

Examination of the Medway Core Strategy Development Plan Document

INSPECTOR'S MATTERS AND ISSUES

ENVIRONMENT AGENCY'S RESPONSE

6) Infrastructure

b) Does the CS comply with national policy in relation to development in areas at risk of flooding?

Yes

The Environment Agency acknowledges that focus of Medway's strategy for regeneration includes a lot of the urban area of Medway which is susceptible to flooding, including a significant amount of waterfront development. It is therefore unavoidable that some development – that which contributes to the regeneration of Medway – will take place within the floodplain. Policy CS5 Development and Flood Risk recognises this and outlines the approach and principles development in flood risk areas must adhere to. These are in accord with the principles outlined both in the National Planning Policy Framework (NPPF) and the PPS25 Practice Guide, which is still extant as it was not listed in Annex A of NPPF.

Medway's SFRA was completed in 2006 and updated in an addendum in 2011. Medway have also produced a Flood Defence Strategy High Level Appraisal (2011). These documents provide sound evidence on which to base a sequential approach to development and should ensure that development can go ahead safely without adverse impacts elsewhere. Area specific considerations have also been examined in the SFRA which will support the sequential approach and there are also a number of policy recommendations which have been included in CS5 Development and Flood Risk.