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Level 2 Strategic Flood Risk Assessment - Site SHELAA/435

Three Lakes Park, Church Road, Sittingbourne, ME10 3NL

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/435. 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: Three Lakes Park, Church Road, Sittingbourne, ME10 3NL
- Site area: 1.01ha
- Existing site use: Brownfield
- Proposed site use: Gypsy and Traveller site
- Proposed use flood risk vulnerability classification: Highly Vulnerable

The site is situated north of Murston and comprises a gypsy and traveller site. The site is bounded by Swale Way to the south, an unnamed road along the eastern boundary (which enters the site via the eastern and northeastern boundaries), a series of wetlands to the north with greenfield land and industrial infrastructure to the west. Further to the east there is more greenfield land and waterbodies and on the other side of Swale Way there are commercial properties.

1.2 Topography

Figure 1-1 shows the topography of the site represented by the Environment Agency (EA) 1m resolution LIDAR flown in 2022. The site is within an area of low elevation compared to the surrounding area, although, there are localised areas of higher elevation in the southeast, south and east of the site reaching 7.1mAOD. The majority of the site ranges between 2.6mAOD and 4.4mAOD. The site is surrounded by higher topography but further north and east there are lakes and watercourses which have much lower elevations.

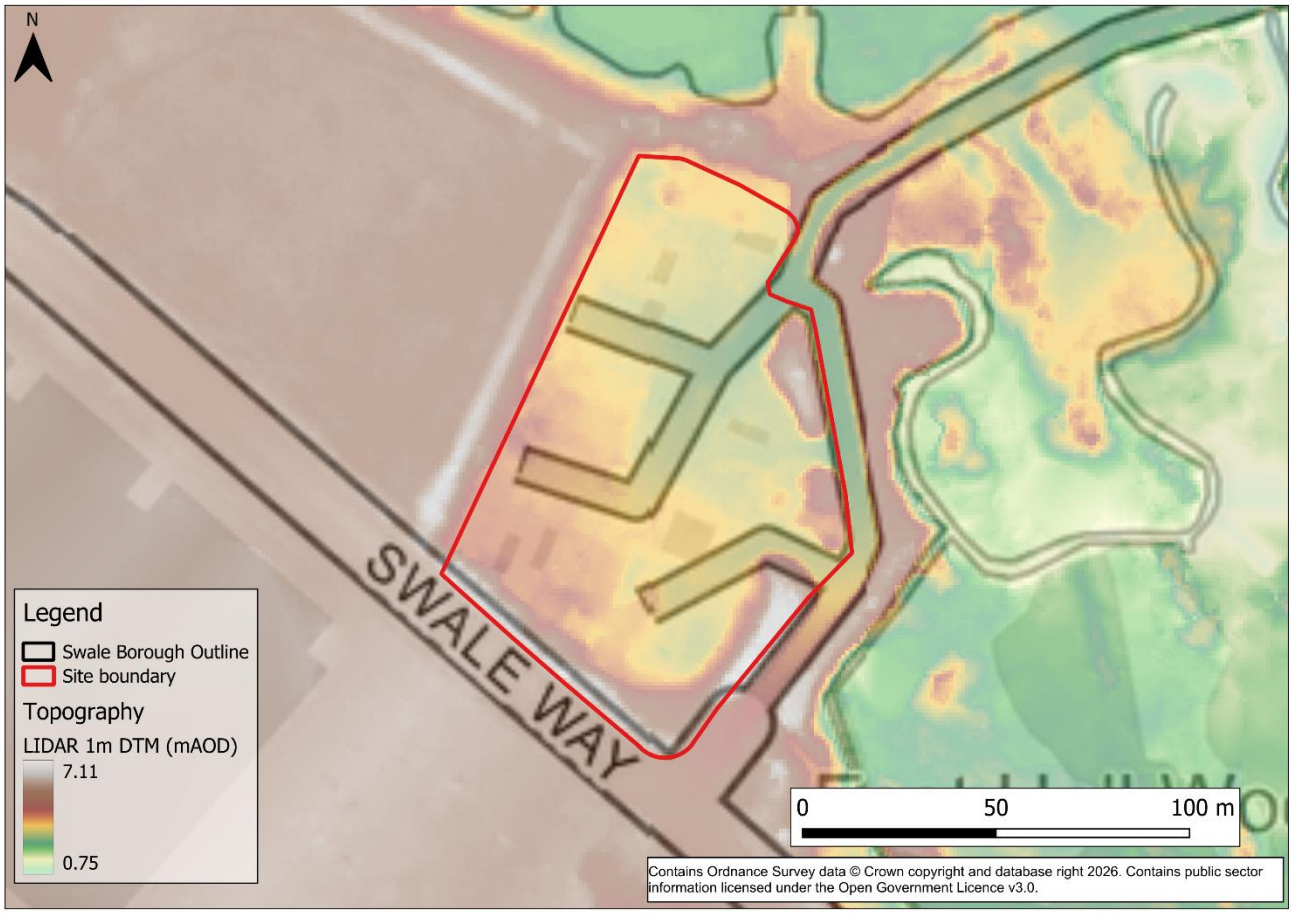


Figure 1-1: Topography of the site.

1.3 Geology and soils

Geology at the site consists of:

- Bedrock - Thanet Formation consisting of sand, silt and clay.
- Superficial - Alluvium consisting of clay, silt, sand and peat.

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 are several watercourses to the east of the unnamed road including a North Kent Marshes Water Level Management Board watercourse 150m northeast. The Swale, a Main River, is situated 600m west of the site. A series of wetlands are situated to the north.

The topography suggests that surface water may drain to the nearby lakes and watercourses to the north and east respectively.

The site is within the North Kent Marshes Water Level Management Board district.

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 flood defence infrastructure.

Flood Zone 3b in this area has been defined using the 3.3% AEP (1 in 30-year) defended extent from the North Kent Coastal model (2024).

2.2.2 Description of risk to the site

According to the FMfP, nearly the entire site is within Flood Zone 2 except the southwestern corner. The whole of the impacted area is due to tidal flooding.

Table 2-1: Existing fluvial and tidal flood risk based on Environment Agency FMfP and Flood Zone 3b

Flood Zone 1 (%)	Flood Zone 2 (%)	Flood Zone 3a (%)	Flood Zone 3b (%)
6	94	0	0

2.3 Fluvial present day defended risk

The nearby drainage ditches have not been modelled. Therefore, the Environment Agency's FMfP – Surface Water Spatial Planning map has been used to inform on the potential fluvial risk from the drainage ditches. Further information can be found in Section 2.5.

As part of a site-specific FRA, investigations will need to be undertaken to confirm the presence of fluvial features and connectivity. Modelling of the watercourses may be required as part of a flood risk assessment to more robustly inform on fluvial flood risk at the site. However, tidal risk will always likely be the dominate source of risk at this site.

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. The 0.1% AEP (1 in 1000-year) event is predicted to flood 5m north of the site. The modelling shows that the defence infrastructure provides protection to the site.

2.5 Surface water present day risk

2.5.1 Available data

The Environment Agency's FMfP– Surface Water Spatial Planning map has been used within this assessment to inform the extent and depth of surface water 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

During the 3.3% (1 in 30-year) and 1% AEP (1 in 100-year) events there is surface water flooding predicted along the unnamed access roads in the northeast and east of the site due to runoff from low permeability. The maximum flood depth is shallow at between 0.15 and 0.30m.

During the 0.1% AEP (1 in 1000-year) event, nearly the entire site is inundated apart from the localised areas of higher elevation in the south, east and southeast from flow paths along the unnamed roads. The maximum depths of between 1.20m and 2.30m are predicted along the unnamed access roads and in the areas within the site with lower elevation in the north, centre and east.

Table 2-2: Existing surface water flood risk based on the Flood Map for Planning map – Surface Water Spatial Planning map

Event	<0.1% AEP (1 in 1000-year) (%)	0.1% AEP (1 in 1000-year) (%)	1% AEP (1 in 100-year) (%)	3.3% AEP (1 in 30-year) (%)
Percentage of site at risk* (%)	13	87	4	2
Maximum depth (m)	N/A	1.20-2.30	0.15-0.30	0.15-0.30

** The percentage of surface water extents quoted show the percentage of the site at surface water risk from that particular event, including the percentage of the site at flood risk at a higher risk zone (e.g., 1% AEP (1 in 100-year) includes the 3.3% AEP (1 in 30-*

year) percentage). The <0.1% AEP (1 in 1000-year) event shows the area of the site not predicted to be impacted by surface water flooding.

2.6 Reservoir

The site is not shown to be at risk of reservoir flooding during the 'dry day' or 'wet day' scenarios within the Environment Agency 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 for an appropriate assessment of the groundwater regime at the site-specific FRA stage.

2.8 Sewers

Southern Water has confirmed the initial checks indicate that this site has limited network capacity and phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated.

Southern Water infrastructure crosses the site and may require easements or diversion. Also, there is an operational wastewater pumping station within the site boundary. An odour assessment would therefore be required in consultation with Southern Water to inform site layout and/or other odour mitigation by site developers.

2.9 Flood history

According to the Environment Agency's Historic Flood Map, the majority of the site flooded in 1978 due to overtopping of the sea defences.

The Kent County Council (Lead Local Flood Authority) historic 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 two reporting areas, both containing no recorded flood incidents.

According to Southern Water's Sewer Incident Report Form (SIRF), there have been 17 sewer flood incidents in the ME10 3 postcode area since 2015.

3 Climate change

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

Climate change allowances are determined by the management catchment in which the site is located. The site lies within the North Kent 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 is included in Table 3-1 as a comparison to the Flood Zones plus climate change dataset. Present day Flood Zones covers the entire site bar the southwestern corner and the Flood Zones plus climate change inundates the entire site.

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 (%)	94	100

3.2 Fluvial

The nearby drainage ditches have not been modelled. The Environment Agency's Flood Map for Planning – Surface Water Spatial Planning map has been used to inform the potential fluvial risk from the drainage ditches. Further information can be found in Section 3.4.

As part of a site-specific FRA, investigations will need to be undertaken to confirm the presence of fluvial features and connectivity. Modelling of the watercourses may be required as part of a flood risk assessment to more robustly inform on fluvial flood risk at the site. However, tidal risk will always likely be the dominant risk at this site.

3.3 Tidal

3.3.1 Available data

The North Kent Coast modelling study (2024) has been used to understand the tidal and coastal 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 assumed potential lifetime of development (100-years) for Gypsy and Traveller sites.

3.3.2 Description of risk to the site

The 0.5% AEP (1 in 200-year) 2125 Upper End event is predicted to inundate the entire site due to the proximity to the coast and local ground levels. Predicted flood depths vary with the highest flood depths being in the areas of lower topography, across most of the site, reaching 3.39m and the predicted flood hazard is a danger for all across nearly the entire site.

Table 3-2: Tidal flood risk to the site in 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 (%)	100
Maximum depth (m)	3.39
Maximum velocity (m/s)	1.46
Maximum hazard classification	4.14 - Danger for all

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 (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 for this dataset.

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 North Kent Management 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 extent of surface water flooding in the 1% AEP (1 in 100-year) plus climate change event is predicted to increase significantly compared to the present day 1% AEP (1 in 100-year) event, inundating nearly the entire site due to flow paths from the unnamed roads entering the site. The maximum flood depth is predicted to increase significantly from between 0.15m and 0.30m to between 1.20m and 2.30m, present along the access roads and within areas of lower elevation.

Table 3-3: Comparison of surface water flood risk to the site between the 1% AEP (1 in 100-year) present day and 1% AEP (1 in 100-year) climate change events

Event	1% AEP (1 in 100-year)	1% AEP (1 in 100-year) plus 40% CC
Percentage of site at risk (%)	4	86
Maximum depth (m)	0.15-0.30	1.20-2.30

4 Flood risk management infrastructure

4.1 Defences

The Environment Agency AIMS (Asset Information Management System) dataset shows there is engineered high ground and an embankment 550m west to protect the site from The Swale with unknown condition ratings. The standard of protection for both assets is for a 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 MEAS Hold the Line Benefit Area is where the long-term strategic intention is to continue maintaining or improving flood defences, subject to future funding and review.

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 west and north being 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 site, 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.

The unnamed ordinary watercourses nearby the site are culverted underneath the unnamed road 130m northeast of the site. There is potential for the culvert to collapse or build-up of debris causing water levels to exceed the bank levels and flow overland which may impact the site.

Also, there may be a risk of the nearby wetlands to the north flowing overland into the site.

5 Coastal Change Management Area

The site is located 5m to the southwest of the Coastal Change Management Area (CCMA). This has been defined by the North Kent Coast 2125 Upper End defended 3.3% AEP flood extent zone.

The implications of the CCMA can be found within Appendix J of the Level 1 SFRA.

6 Emergency planning

6.1 Flood warnings and alerts

The site is located in the Environment Agency "Coast from Kemsley to Seasalter" Flood Warning Area and the "Isle of Sheppey and coast from Kemsley to Seasalter" 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 and the 0.5% AEP (1 in 200-year) plus climate change tidal event. Site layout and design should address the requirements for safe access and escape routes, 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 access to the site is through the unnamed road leading into the site from the east and northeast. Potential further access is via Swale Way along the southern boundary.

6.2.2 Fluvial

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

6.2.3 Tidal

Safe access and escape is predicted to be impeded within and from the site via the unnamed road to the northeast and east, as well as via Swale Way during the tidal 0.5% AEP (1 in 200-year) 2125 Upper End Climate change event due to very high flood depths and hazard classifications predicted.

6.2.4 Surface water

During the 1% AEP (1 in 100-year) surface water climate change event, safe access and escape via the unnamed road to the east and northeast is impeded due to high flood depths. Although, access and escape via Swale Way is viable as the flooding along the road is below 0.30m, so safe access and egress for vehicles should be possible. But, within the site, flood depths are high which may inhibit access.

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 at the FRA stage.
- British Geological Survey (BGS) data indicates that the underlying geology is clay, silt and sand and therefore permeability could be highly variable. As a result, permeability should be confirmed through infiltration testing at the FRA stage. 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 and national and local SuDS guidance.
- 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 within the site is low-lying compared to the surrounding area, therefore, water cannot flow off-site naturally. Standard gravity-fed pipes or swales that drain to lower external water bodies will not be appropriate.
- 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 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 pre-development runoff rates for the site for the 50% AEP (1 in-2 year) and 1% AEP (1 in-100) year storm events and should be designed to be as close to greenfield runoff rates as reasonably practical in consultation 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 within 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

Due to the "Highly vulnerable" proposed land use and the significant surface water and tidal flood risk, the site is not considered to be appropriate for allocation.

If it was found to be suitable, the following points should be considered in development of this site.

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.

The NPPF classifies Gypsy and Traveller development as "Highly vulnerable".

The Exception Test is required for this site because the development is Highly vulnerable and within Flood Zone 2.

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:

- in Flood Zones 2 or 3
- within 'Flood Zones plus Climate Change', showing it is at increased risk of flooding from rivers or sea in future
- within Flood Zone 1 and the flood map for planning shows it is at risk of flooding from surface water, now or in future

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

- A sequential approach should be applied within the site, locating development in the areas of lowest flood risk where possible. While tidal flood risk affects the entire site, the layout should also take account of current and future fluvial and surface water flood risk.

- 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.
- 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 and the risk of a culvert collapse or blockage.
- Assuming the site can be made safe from tidal flooding:
    - A detailed hydraulic model of the nearby watercourses may be required at FRA stage to accurately represent the fluvial risk and set the height of any mitigation measures.
    - Development should avoid areas of surface water risk on site. 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 risk from surface water should be quantified as part of a site-specific FRA, including a drainage strategy, so runoff volumes from the development are not increased by development. A drainage strategy should help inform site layout and design. 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. Areas of surface water should be retained used 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 (1 in 100-year) surface water and 0.5% AEP tidal events 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 majority of the site is within Flood Zone 2.

According to the North Kent Coast model, the site is not predicted to flood during the defended present-day events. However, the entire site is predicted to be inundated in the climate change event.

In terms of surface water flood risk, during the 3.3% (1 in 30-year) and 1% AEP (1 in 100-year) events there is surface water flooding predicted along the unnamed access roads in the northeast and east of the site. During the 0.1% AEP (1 in 1000-year) event, nearly the entire site is inundated bar the localised areas of higher elevation in the south, east and southeast. The 1% AEP (1 in 100-year) climate change event is predicted to increase significantly compared to the 1% AEP (1 in 100-year) event, inundating the majority of the site.

According to the Environment Agency's Historic Flood Map, the majority of the site flooded in 1978 due to overtopping of the sea defences.

Kent County Council's records indicate that the site lies across two reporting areas, both containing no recorded flood incidents.

There have been 17 sewer flood incidents in the ME10 3 postcode area since 2015 according to Southern Water's SIRF dataset.

Due to the "Highly vulnerable" proposed land use and the significant surface water and tidal flood risk, the site is not considered to be appropriate for allocation.

If it was found to be suitable, the following points should be considered in development of this site.

- A site-specific Flood Risk Assessment will be required which demonstrates that development can be safely accommodated on the site for its lifetime. A sequential approach should be applied within the site, locating development in the areas of lowest flood risk where possible. Where this is not possible, it may mean land raising and/or the construction of private flood defences are required. 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.
- The residual risk should be assessed and include breach modelling for the 2125 0.5% AEP (1 in 200-year) event.
- Development should be steered outside the areas of surface water and tidal flood risk on site. 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

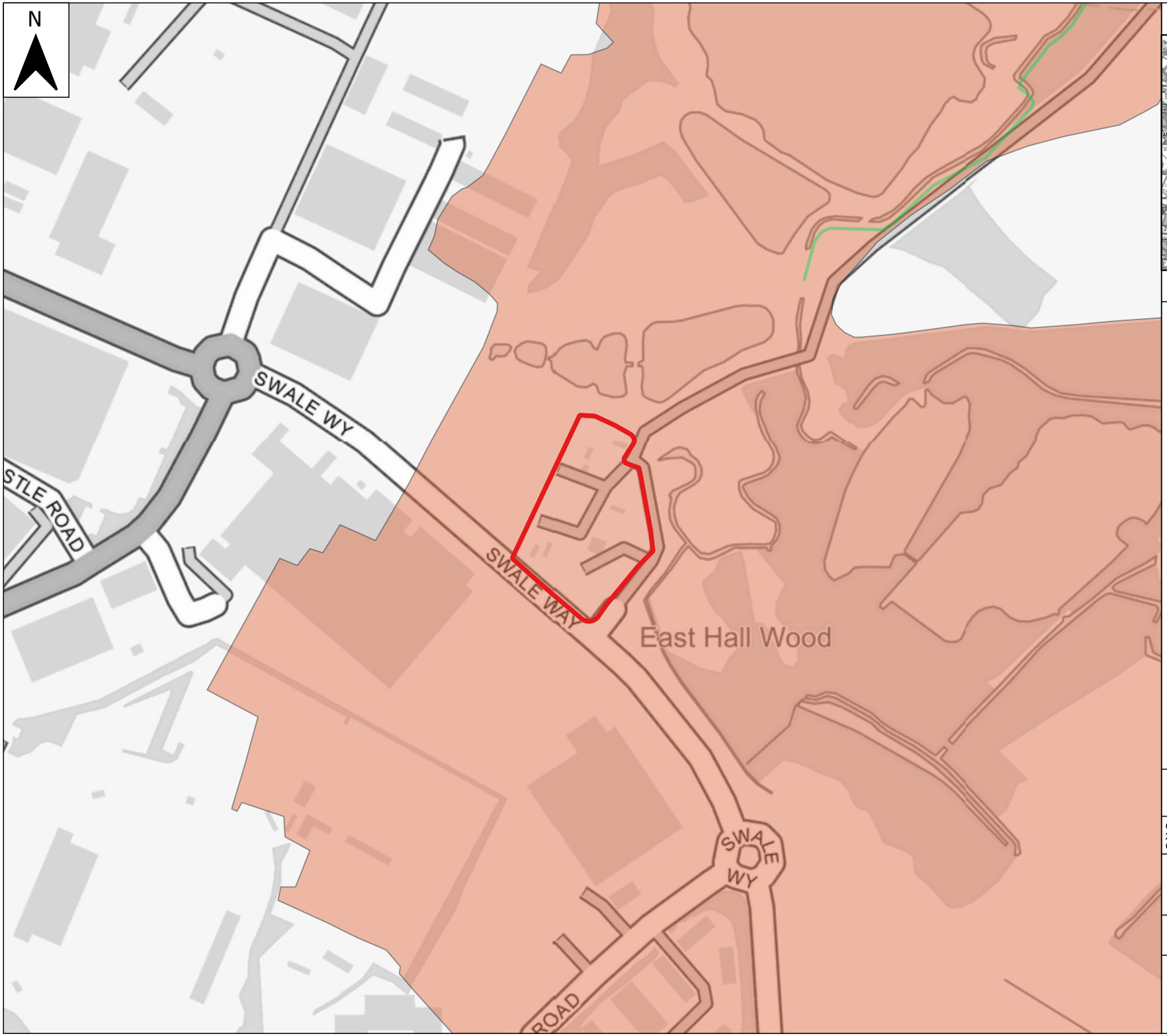
appropriate. These measures should be assessed to make sure that flooding is not increased either on or off the site.

- SuDS (filtration techniques, conveyance features such as swales or discharging to nearby sewers) 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% AEP surface water events and 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, so development and occupants are safe.

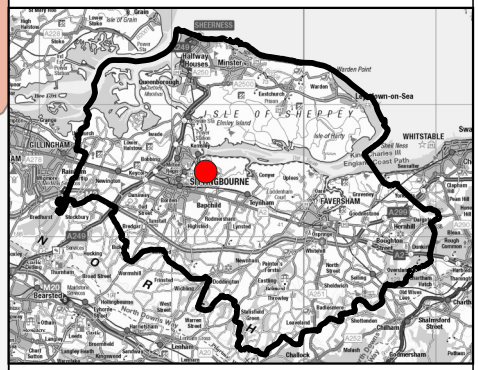
A Sources of information

- 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-435

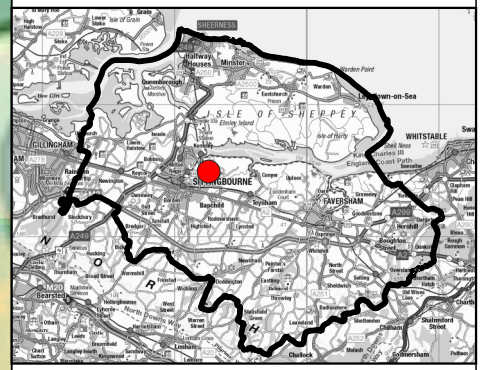
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Swale BOROUGH COUNCIL
Making Swale a better place



Location Plan



Legend

Swale Borough Outline

Site boundary

Topography

LIDAR 1m DTM (mAOD)

7.11

0.96

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

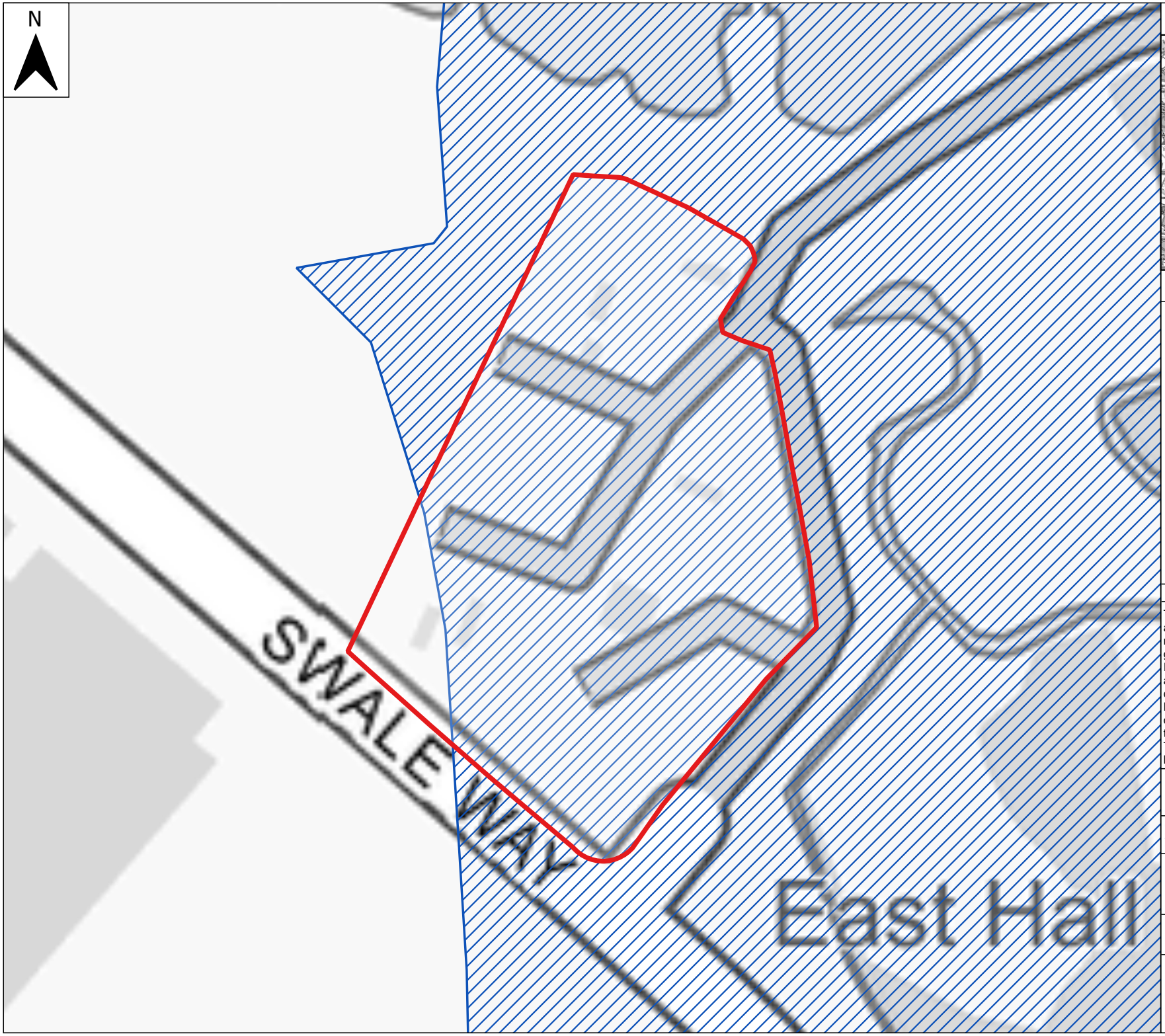
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SWALE BOROUGH COUNCIL
LEVEL 2 SFRA:
TOPOGRAPHY - SHELAA-435

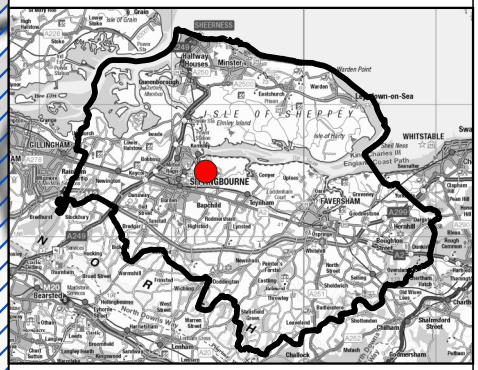
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Location Plan



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

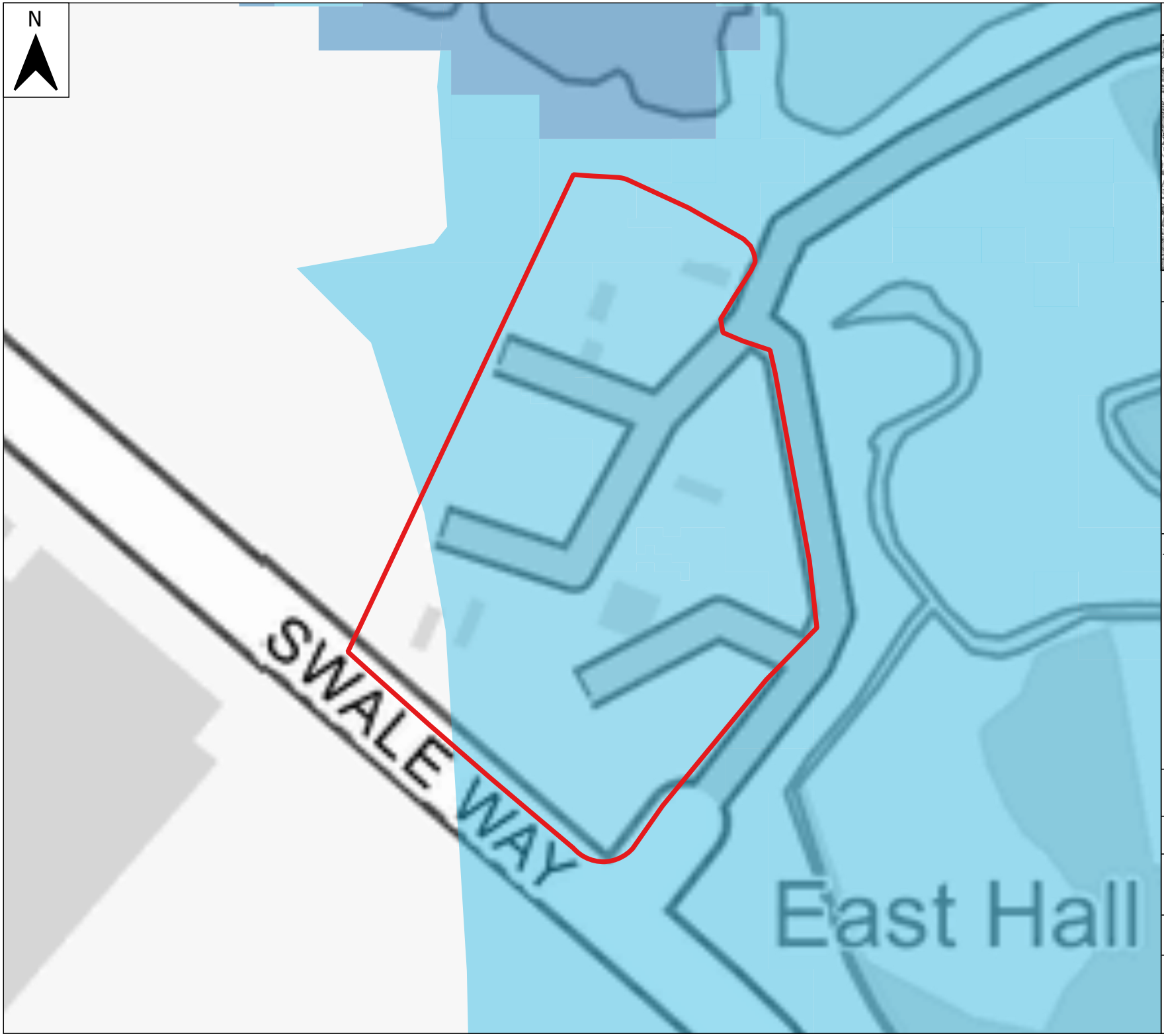
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LEVEL 2 SFRA:
HISTORIC FLOODING - SHELAA-435

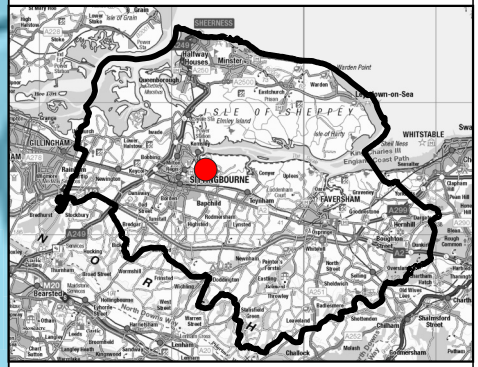
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Location Plan



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

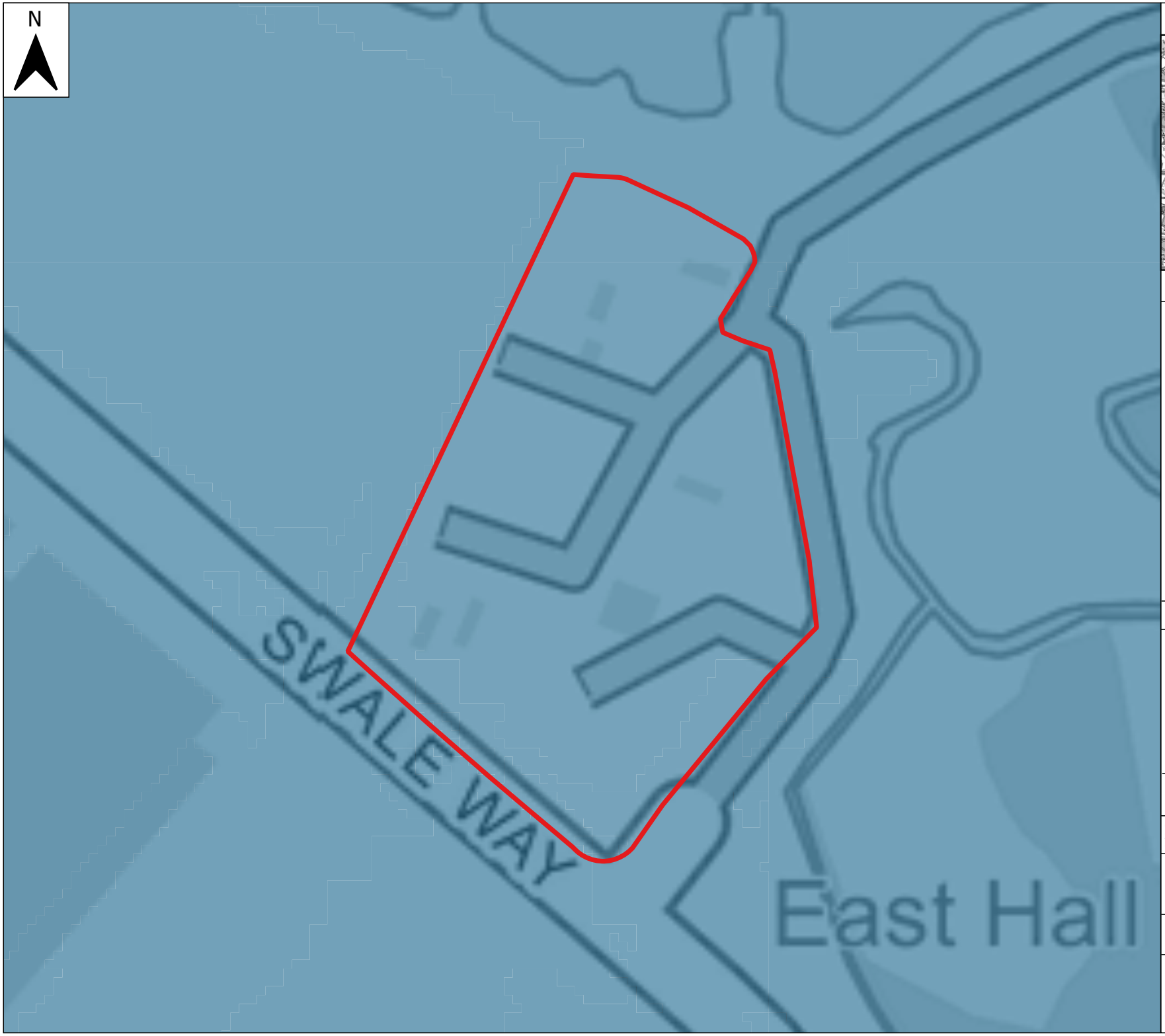
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LEVEL 2 SFRA:
PRESENT DAY FLOOD RISK FROM RIVERS AND SEA (FLOOD ZONES) - SHELAA-435

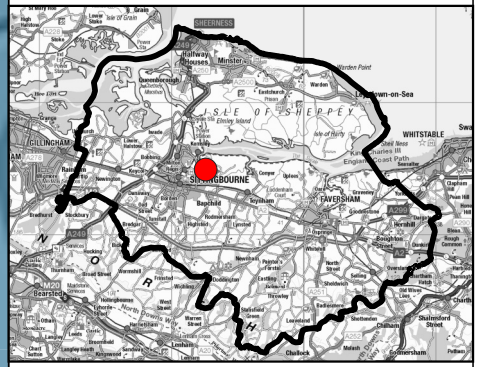
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Location Plan



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

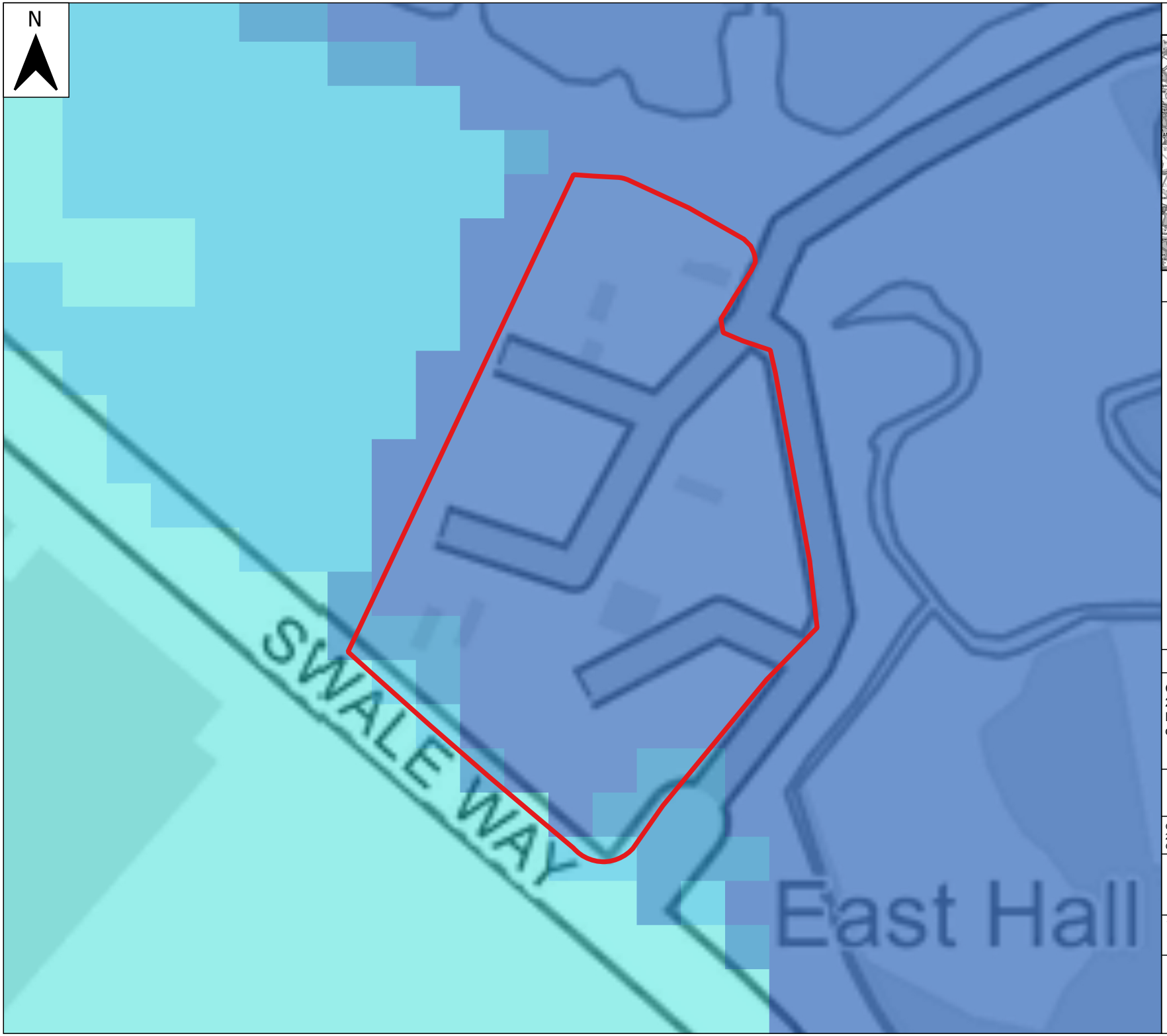
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LEVEL 2 SFRA:
FUTURE FLOOD RISK FROM RIVERS AND SEA - FLOOD MAP FOR PLANNING- SHELAA-435

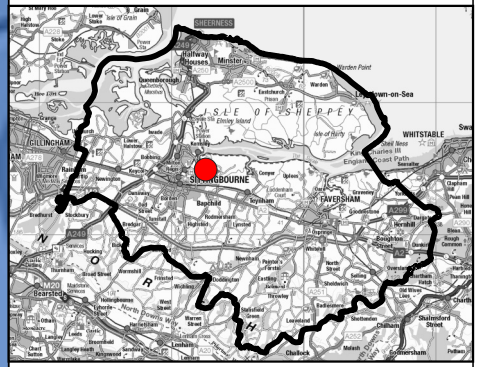
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Location Plan



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

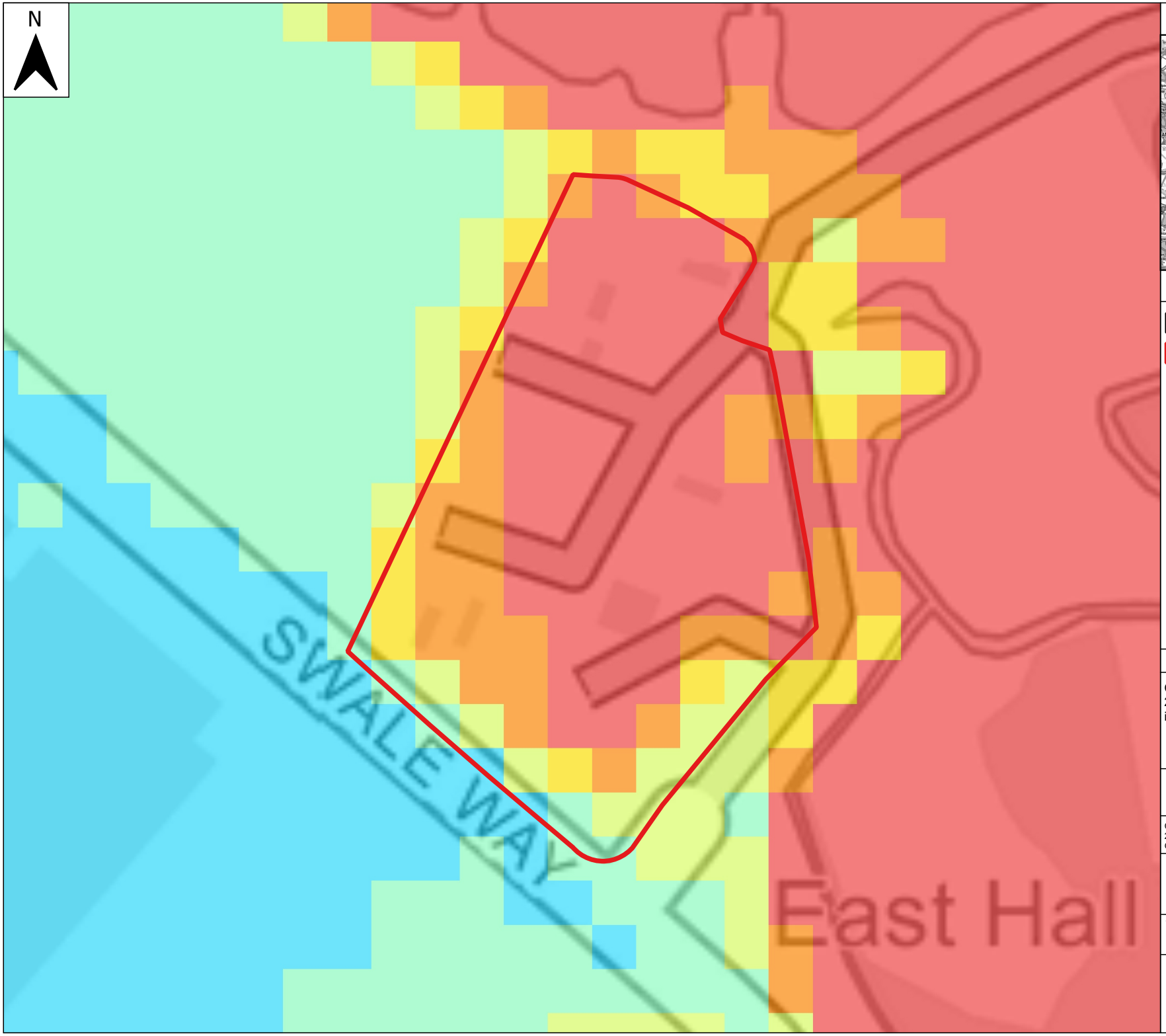
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LEVEL 2 SFRA:
FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL - SHELAA-435

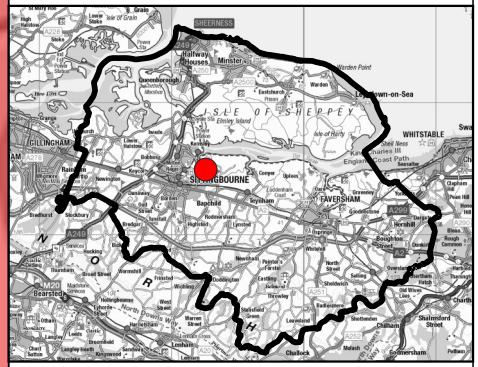
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Location Plan



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

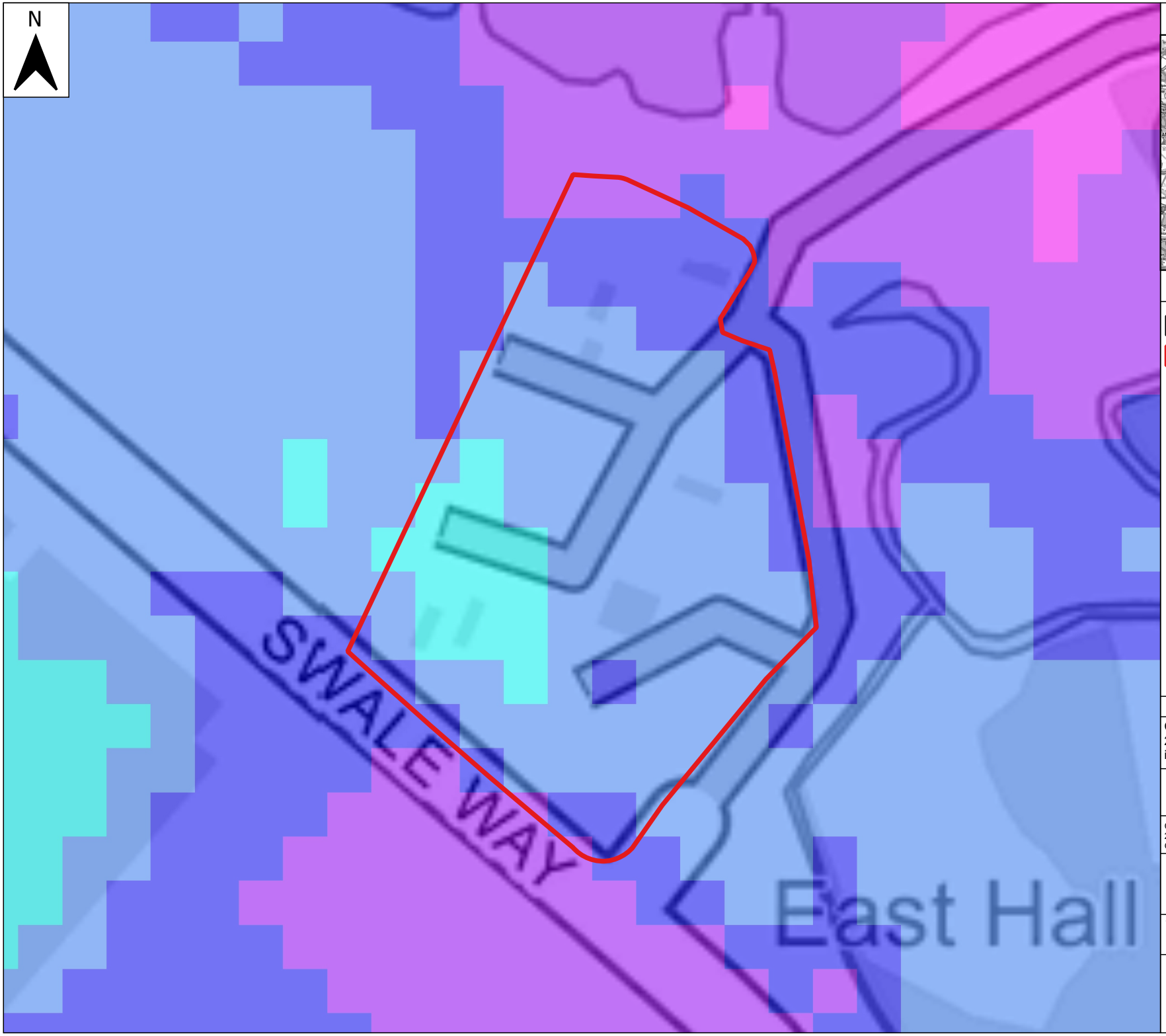
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LEVEL 2 SFRA:
FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL DEPTH - SHELAA-435

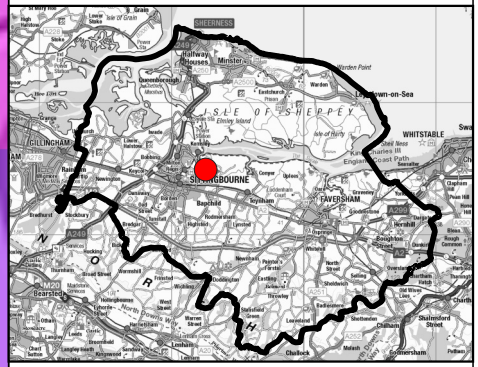
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Location Plan



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

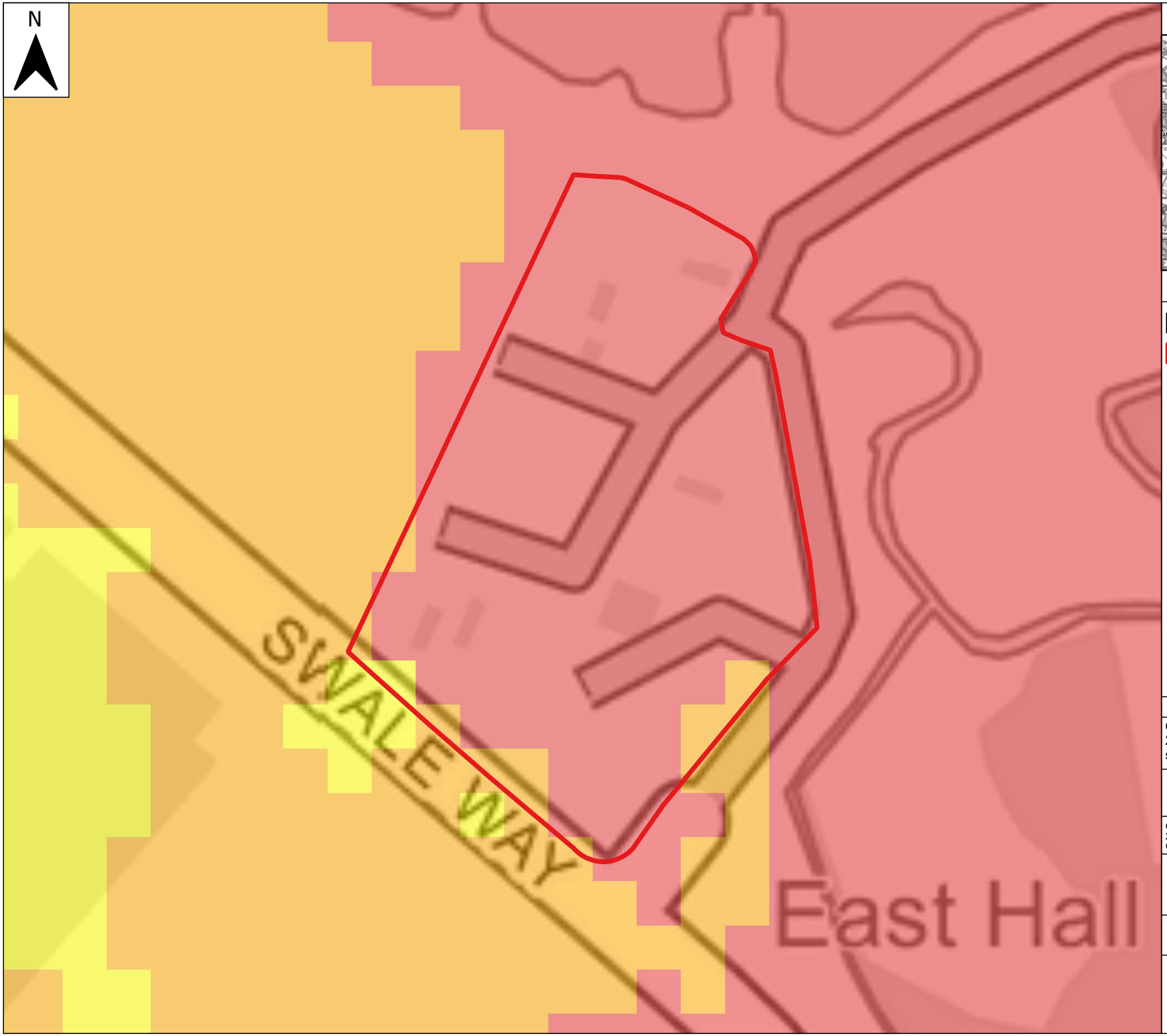
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SWALE BOROUGH COUNCIL
LEVEL 2 SFRA:
FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL VELOCITY - SHELAA-435

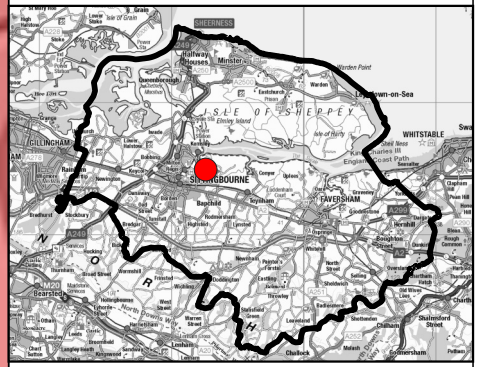
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Location Plan



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

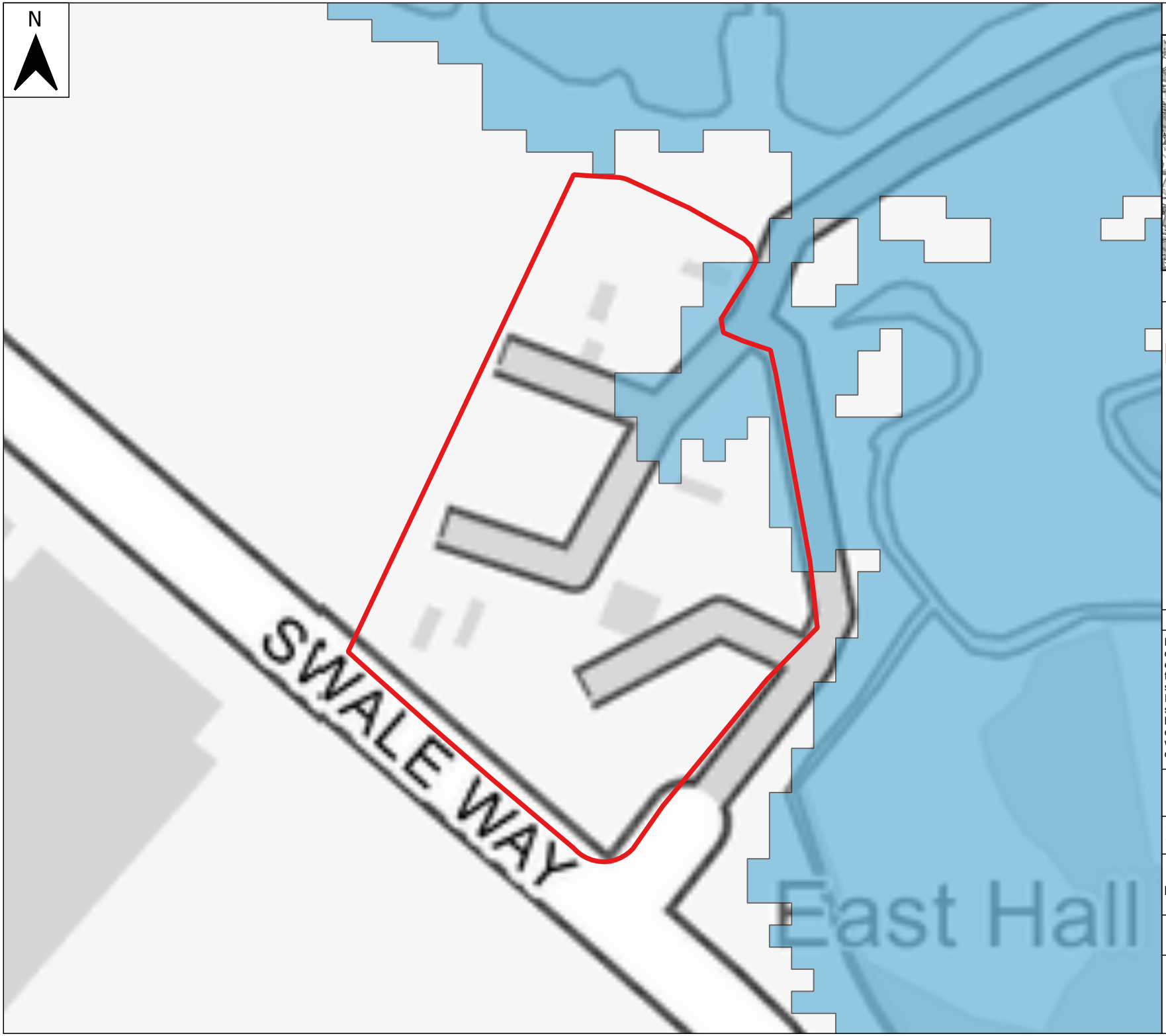
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LEVEL 2 SFRA:
FUTURE FLOOD RISK FROM THE SEA - NORTH KENT COAST MODEL HAZARD - SHELAA-435

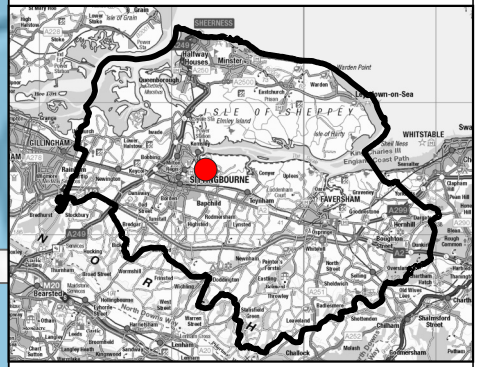
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Location Plan



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

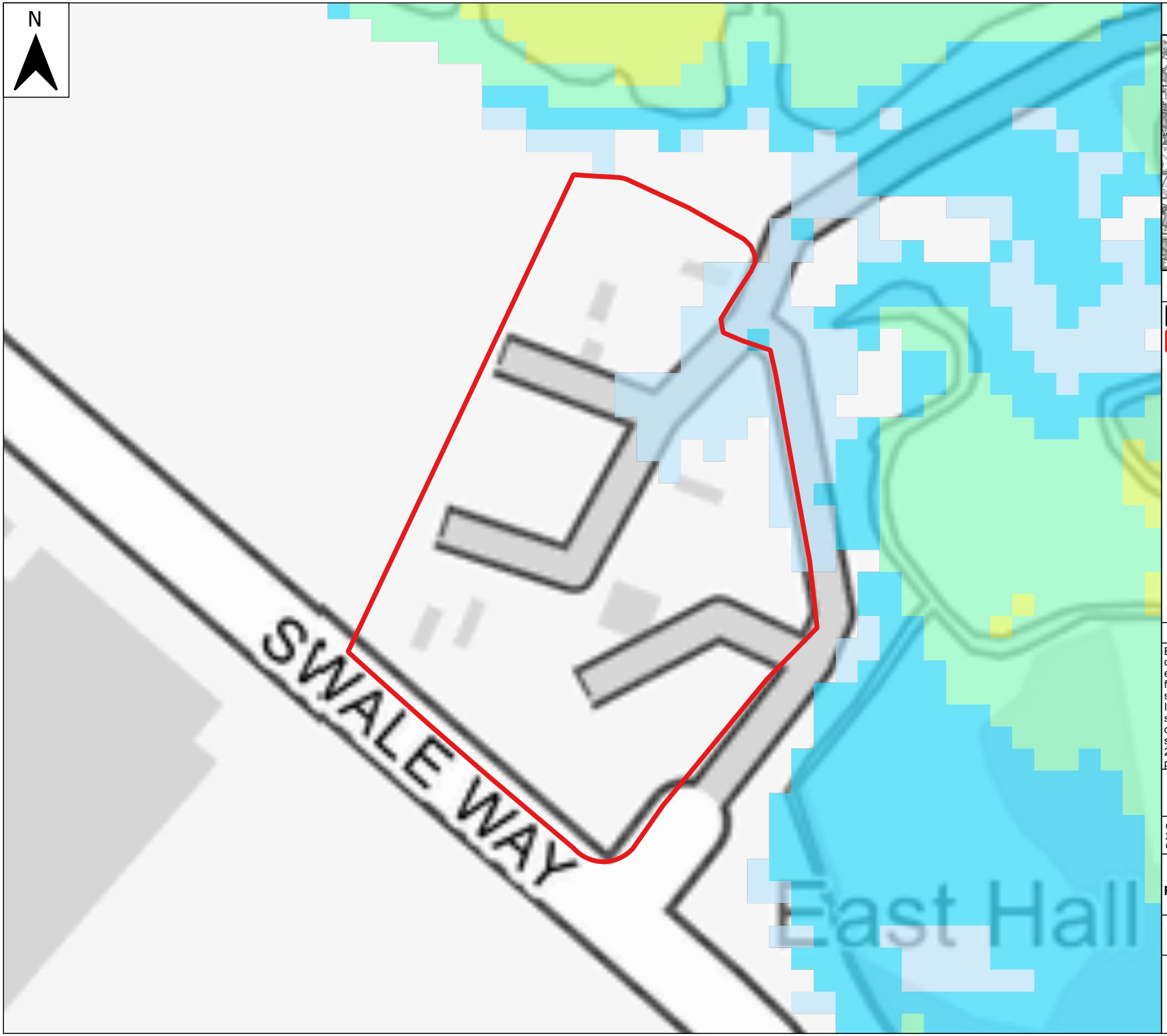
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FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL EXTENT - SHELAA-435

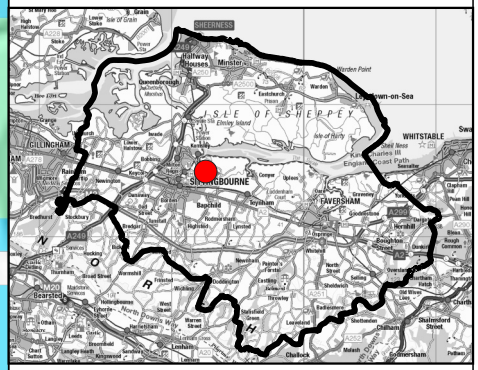
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Location Plan



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

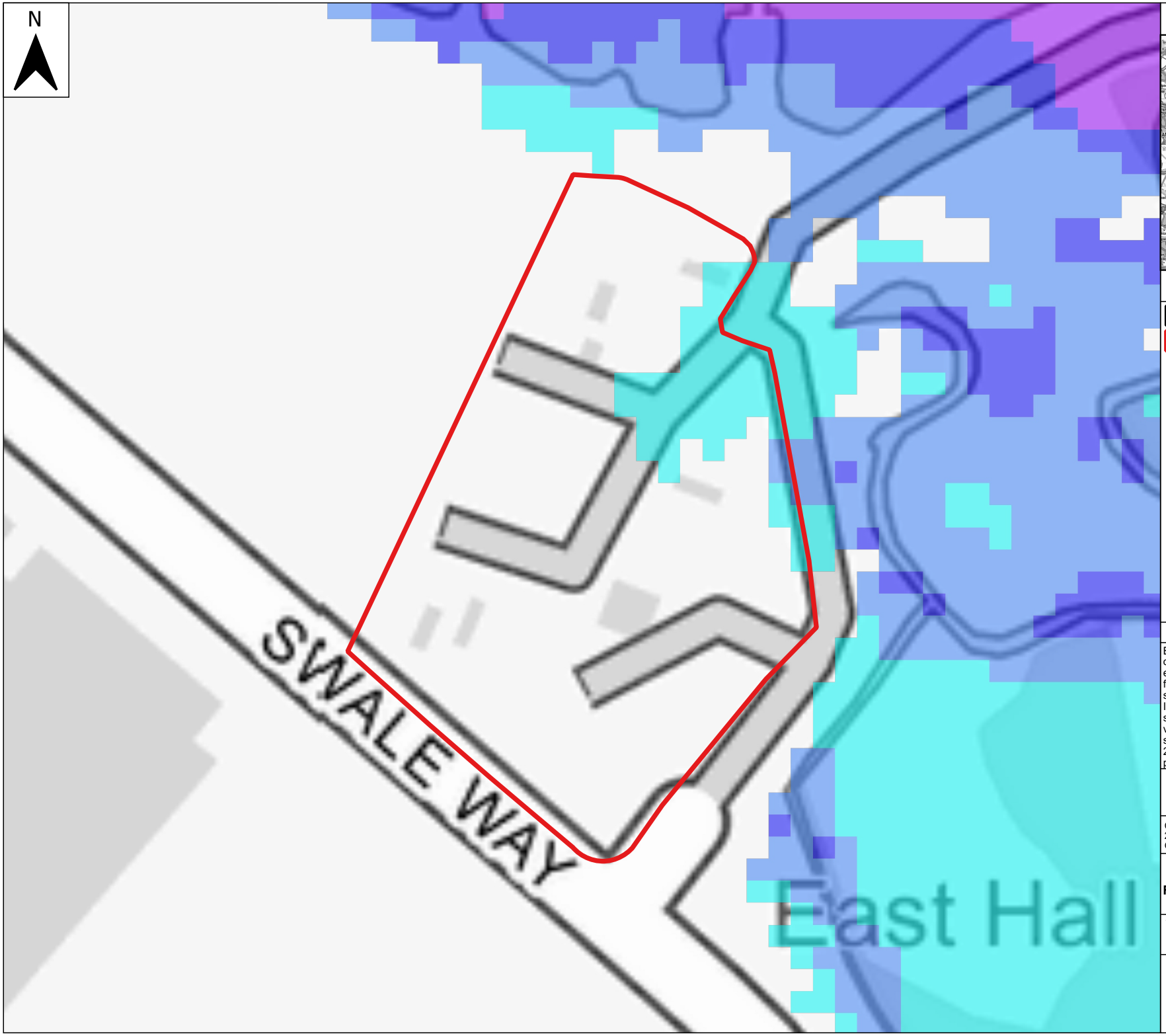
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LEVEL 2 SFRA:
FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL DEPTH - SHELAA-435

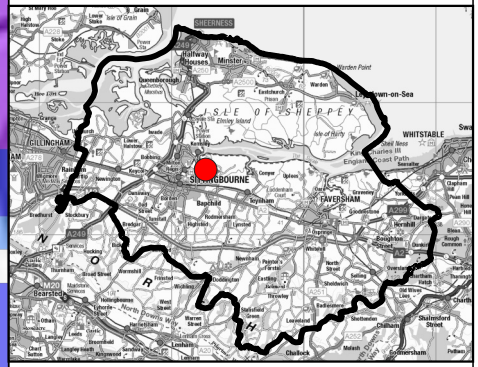
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Location Plan



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

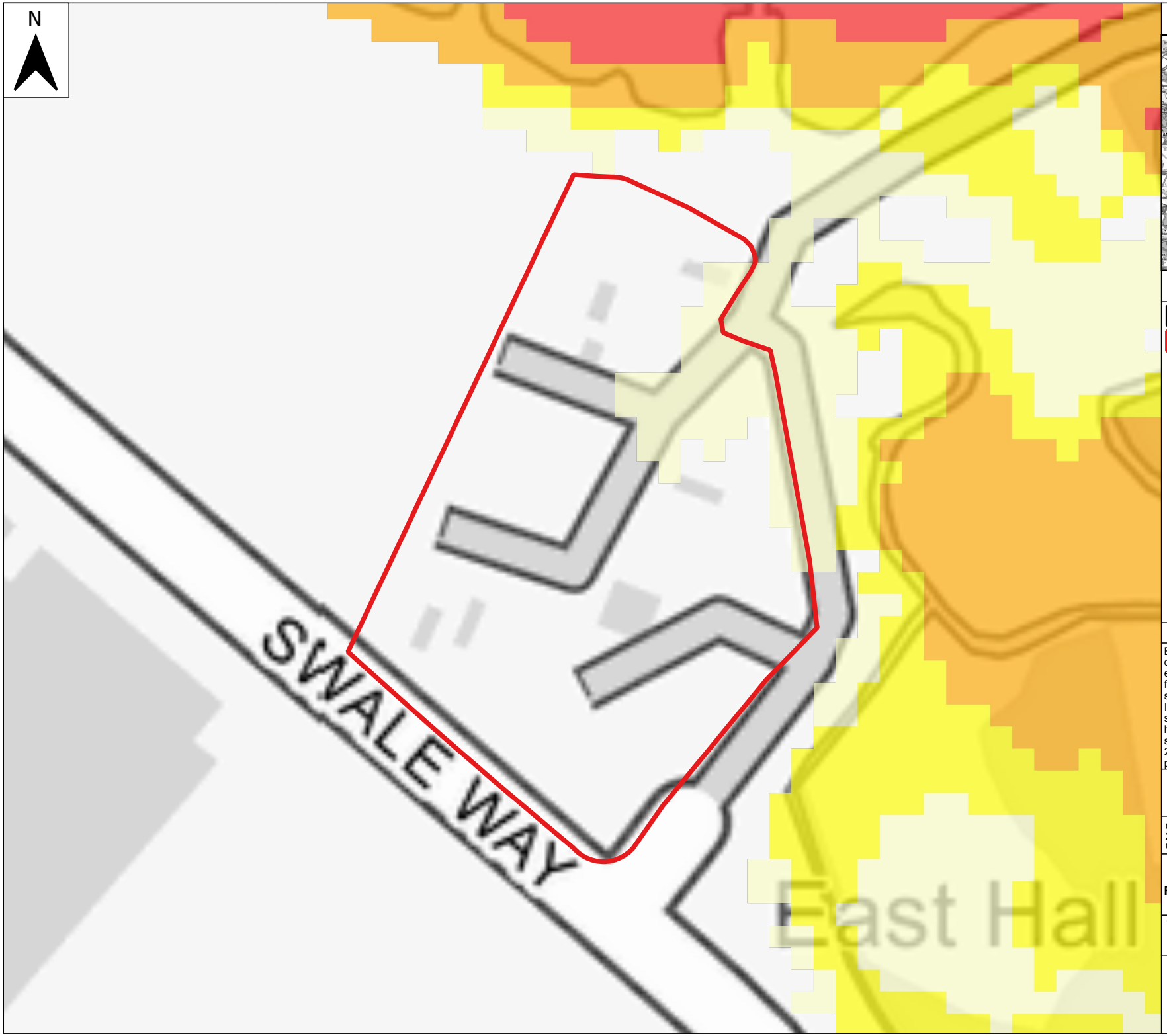
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FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL VELOCITY - SHELAA-435

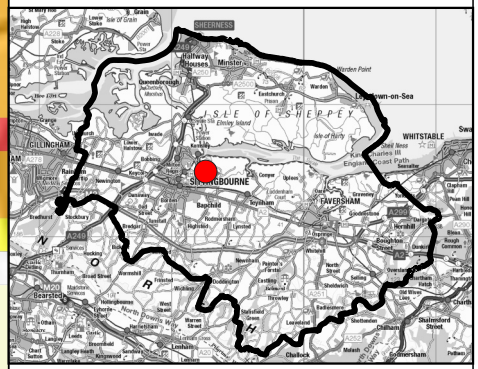
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Location Plan



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

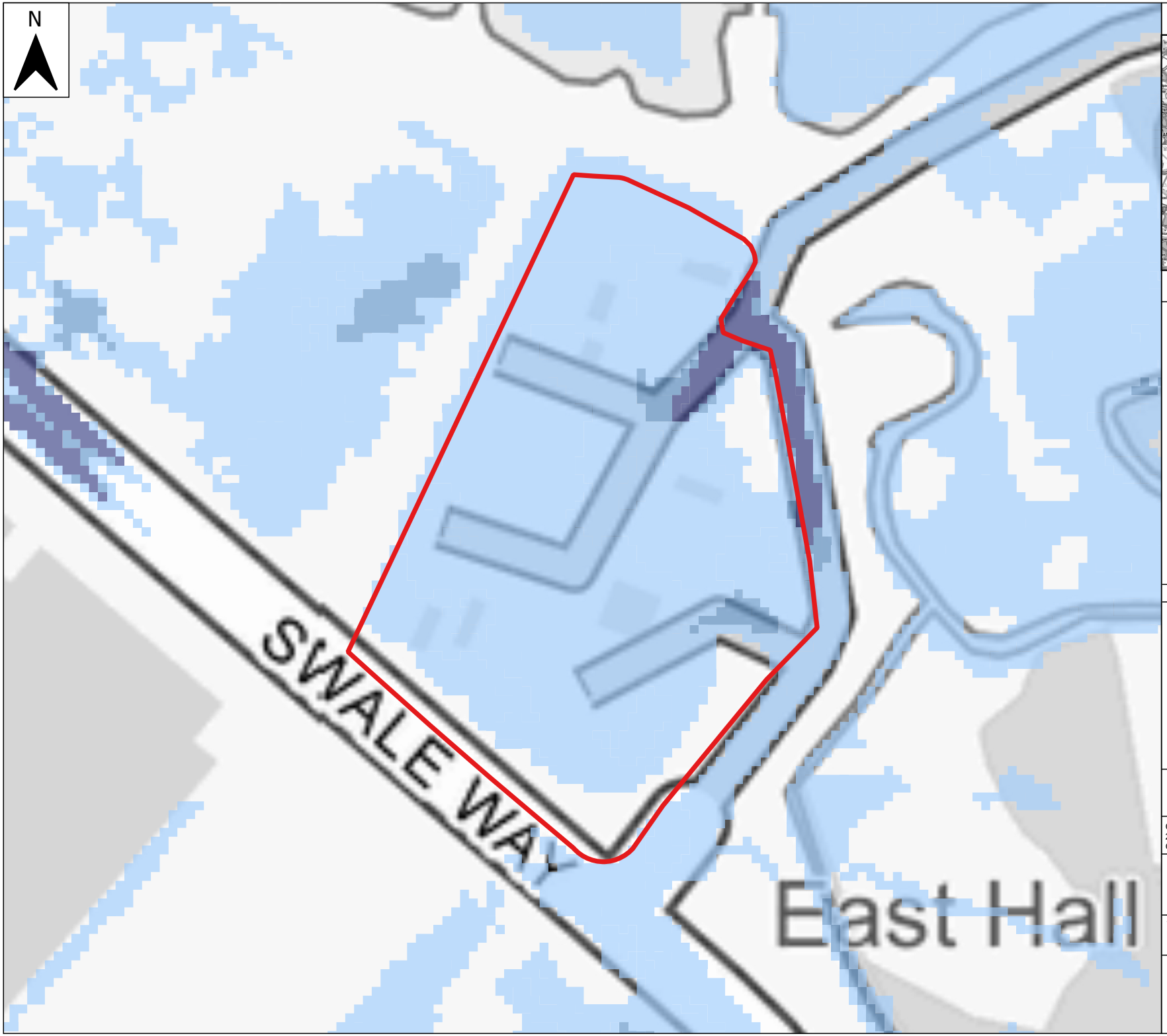
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SWALE BOROUGH COUNCIL
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FUTURE BREACH RISK FROM THE SEA - NORTH KENT COAST MODEL HAZARD - SHELAA-435

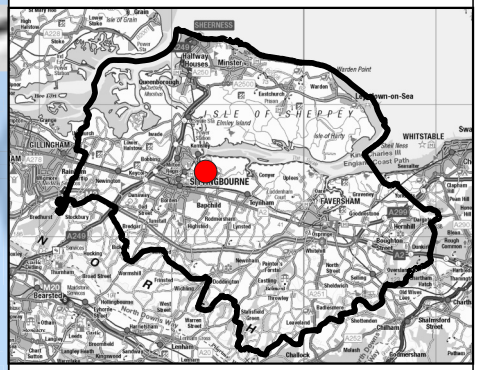
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Location Plan



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

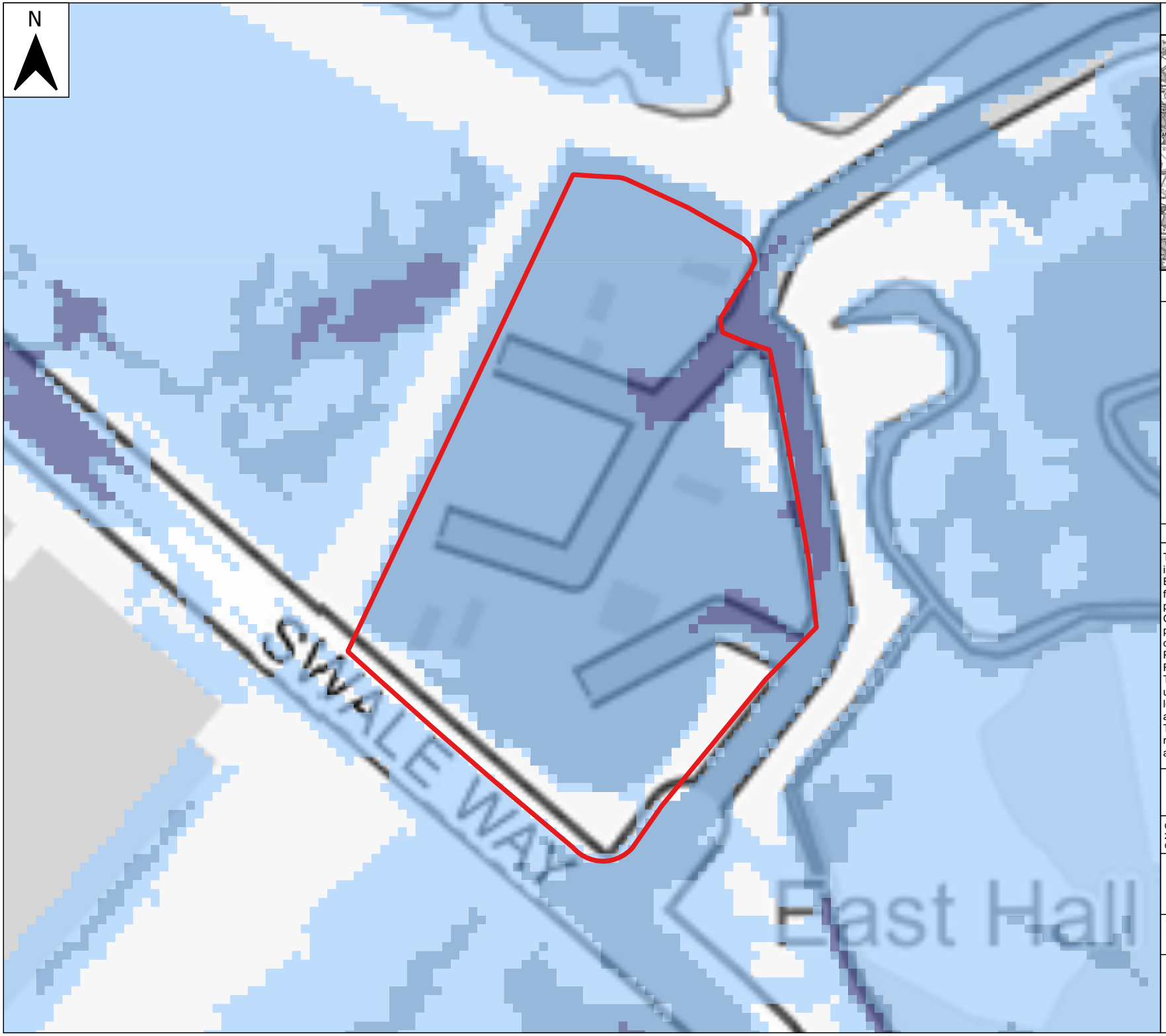
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LEVEL 2 SFRA:
SURFACE WATER FLOODING - SHELAA-435

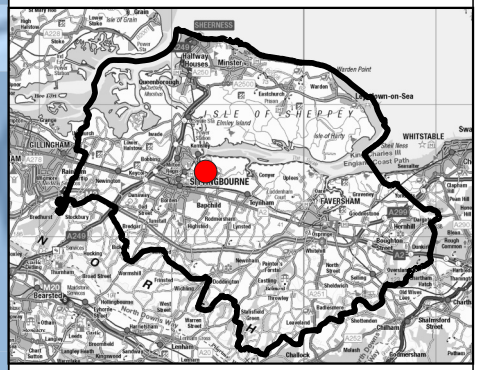
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Swale BOROUGH COUNCIL
Making Swale a better place



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

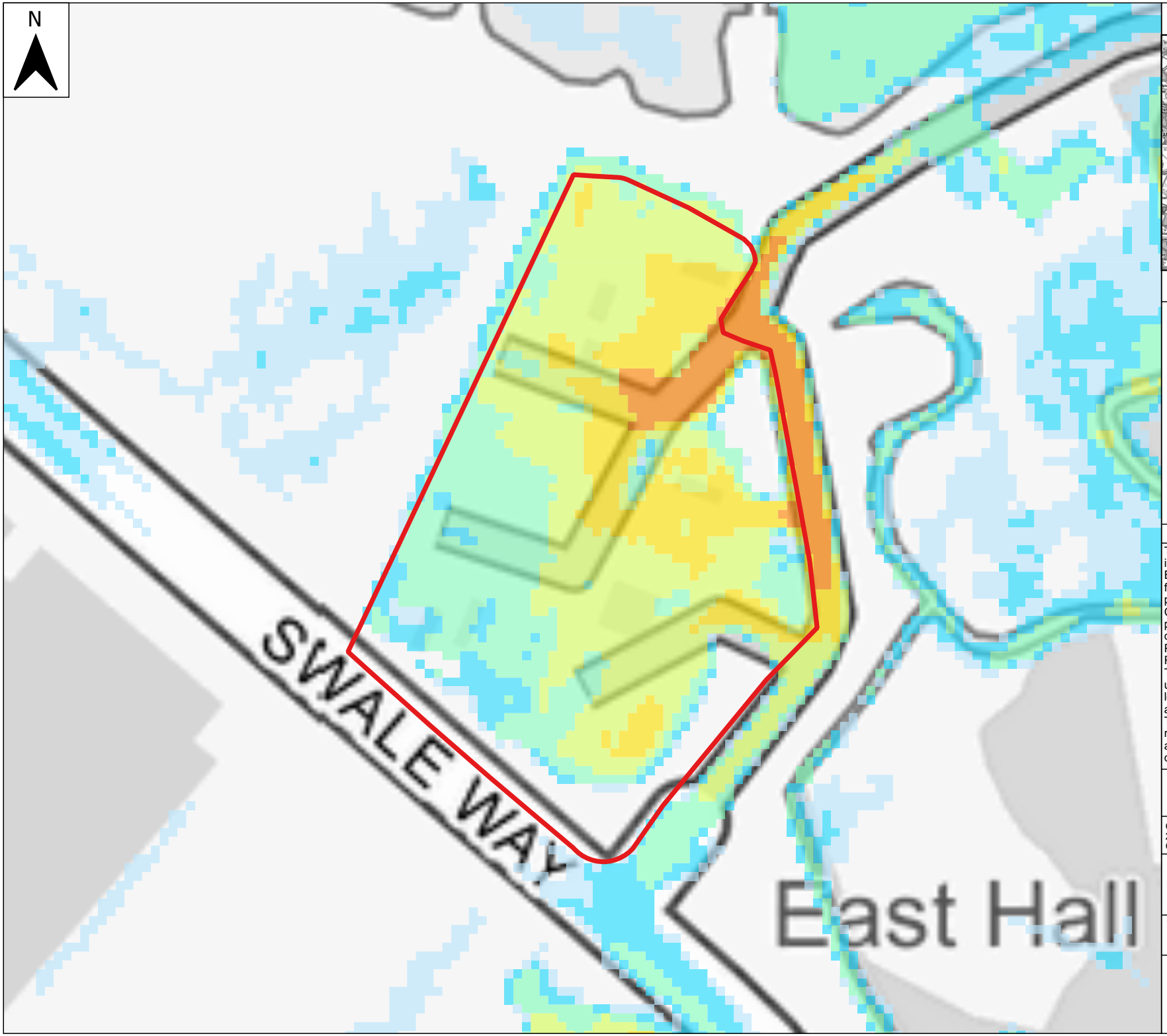
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SWALE BOROUGH COUNCIL
LEVEL 2 SFRA:
SURFACE WATER FLOODING PLUS CLIMATE CHANGE - SHELAA-435

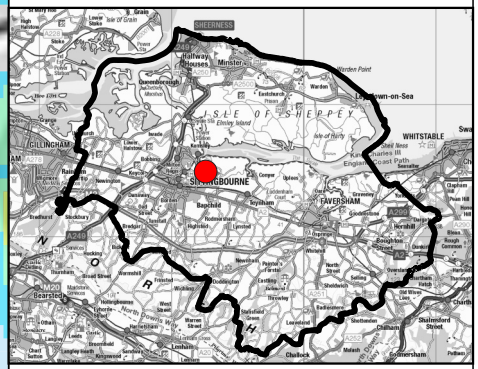
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Location Plan



Legend

- Swale Borough Outline
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FMfP Surface Water Spatial Planning Depths
1% AEP (1 in 100-year) plus climate change

- <150mm
- 150-300mm
- 300-600mm
- 600-900mm
- 900-1200mm
- 1200-2300mm
- >2300mm

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. This is because we cannot know all the details about each property.

0 30 60 m

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SWALE BOROUGH COUNCIL
LEVEL 2 SFRA:
SURFACE WATER FLOODING PLUS CLIMATE CHANGE DEPTHS - SHELAA-435

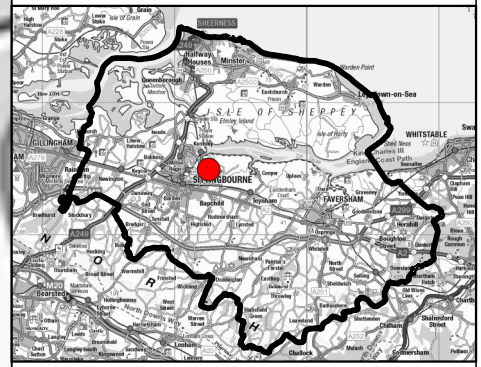
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Location Plan



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-435

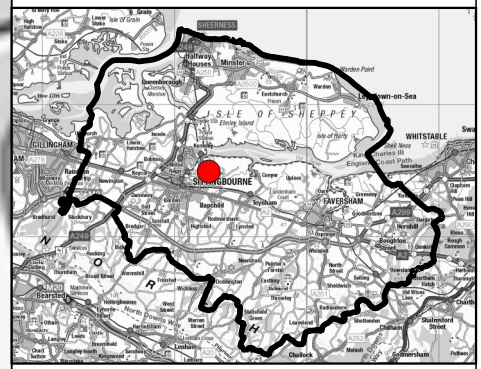
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Location Plan



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

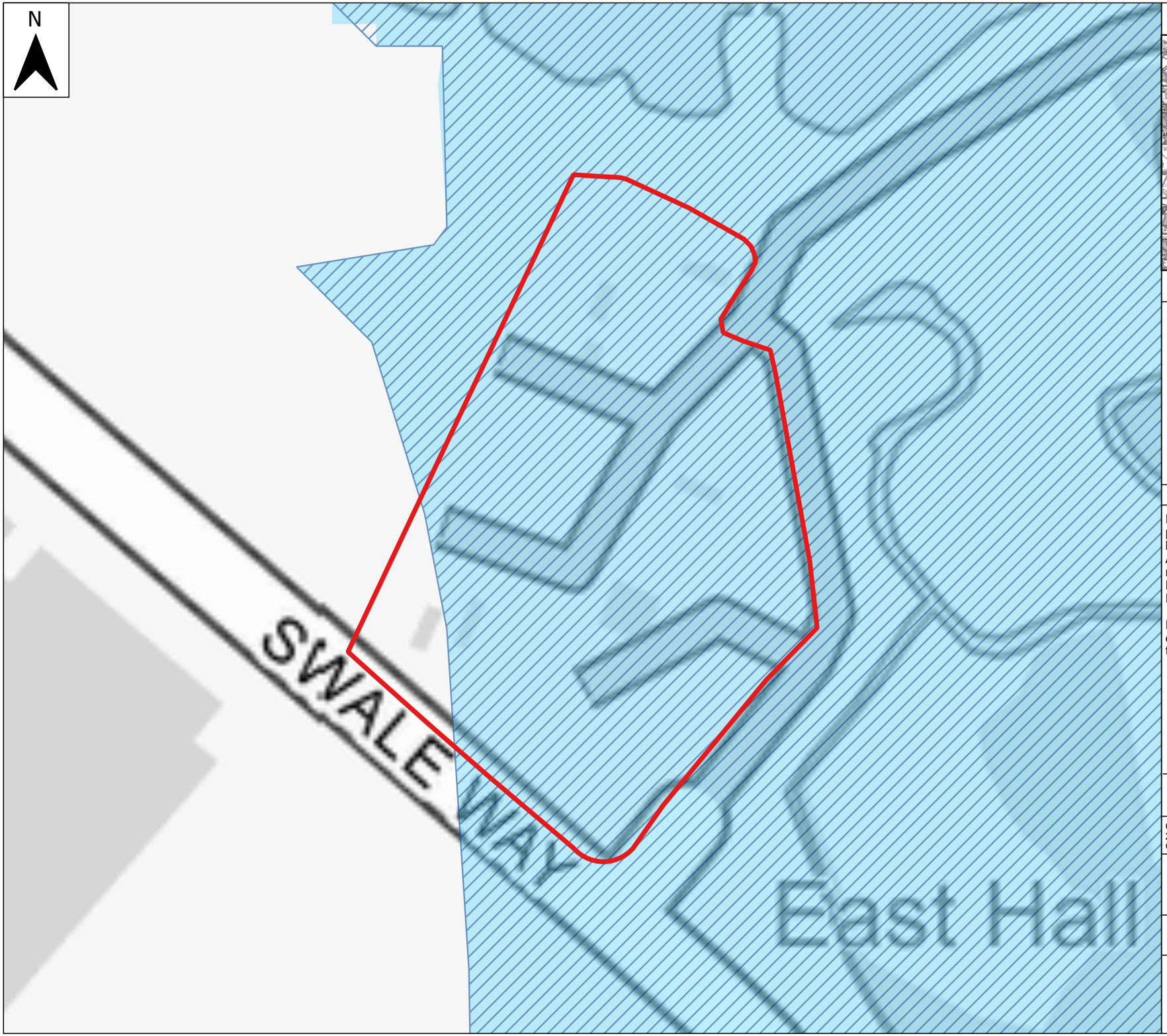
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LEVEL 2 SFRA:
RISK OF FLOODING FROM RESERVOIRS - SHELAA-435

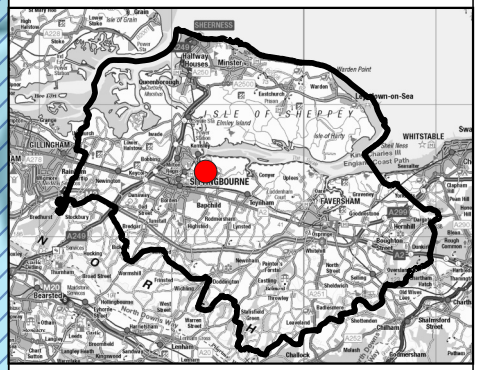
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Location Plan



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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-435

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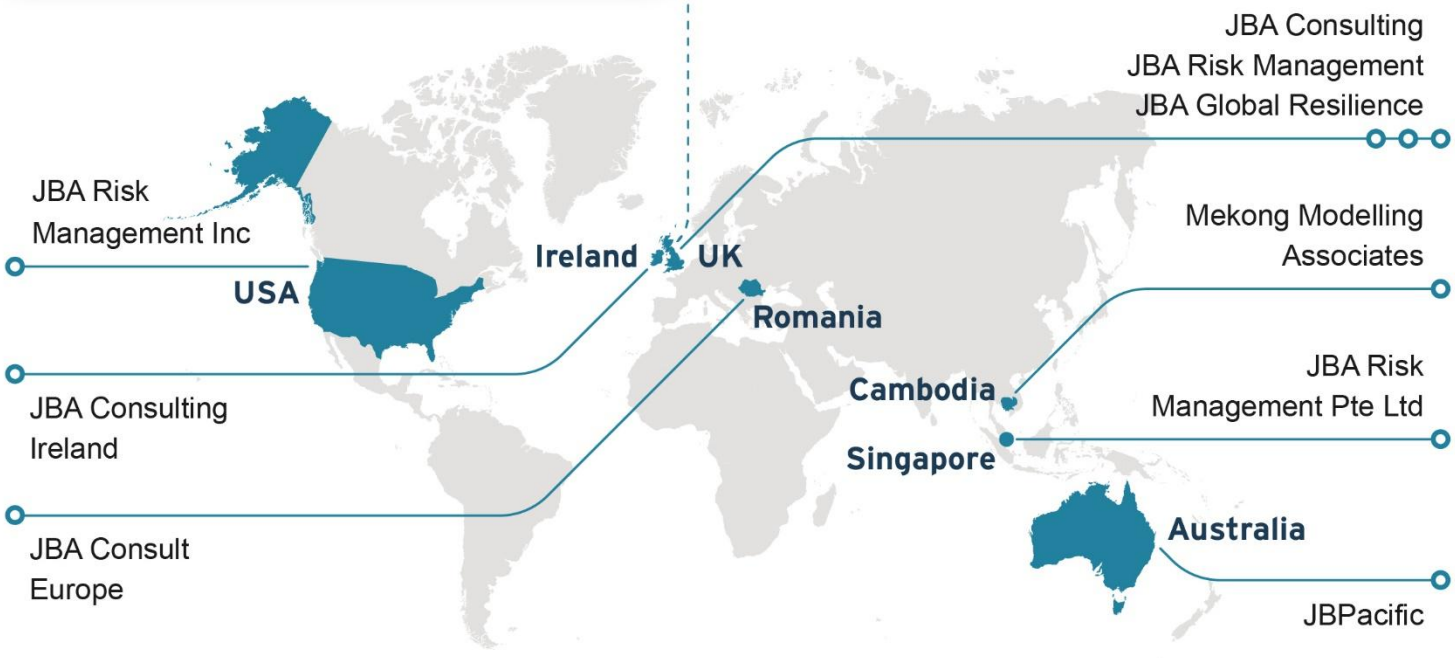
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