

Email information between the Penshurst Estate and the Environment Agency.

In the statement made to the inquiry by Tom Tugendhat MP, he referred to the discussions between the Penshurst Estate and the Agency. He cited an email dated 16 April 2021, with reference to the extra Estate land that may be required. This is not yet an inquiry document.

The 16 April 2021 email is attached to this note. It is from Tim Connell to the representatives of the Penshurst Estate. They had asked to be kept informed of the likely effects on the Estate throughout the development of the project. This is the most recent one that they have received.

Mr Connell refers to “the total additional area of Penshurst Estate to be impacted by increasing the storage area to 28.60mAOD” of 8.51 acres. This is the area affected without reference to any area covered by the deeds.

The various locations of the 8.51 acres figure are shown on the plan attached to the email, ref173054_PLN_INFO_37.1_D. This shows the relationship of the area that is likely to flood in the 1% AEP +climate change event flood event, and the land owned by the Penshurst Estate (and the land covered by the easement between the Environment Agency and the Penshurst Estate dated 8th December 1976).

The green shaded areas are the “Area where 1% AEP +climate change event 28.60m AOD scenario extends beyond 1% AEP +climate change event 28.05m AOD scenario”. This is essentially the pink area in the Flood Risk Assessment, Appendix B, cropped to the land owned by the Penshurst Estate.

As the plan also shows, most of this is covered by the existing easements. An additional 0.63 acres would lie outside those areas.

It can also be noted that there are some areas of the Estate which are predicted to be affected in this flood design event under the existing Scheme which lie outside the areas covered by the deeds.

Environment Agency

4th May 2021

Copy of email

From: Connell, Tim
Sent: 16 April 2021 16:14
To: David Warman <David@RichardMax.co.uk>
Subject: RE: River Medway (Flood Relief) Act 1976

Dear David,

Please find attached an updated version of the plan provided with my e-mail of 26 March.

I can also confirm that the update to Jonathan's figures from this plan shows the total additional area of Penshurst Estate to be impacted by increasing the storage area to 28.60mAOD is 8.51acres, a small increase from the 7 acres previously advised in August 2019.

Kind regards,

Tim

Area Operations Manager (South London & West Kent)

Environment Agency South East,

Direct dial: 020847 46818

Mobile: 07775 702130

Orchard House, Endeavour Park, London Road, Addington, Kent, ME19 5SH

From: Connell, Tim
Sent: 26 March 2021 13:54
To: David Warman <David@RichardMax.co.uk>
Subject: RE: River Medway (Flood Relief) Act 1976

Dear David,

Please find attached a further letter from Dalcour Maclaren to Savills dated 13 August 2019. This explained that the plan sent with their letter of 2 May 2019 was wrong, and the attached plan was provided in its place.

Please note that further refinement of the modelling has been undertaken since 2019, and we will send a

current, updated version of this plan in the near future.

Best wishes,

Tim

Area Operations Manager (South London & West Kent)

Environment Agency South East,

Direct dial: 020847 46818

Mobile: 07775 702130

Orchard House, Endeavour Park, London Road, Addington, Kent, ME19 5SH

From: David Warman [<mailto:David@RichardMax.co.uk>]
Sent: 23 March 2021 10:18
To: Connell, Tim <Tim.CConnell@environment-agency.gov.uk>
Subject: RE: River Medway (Flood Relief) Act 1976

Dear Tim

Thank you for your response. I will seek instructions and we will respond in due course.

Please could you provide a copy of the plan enclosed with the letter to Savills.

Many thanks

David



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London

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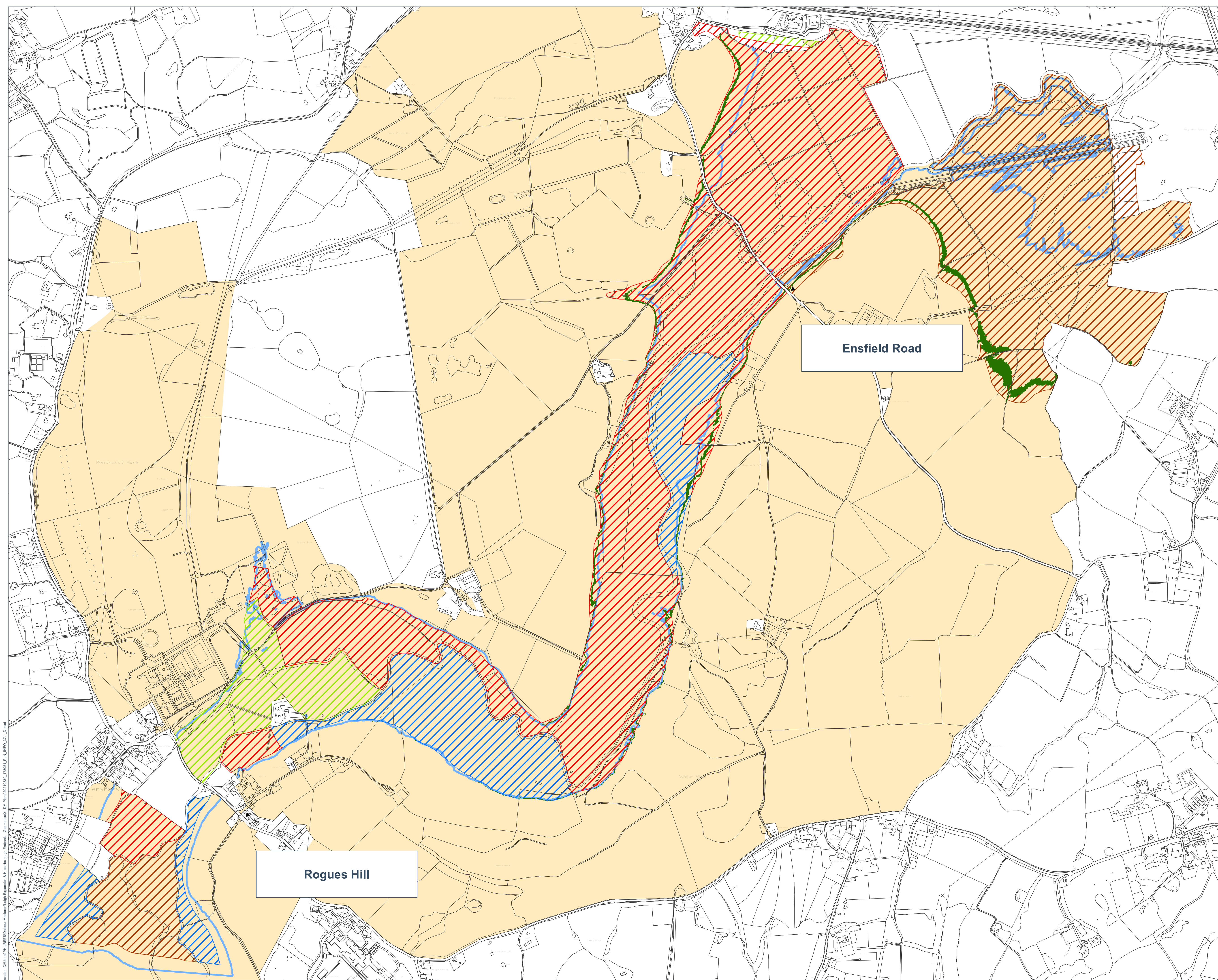
Mob: 07729113312


www.richardmax.co.uk

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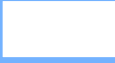


**DALCOUR
MACLAREN**


Key:


Land Owned by Penshurst Estate (Title Nos: K909860, K911991, K913185, K947271, K947272, K947274, K947276, K947277, K912708)


Area where 1% AEP +climate change event 28.60m AOD scenario extends beyond 1% AEP +climate change event 28.05m AOD scenario


Natural Flood Extent (1 in 100 year + 25% for climate change)

Digitised from Deeds:

Penshurst Place Estate - Blue Land

Penshurst Place Estate - Brown Land

Penshurst Place Estate - Green Land

Penshurst Place Estate - Red Land

Notes

The 1% AEP +20% flows flood extents for the MOWL 28.05m AOD NMOWL 28.60m AOD were modelled in Summer 2020 by JBA and issued to Dalcour Maclaren.

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

Grantor:

N/A

Signed:

Date:

Location:

River Medway, Penshurst to Leigh, Kent.

Coords: 554,240 144,583

Scheme Name:

Leigh FSA & Hildenborough Embankment

Drawing Name:

Information Plan

Drawing No: 173054_PLN_INFO_37.1_D


Rev	Date	Description
-	31.10.2018	First Issue
A	27.11.2019	Second Issue
B	02.04.2019	Third Issue
C	12.08.2019	Fourth Issue
D	16.04.2021	Fifth Issue


Drawn: PR

Approved: CO

Sheet No: 1 of 1

Sheet Size: A1





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Site Plan

03456901380207027603450Metres

Scale: 1:5,500