Q10.2. Subject to the Council’s proposed modifications, does policy DC2 set out a sound approach to flood risk and water management?

In relation specifically to Consicilffe Park and the Baydale Beck which is currently a wildlife haven however does flood on an average 2 year intervals, shutting Staindrop Road, a strategic feeder into the town, partially due to a tunnel diversion that was constructed a number of years and does cause a pinch point on the system. With any development this will exaggerate the current problem even with large retention devices to the side of the beck, never mind the safety aspect of such large ponds for children. The Council have not got the best track record for adoption and maintenance of these assets over the years and an inevitable increase in these devices if green field development is planned would make the area dangerous and cause more frequent closures of Staindrop Road. The DBC Strategic Flood assessment is extremely generic and does not touch on current points within the town that are susceptible or regularly flood currently, it also does not touch on DBC’s current obligation of highway drainage and retention tanks along with associated maintenance. If we are to believe climate change forecasts then the current flood areas without any development are likely to increase with intervention and clear planning will be required to ensure status quo. The current flooded strategic road would need to be addressed with mitigation and designed for a 1 in 100 storm as the current flooding is at best caused after a 1 in 5 year storm, as per the Tees Valley Authorities local standards for sustainable drainage before development was started.