

North Plymstock Area Action Plan Public Examination

Document Number:	PCC Flood Risk
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Title:	PCC Response to Representations Regarding Flood Risk
Examination Session:	N/A

The Issue

1. This paper has been prepared in response to concerns raised by the Environment Agency (EA) about:
 - **NP01 Plymstock Quarry:** They object on grounds that there is insufficient evidence base on flood risk. Which creates uncertainty about the physical and economic implications of development in high flood risk areas.
 - **Evidence Base - Strategic Flood Risk Statements (SFRA);** Plan is insufficiently informed regarding the physical implications of economically-driven development in areas of high flood risk.

Background

2. As detailed in papers submitted to inform Plymouths Core Strategy Public Examination, the Council has sought to engage with the Environment Agency on the matter of flood risk and has responded positively to the need to produce a robust evidence base.
3. Working in partnership with the EA the Council has produced a Level 1 SFRA as evidence base for the Core Strategy and commissioned more detailed Level 2 SFRA to inform the proposals contained with AAP's covering zones of potential flood risk.
4. Consultation with the EA on the Level 1 SFRA and the scope of the brief for the Level 2 SFRA identified no need for further SFRA to cover North Plymstock. The Council was therefore surprised that these issues were not raised until October 2007.
5. The Council has responded to the EA's concerns by commissioning work to further explore the flood risk issues associated with the proposed HQPT route & other transport infrastructure.

Results of NPAAP Level 2 SFRA

6. Attached to this paper are two reports from JBA Consulting. They clarify that the primary concern is the capacity of the existing culvert under Billacombe Road. The reports estimate that the existing culvert has the capacity to deal with up to a 1 in 100 year flood. This information refines flood risk in the areas around the access to Billacombe Road & the HQPT route to the equivalent of Flood Zone 1 or 2. The Council considers that the proposals for 'essential infrastructure' included in NP01, NP07 & NP08 pass PPS25's sequential test and is consistent with PPS25's guidance on flood vulnerability of proposed development.

7. The reports also conclude that detailed flood risk assessment work will be required at the project stage of the above proposals this should include:
 - A detailed hydraulic model of Billacombe Brook
 - A surface water discharge assessment to consider any flow attenuation or SUDs requirements.

Conclusions

8. The Council is confident that the North Plymstock AAP is sound in relation to flood risk issues. The work on Level 2 SFRA reinforces this position.

Related Documents

- Paper to inform PCC Core Strategy Public Examination (PCC Test7H Flood Risk and Level2 SFRA)
- PPS25 (2006)
- Level 2 SFRA (JBA Consulting, 2006)
- SFRA (Pell Frischmann, 2006)