Environment Agency

For homes and habitats

Louise St John Howe
PO Services

Date: 29 October 2026

Sent by email

Dear Louise,

Submission of hearing statement to phase 2 hearings of the examination of the Medway Local Plan.

Thank you for consulting us on the phase 2 hearings of the Medway Local Plan. Please find below our hearing statement.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Connor Bowman
Sustainable Places Planning Specialist
E-mail kslplanning@environment-agency.gov.uk

Environment Agency

For homes and habitats

Environment Agency ID number E.68

Medway Local Plan Examination: Matters, Issues and Questions
Phase 2 Hearings

Matter 13 – Site allocations

Policy SA1: Chatham Town and Surrounds

13.15 **Where 'flood risk assessment' is identified under Policy SA1 (criterion 15.) what does this mean as regards a design principle (the sub-heading)?**

Whilst we would support the principle of applicants submitting flood risk assessments with applications that require them, this question would be for Medway Council to answer, as this refers to the way that they have written the policy. The FRA should inform the design and layout, ensuring the sequential approach is followed.

13.16 **Under the 'Site-specific Information table', are any of these sites located in Flood Zone 3a/3b and if so, how are they justified? Will flood risk be adequately mitigated and does this have an impact on deliverability? Please also respond to the Environment Agency comments on flood risk for sites listed in Policy SA1, as set out in its Phase 1 Hearing Statement.**

Policies Map ID	The site lies in Flood Zone 3a/3b
CCB1	N/A (Flood Zone 1).
CCB3	N/A (Flood Zone 1).
CCB4	N/A (Flood Zone 1).
CCB7	This site lies partially within Flood Zone 3a.
CCB8	This site lies entirely within Flood Zone 3a.
CCB12	N/A (Flood Zone 1).
CCB15	N/A (The site lies mainly within Flood Zone 1, with a section of the site within Flood Zone 2).
CCB19	N/A (Flood Zone 1).
CCB20	N/A (The site lies mainly within Flood Zone 1, with a section of the site within Flood Zone 2).
CCB21	N/A (Flood Zone 2).
CCB24	The site lies within Flood Zone 3a.
CCB27	The site lies within Flood Zone 3a.
CCB30	N/A (Flood Zone 1).

CCB31	A small area of the site lies in Flood Zone 3a. Most of the site lies in Flood Zone 1, with a section of the site in Flood Zone 2.
CCB37	N/A (Flood Zone 1).
CCB39	N/A (Flood Zone 1).
CCB41	N/A (Flood Zone 1).
CCB49	N/A (Flood Zone 1).
FP10	N/A (Flood Zone 1).
FP25	N/A (Flood Zone 1).
GS2	N/A (Flood Zone 1).
L7	N/A (Flood Zone 1).
L9	N/A (Flood Zone 1).
L12	N/A (Flood Zone 1).

The Environment Agency have previously made site-specific comments at the Regulation 19 stage.

Policy SA2: Heritage-led sites

13.21 **Under the 'Site-specific Information table', are any of these sites located in Flood Zone 3a/3b and if so, how are they justified? Will flood risk be adequately mitigated and does this have an impact on deliverability? Please also respond to the Environment Agency comments on flood risk for sites listed in Policy SA2, as set out in its Phase 1 Hearing Statement.**

Policies Map ID	Flood Zone 3a/3b
CCB25	The site lies entirely within Flood Zone 3. A small section of the site lies within Flood Zone 3b, with the rest of the site in Flood Zone 3a.
CCB35	A section of the site lies within Flood Zone 3a.
FP1	N/A (Flood Zone 1)
FP11	The site lies partially within Flood Zone 3. A section of the site lies within Flood Zone 3b and a section of the site lies within flood Zone 3a.
FP12	N/A (Flood Zone 1)
FP14	The site lies partially in Flood Zone 3a.
FP16	N/A (Flood Zone 1)
RWB19	A small section of the site lies within Flood Zone 3a (the rest of the site lies within Flood Zone 2).

The Environment Agency have previously made site-specific comments at the Regulation 19 stage.

Policy SA4: River Waterfront

13.45 **Under the 'Site-specific Information table', are any of these sites located in Flood Zone 3a/b and if so, how are they justified? Will flood risk be adequately mitigated and does this have an impact on deliverability? Please also respond to the Environment Agency comments on flood risk for sites listed in Policy SA4, as set out in its Phase 1 Hearing Statement.**

Policies Map ID	Flood Zone 3a/3b
GN3	The majority of the site lies within Flood Zone 3a.
GN6	A small section of the site lies within Flood Zone 3b. The rest of the site lies partially within Flood Zone 3a.
GN15	This site lies mainly within Flood Zone 3b.
SMI6	A section of the site lies within Flood Zone 3b. The rest of the site lies partially within Flood Zone 3a.

The Environment Agency have previously made site-specific comments at the Regulation 19 stage.

Policy SA5: Strood Town Centre and Surrounds

13.58 **Under the 'Site-specific Information table', are any of these sites located in Flood Zone 3a/3b and if so, how are they justified? Will flood risk be adequately mitigated and does this have an impact on deliverability? Please also respond to the Environment Agency comments on flood risk for sites listed in Policy SA5, as set out in its Phase 1 Hearing Statement.**

Policies Map ID	Flood Zone 3a/3b
SNF5	N/A (Flood Zone 1).
SNF8	The site lies mainly in Flood Zone 1, with a small section of the site in Flood Zone 3a.
SNF9	N/A (Flood Zone 1).
SNF15	Part of the site lies within Flood Zone 3b. The majority of the rest of the site lies within Flood Zone 3a.
SNF17	N/A (Flood Zone 1).
SNF20	N/A (Flood Zone 1).
SNF23	The site lies in Flood Zone 3a.
SNF24	The site lies in Flood Zone 3a.
SNF27	N/A (Flood Zone 1).
SNF30	The site lies in Flood Zone 3a.
SNF31	The site lies in Flood Zone 3a.

SNF32	The site lies in Flood Zone 3a.
SNF34	The site lies in Flood Zone 3a.
SNF35	The site lies partially within Flood Zone 3a.
SNF38	The site lies within Flood Zone 3b.
SNF41	The site lies partially within Flood Zone 3a. A small section of the site lies within Flood Zone 3b.
SNF44	N/A (Flood Zone 1).
SR25	N/A (Flood Zone 1).
SW6	N/A (Flood Zone 1).
SW7	N/A (Flood Zone 1).

The Environment Agency have previously made site-specific comments at the Regulation 19 stage.

Policy SA10: Lower Rainham

13.131 **Are there any significant constraints relating to viability, land ownership, flood risk, contamination or infrastructure provision?**

The sites listed are in Flood Zone 1, so we would have no comments regarding flood risk at this location.

General questions for policies SA7 & SA12

13.161 **Taking Policies SA7 to SA12 collectively, is there sufficient certainty that the necessary transport, utilities, water, wastewater, education, healthcare, green infrastructure and environmental mitigation measures will be delivered in step with development?**

As referred to in our response to the Regulation 19 consultation, in response to Policies SA8, SA11 and SA12. It is not clear how proposed development sites in Flood Zone 3b, that are currently undefended, could be implemented without increasing flood risk elsewhere. These sites are contrary to the National Planning Policy Framework (NPPF), and it is not clear how they have been brought forward to pass the sequential test, nor whether they could pass the exception test.

Policy SA13: Frindsbury Peninsular Opportunity Area

13.174 **What flood risk evidence supports the allocation?**

Medway Council have allocated this site for development but have not confirmed the proposed use. As the use is not known nor the extent of any necessary flood mitigation, it is not possible to comment on the evidence to

support the allocation. This would be for Medway Council to provide further detail.

13.175 **Have the sequential and exception tests been applied appropriately?**

Until the type of development is confirmed, it is not possible to comment on whether the Tests have been applied appropriately nor in the case of the Exception Test, whether it is required or feasible to be passed. This would be for Medway Council to provide further detail.

13.176 **How will future flood risk and climate change impacts be managed throughout the lifetime of development?**

It is not certain how Frindsbury Peninsular Opportunity Area will be protected from future flood risk. In our response to the Regulation 19 Local Plan consultation, we made comments regarding Policy SA13, which states that the delivery of strategic flood risk infrastructure will be part of subsequent design principles. However, there is no certainty when the infrastructure will be implemented. The strategic flood risk infrastructure would need to be planned and delivered prior to the initial phase of development.