

written statement for

Matter 10 subjects

Wednesday 23 June am

M10. Other strategic and development management policies

Flood risk and water management (policy DC2)

Strategic policy DC2 aims to ensure that development is focussed in areas of low flood risk and reflects the requirements of national policy relating to the use of sequential and exception tests. Policy DC2 also sets out various development management requirements relating to flood risk, drainage and water management. The Council's response to PQ13 advises that six housing allocations, one mixed use allocation and two employment allocations include areas of high flood risk identified in the Strategic Flood Risk Assessment. The Council has proposed modifications to various parts of the Plan, including policy TC6 (town centre fringe) and appendix B (development requirements), aimed at ensuring that development will be avoided in those parts of the allocations. The Council's response to PQ15 advises that the Environment Agency consider the Plan to be sound but recommend a number of changes. The Council has proposed modifications accordingly where they consider they are required to address a soundness issue. The Council has proposed two modifications to policy DC2 aimed at ensuring it is effective.

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 Consicliffe 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.