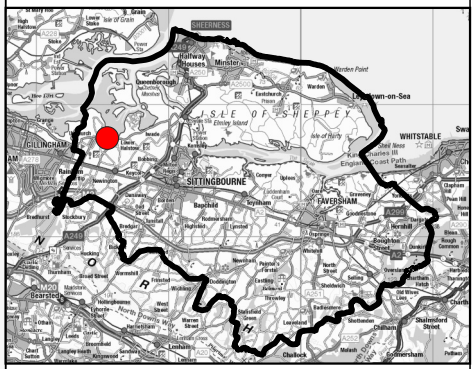
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

FMfP - Surface Water Spatial Planning Extents

- 3.3% AEP (1 in 30-year)
- 1% AEP (1 in 100-year)
- 0.1% AEP (1 in 1000-year)

## Notes

The Flood Map for Planning Service includes several layers of information. This includes Surface Water Spatial Planning Extents. These datasets show the extent of land at risk of flooding from surface water to a defined annual exceedance probability (AEP) or chance of flooding each year.
These datasets are designed to only give an indication of flood risk to an area of land and are not suitable for showing whether an individual property is at risk of flooding.

0 30 60 m

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**SWALE BOROUGH COUNCIL**
**LEVEL 2 SFRA:**
**SURFACE WATER FLOODING - SHELAA-433**

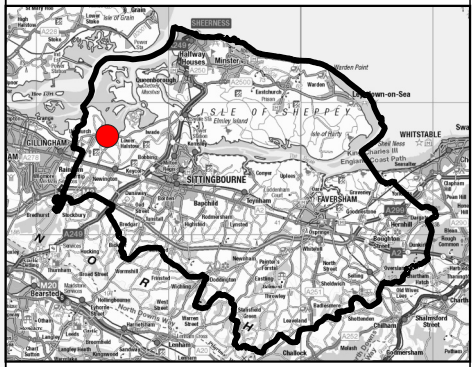
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## Location Plan



## Legend

- Swale Borough Outline
- Site boundary

FMfP - Surface Water Spatial Planning Extents plus climate change

- 3.3% AEP (1 in 30-year) plus CC
- 1% AEP (1 in 100-year) plus CC
- 0.1% AEP (1 in 1000-year) plus CC

## Notes

The Flood Map for Planning Service includes several layers of information. This includes Surface Water Spatial Planning Extents. These datasets show the extent of land at risk of flooding from surface water to a defined annual exceedance probability (AEP) or chance of flooding each year.
Climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.
The 'Upper End' for the 2070s epoch (2061-2125) has been used for the climate change scenarios. We have chosen long-term epochs appropriate to support long-term planning and development decisions.
These datasets are designed to only give an indication of flood risk to an area of land and are not suitable for showing whether an individual property is at risk of flooding.

0 30 60 m

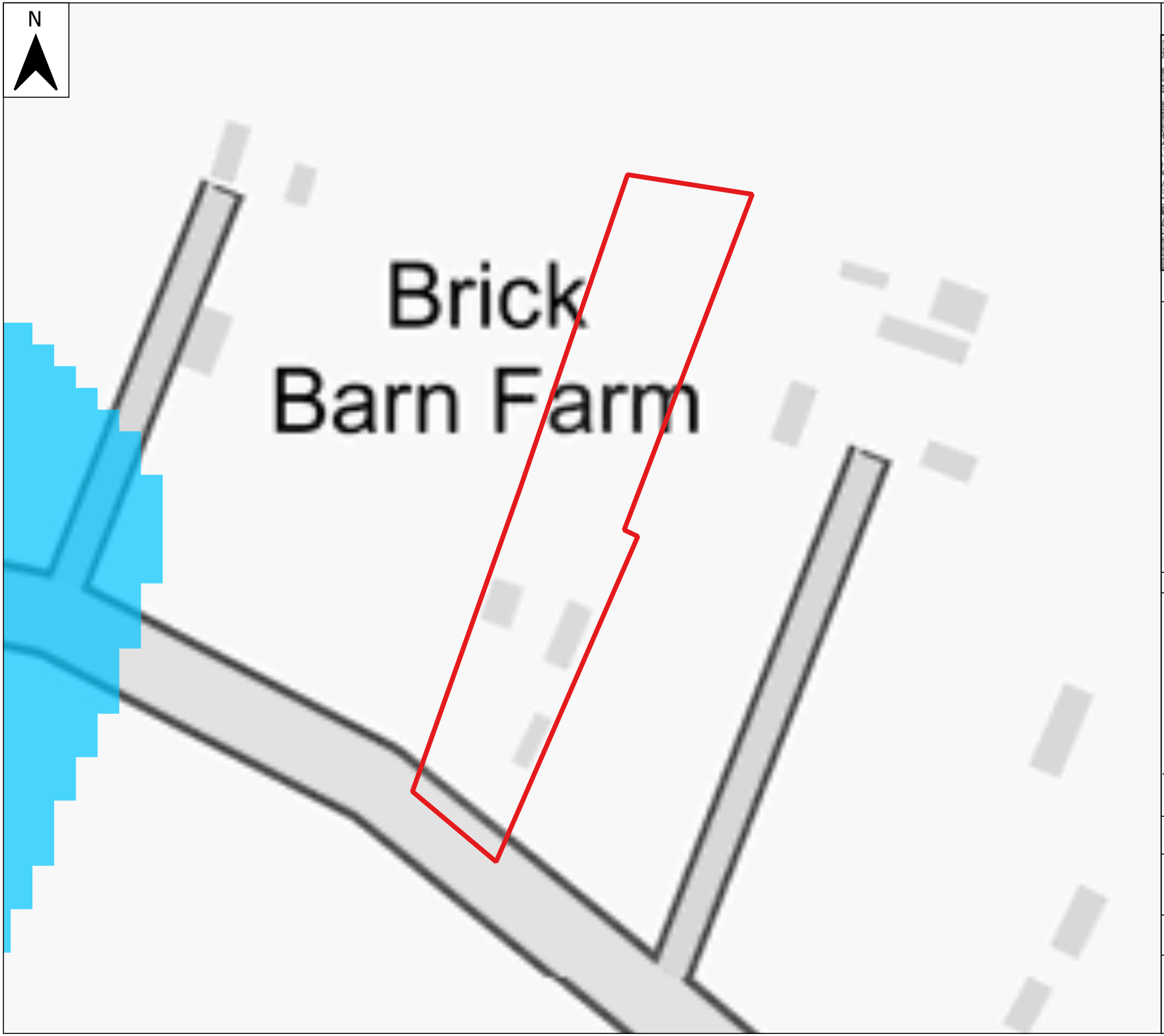
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**LEVEL 2 SFRA:**
**SURFACE WATER FLOODING PLUS CLIMATE CHANGE - SHELAA-433**

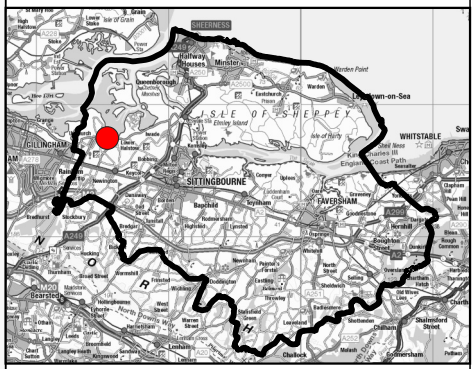
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

JBA Groundwater Flood Map Depths

- Groundwater levels are either at or very near (within 0.025m of) the ground surface.
- Groundwater levels are between 0.025m and 0.5m below the ground surface.
- Groundwater levels are between 0.5m and 5m below the ground surface.
- Groundwater levels are at least 5m below the ground surface.
- Low risk.

## Notes

The modelled groundwater levels are not predictions of typical groundwater levels, rather they are flood levels. The 5m resolution JBA Groundwater Flood Map categorises the head difference (m) between the predicted groundwater levels and the surface level into five feature classes based on the 100-year flood model outputs.

It should be noted that the JBA Groundwater Flood Map is suitable for general broad-scale assessment of the groundwater flood hazard in an area, but is not explicitly designed for the assessment of flood hazard at the scale of a single property.

0 30 60 m

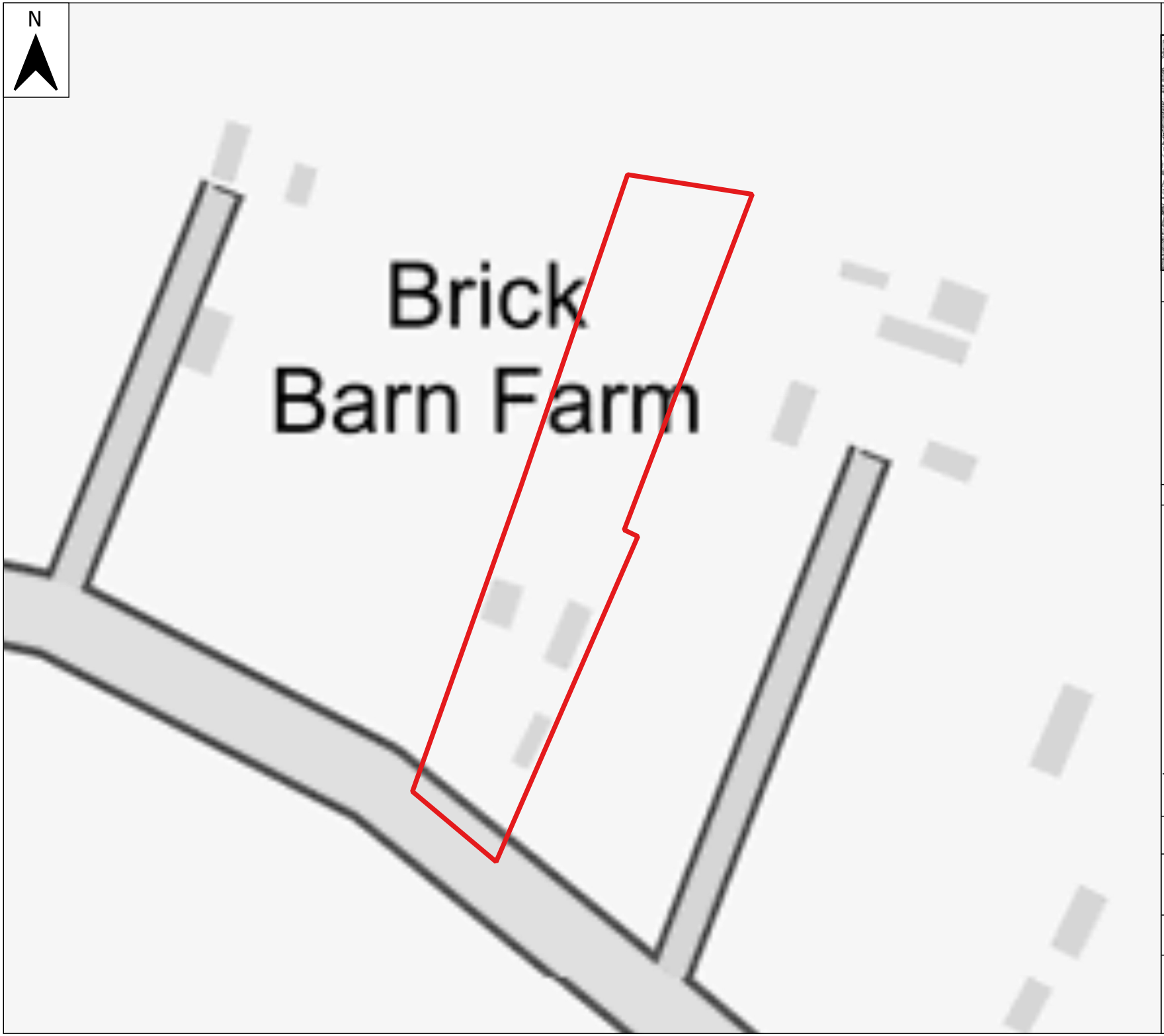
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**LEVEL 2 SFRA:**
**JBA GROUNDWATER FLOOD MAP - SHELAA-433**

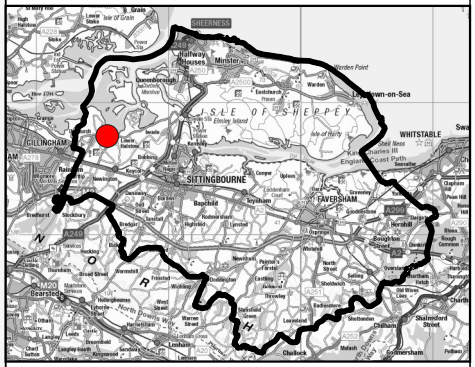
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Making Swale a better place




## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

Environment Agency Reservoir Flood Extents

- Dry Day
- Wet Day

## Notes

The risk of inundation due to reservoir breach or failure of reservoirs within the area has been mapped using the outlines available from the Risk of Flooding from Reservoir dataset, made available by the Environment Agency. The Environment Agency dataset includes areas of sea flooding.

0 30 60 m

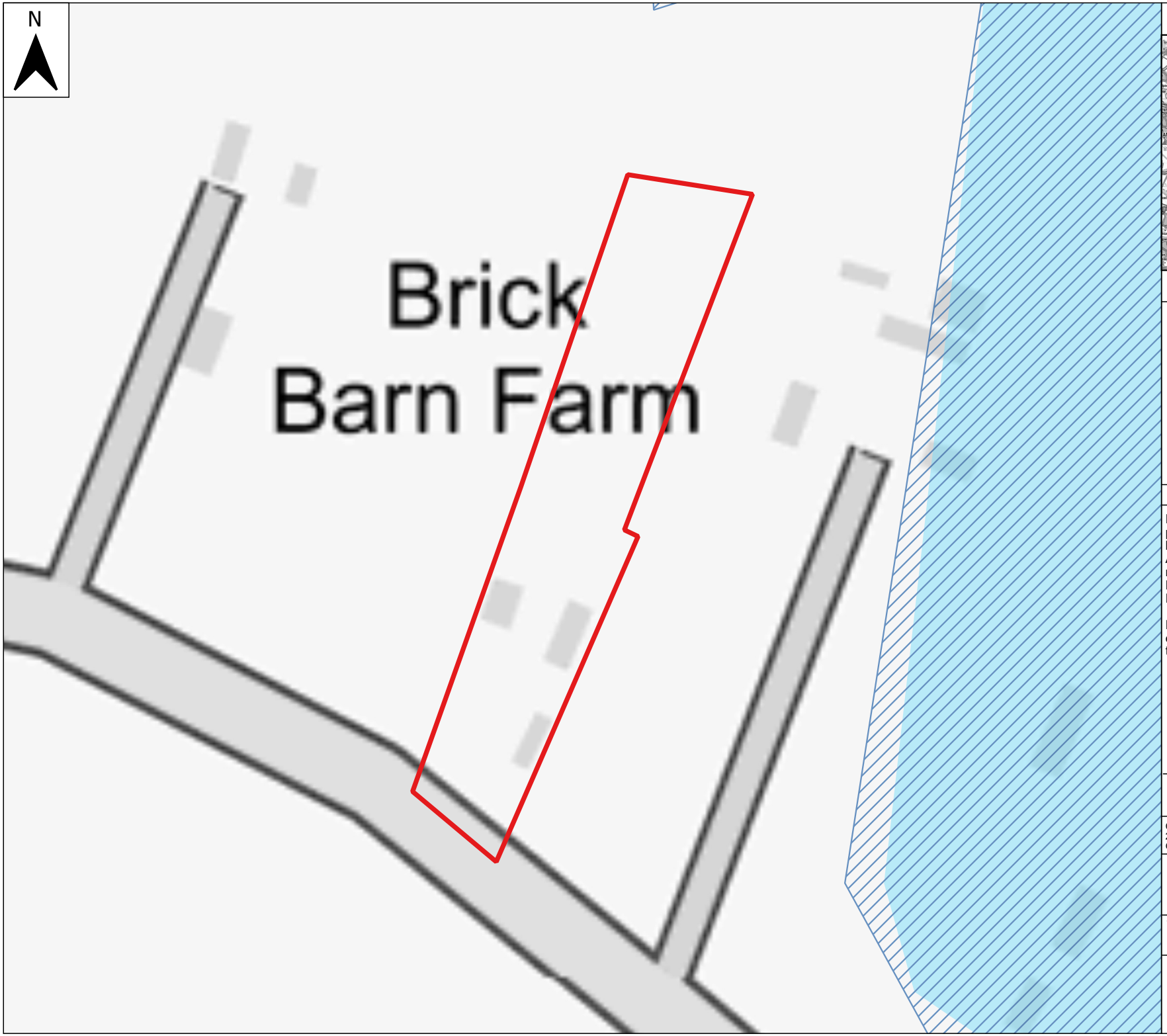
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**LEVEL 2 SFRA:**
**RISK OF FLOODING FROM RESERVOIRS - SHELAA-433**

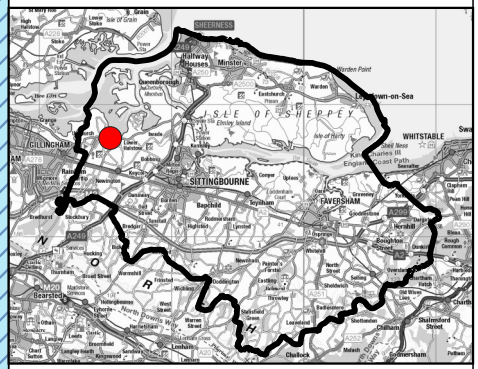
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

Environment Agency Flood Warning and Alerts

- Flood Alert Area
- Flood Warning Area

## Notes

Flood Alerts are used by the Environment Agency to warn people of the possibility of flooding and encourage them to be alert, stay vigilant and make early preparations. Flood Alerts are issued earlier than a flood warning to give notice of the possibility of flooding but before the Environment Agency are fully confident that flooding in Flood Warning Areas is expected.

Flood Warnings warn people of expected flooding and encourage them to take action to protect themselves and their property.

0 30 60 m

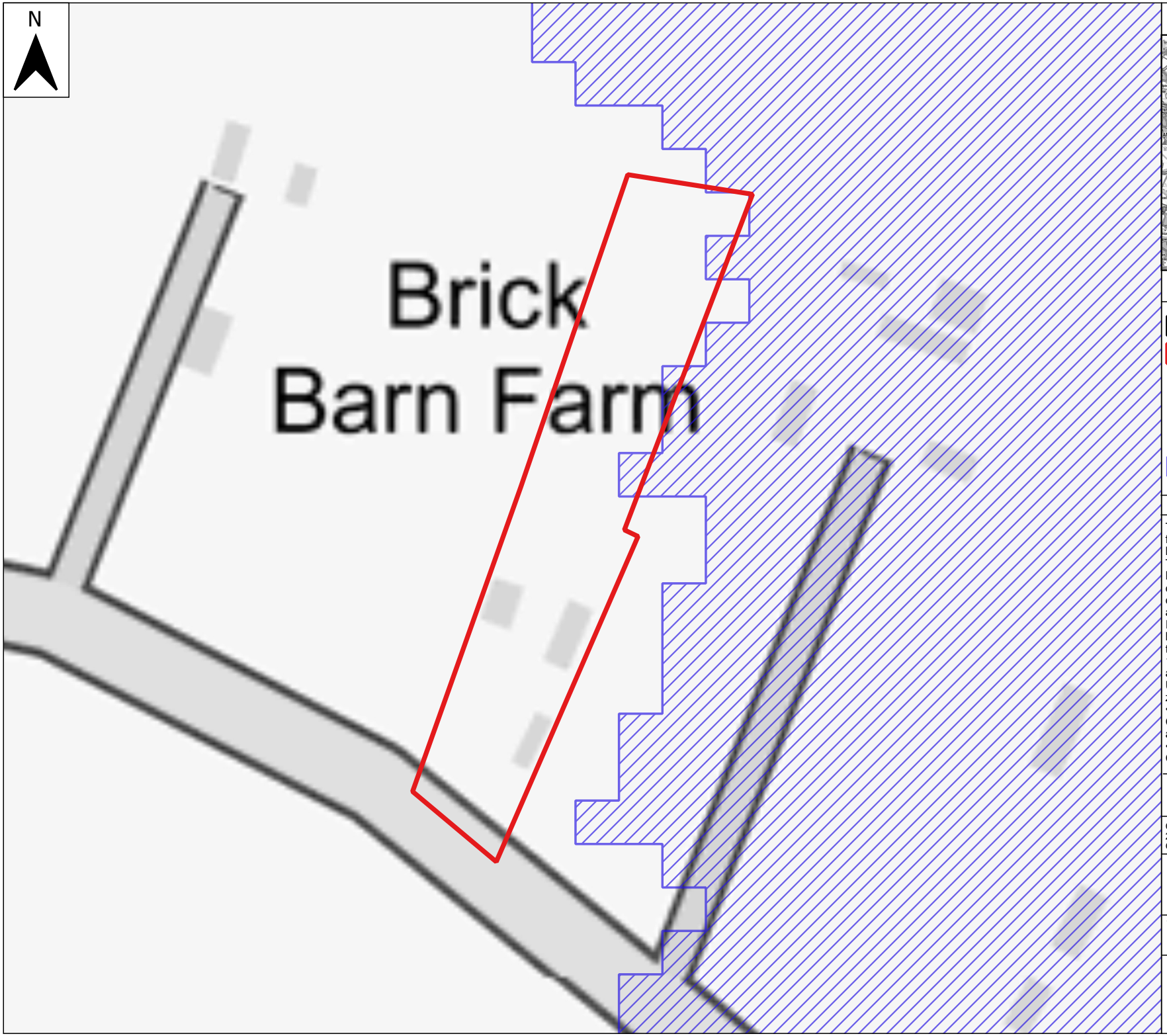
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**LEVEL 2 SFRA:**
**ENVIRONMENT AGENCY FLOOD WARNINGS AND ALERTS - SHELAA-433**

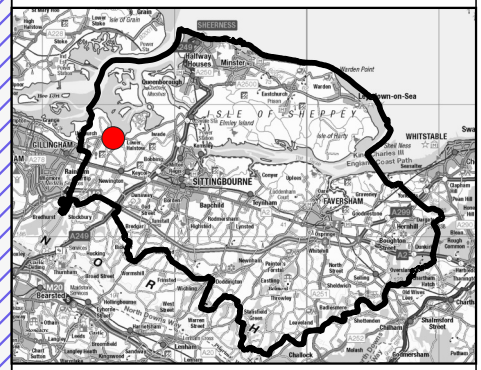
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## Location Plan




## Legend

- Swale Borough Outline
- Site boundary

Coastal Change Management Area

- Erosion Zone 1
- Erosion Zone 2
- North Kent Coast model Defended 3.3% AEP (1 in 30-year) 2125 Upper End

## Notes

The North Kent Coast 2125 Upper End defended 3.3% AEP flood extent has been used to identify land which is predicted to be at risk of inundation by 2125.
The National Coastal Erosion Risk Map (NCERM) Shoreline Management Plan (SMP) 2055 plus 95% (Upper End) climate change allowance and 2105 plus 95% (Upper End) climate change allowance datasets have been used to identify the areas where the whole period covered by the SMP is No Active Intervention or Managed Realignment and there is predicted to be a coastal erosion risk over the next 100 years. It is noted that the SMP considers the year 2105 and does not consider 100 years into the future. However, this is the best readily available information.
Using the two epochs, the CCMA is divided into two separate zones:
• Erosion Zone 1 (defined as the Environment Agency's Coastal Erosion Climate Change (Upper End) to 2055 zone; and
• Erosion Zone 2 (defined as the Environment Agency's Coastal Erosion Climate Change (Upper End) to 2105 zone).

0 30 60 m

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**LEVEL 2 SFRA:**
**COASTAL CHANGE MANAGEMENT AREAS - SHELAA-433**

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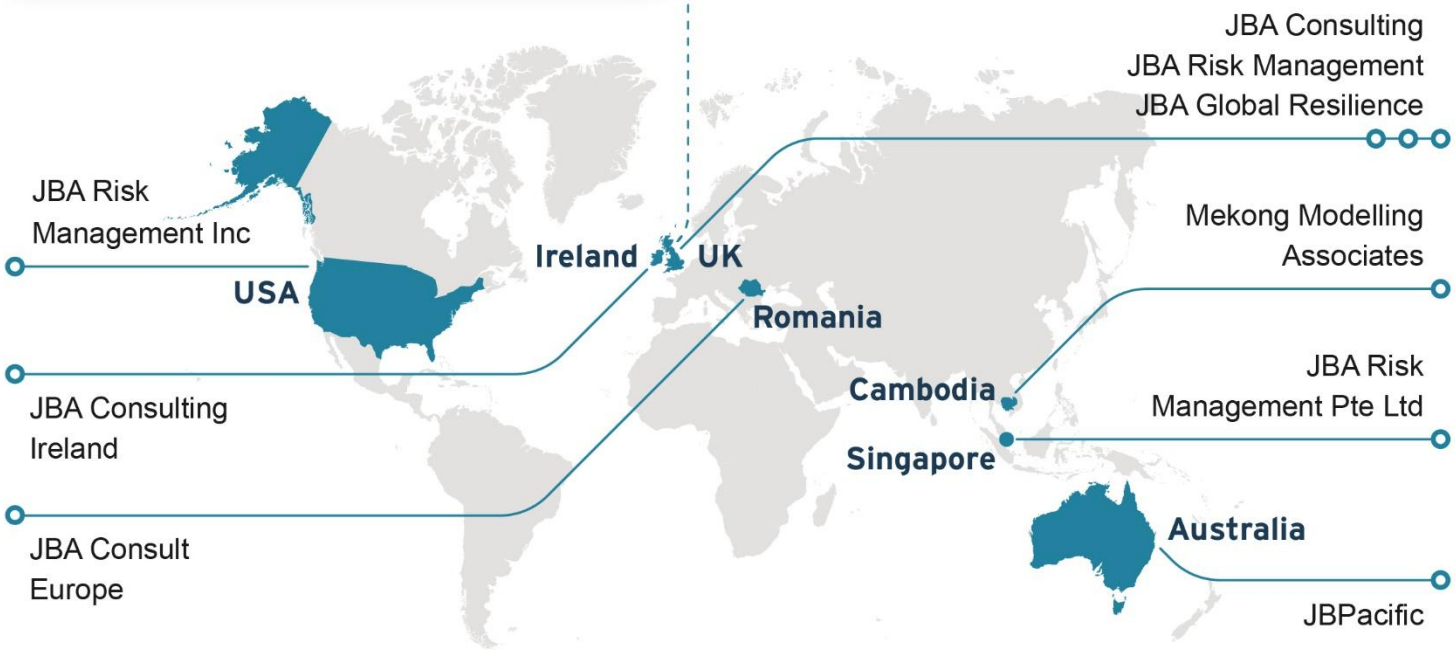
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