

FLOOD RISK ASSESSMENT

To support application reference. 20240641 for alterations to swing bridge

 **Canal Basin, Albion Parade, Gravesend, Kent**

Prepared by Hume Planning Consultancy Ltd.

On Behalf of: The Embankment Marina Gravesend Ltd

Our Reference: HPC_1578

Date: August 2024

1. Introduction

This Flood Risk Assessment (FRA) has been prepared on behalf of The Embankment Marina Gravesend Ltd for the proposed development involving alternations to the swing bridge at Canal Basin, Albion Parade, Gravesend.

This appraisal has been undertaken in accordance with the requirements of the National Planning Policy Framework (2023).

Paragraph 173 of the NPPF states that when determining applications, LPA's should ensure that flood risk is not increased elsewhere and should be supported by a site-specific flood risk assessment. Paragraph 174 of the NPPF set out that applications for some minor development should not be subject to the sequential and exceptions tests.

2. Development Site and Location

The Swing bridge is located over the tidal lock, to the entrance into the Canal Basin from the River Thames. It is situated east of Gravesend Sailing Club, along Albion Parade, Gravesend, DA12 2RN.

The bridge provides a pedestrian and cycle route, connecting to Gravesend Town Centre to the west of the bridge. The use of the bridge allows access from the River Thames for boats entering and leaving the Canal Basin, the mechanism allows the bridge to move horizontally. However, in its current poor state of repair, the bridge is currently closed to the public due to the safety risks the current condition presents to public use.

The bridge mechanism is placed on the east bank and allows the bridge to pivot horizontally 90 degrees and lay on the east bank. The deck of the bridge is formed by timber sleepers and intermediate timber beams, this is covered by two layers of plywood and a waterproof membrane.

Reference to the EA's 'Flood Map for Planning' identifies that the application site is located within Flood Zone 3 and is at low risk of surface water flooding. Flood defences have been built to protect against flooding from the sea (shown as an orange line on the map).

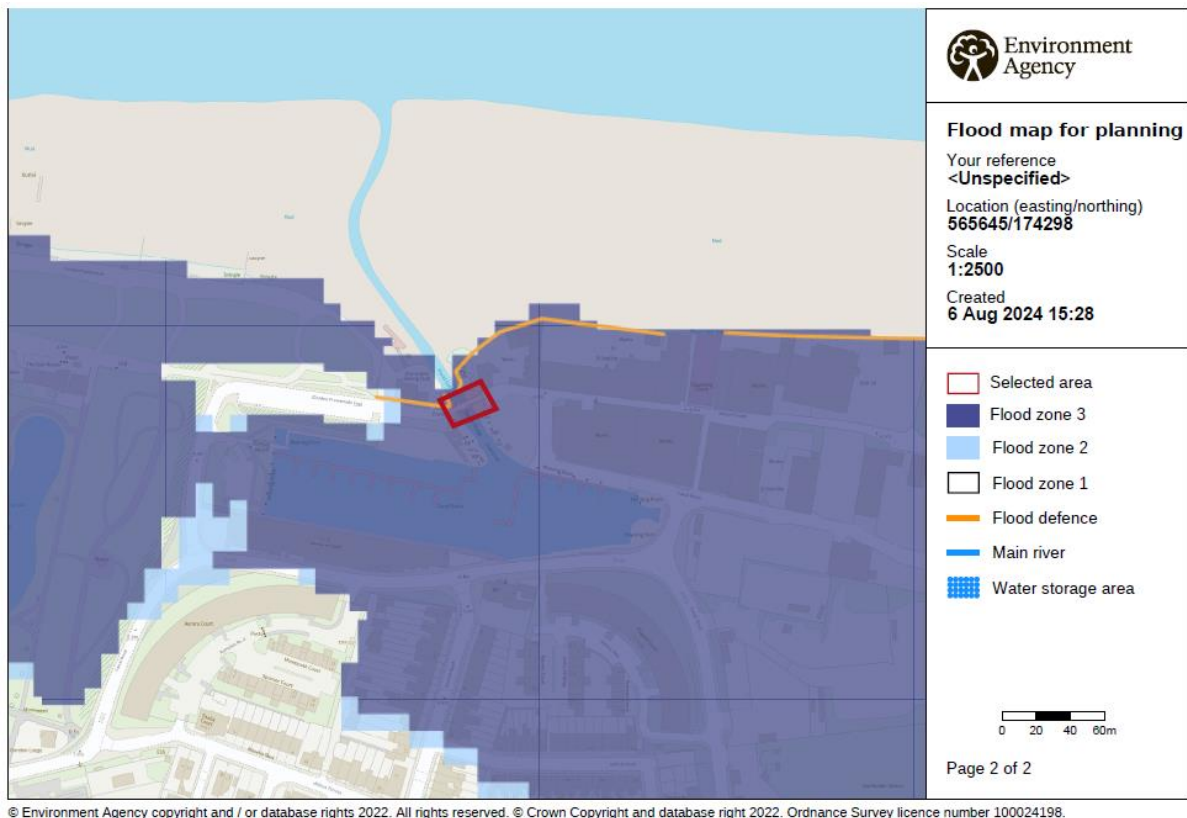


Figure 2: EA Flood Map for Planning

3. Development Proposal

The proposals comprise of operational development to repair and refurbish the existing Grade II Listed swing bridge involving changes to access, surfacing and railings. The existing bridge is in a poor state or repair and is closed to the public due to safety concerns.

In reference to Annex 3 of the NPPF, the vulnerability classification of the proposed development is categorised as being water compatible as it involves an existing bridge structure located over the water in the Canal Basin.

4. Site-specific Assessment

As demonstrated above, the main source of flooding at the application site is tidal/sea. The site is shown to be located within Flood Zone 3 (high probability of flooding).

The site has no or low risk of flooding from all other sources (including fluvial, surface water, groundwater and reservoirs).

The extent of Flood Zone 3 does not take account of the presence of flood defence assets, and in this case, therefore ignores the wider Thames Tidal Defences. With the benefit of these defences, the flood risk at the site is considered to be significantly lower than typically associated with Flood Zone 3.

The EA publishes records of historic flooding. The site is not shown to have flooded during historic events.

The development proposals relate to alterations and repairs to the existing swing bridge. The operational change to the bridge is considered to be water-compatible development which is acceptable within Flood Zone 3.

There will be no changes of use or new buildings constructed within the flood risk area and the development will not displace floodwater or affect the basin.

The proposed works will enable pedestrian access across the bridge to be re-instated which will provide improved means of access as result.