

**To:** Kent Flood Risk Management Committee – 23rd November 2020

**From:** Tony Hills, Chairman of the Kent Flood Risk Management Committee  
Stephanie Holt-Castle, Interim Director of Environment, Planning and Enforcement

**Subject:** Little Venice Country Park and Marina

**Classification:** Unrestricted

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**Summary:** To update the Committee on the Little Venice Country Park and Marina

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## **1. Background**

1.1 The issue of Little Venice was raised during the Kent Flood Risk Management Committee meeting on 9 March 2020. I therefore invited interested parties to participate in a site visit and discussion. At the same time, legal advice on the possibility of undertaking a compulsory purchase was sought in accordance with the Committee's wishes.

1.2 Due to the Covid-19 pandemic, it proved impossible to hold a physical site visit. Furthermore, the use of a drone to film the site was not possible due to GDPR considerations. Nevertheless, all the attendees were very familiar with the site which ensured that a productive discussion could take place on a Virtual basis.

## **2. The Virtual Site Visit**

2.1 The Virtual site visit was held on 23 September 2020. Notes of this visit included in the report to the November 2020 meeting of the Committee (**Appendix 1**). The Committee agreed to receive a further report in July 2021.

## **3. Discussion with the Landowner.**

3.1 Mr Albert Lee, the owner of the Little Venice site wrote to Mr Tony Hills, the Chairman of the Committee asking for a meeting to discuss the situation at the site. This meeting was held on 8 April 2021. It was attended by the Chairman, Max Tant and Tony Harwood from KCC and by Mr Albert Lee (landowner) and Iris Lara (site manager). Andrew Tait from Democratic Services was also present.

- 3.2 The meeting was regarded by all parties as a positive experience as one of the outcomes was that closer liaison between all parties involved was set as a welcome goal for the future.
- 3.3 The Chairman agreed to Mr Lee's request for him to attend the July Committee meeting in order to discuss Members' concerns in a formal setting. Mr Lee also undertook to provide supporting documentation.
- 3.4 Mr Lee has provided the following documentation:-

**Appendix 2:** Introductory Letter

**Appendix 3:** The Little Venice Flood Plan.

**Appendix 4:** Photographs of Flotation Systems.

**Appendix 5:** Information provided to residents.

**Appendix 6:** Community Flood Plan (*Redacted*).

#### **4. Conclusions**

- 4.1 The three areas of concern identified in September 2020 were:

The possibility of zoning the site by floodwater depth and velocity; better informing the residents of the flood risks on site; and establishing the exact level of responsibility for the duty of care at the site, including for evacuation and return of residents, and how this will be enforced if required.

- 4.2 The documents provided suggest that information is being provided to the residents and that the duty of care is taken very seriously. Liaison on the question of site zoning is taking place and there is a willingness on all sides to see whether this can be undertaken.

#### **5 Recommendations**

- 5.1 The Committee is invited to note the progress made together with any matters arising from the discussion with the site landowner.

#### **5. Report Author:**

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