

Church Cliff Drive, Filey – Site HA23 (Flooding Information):

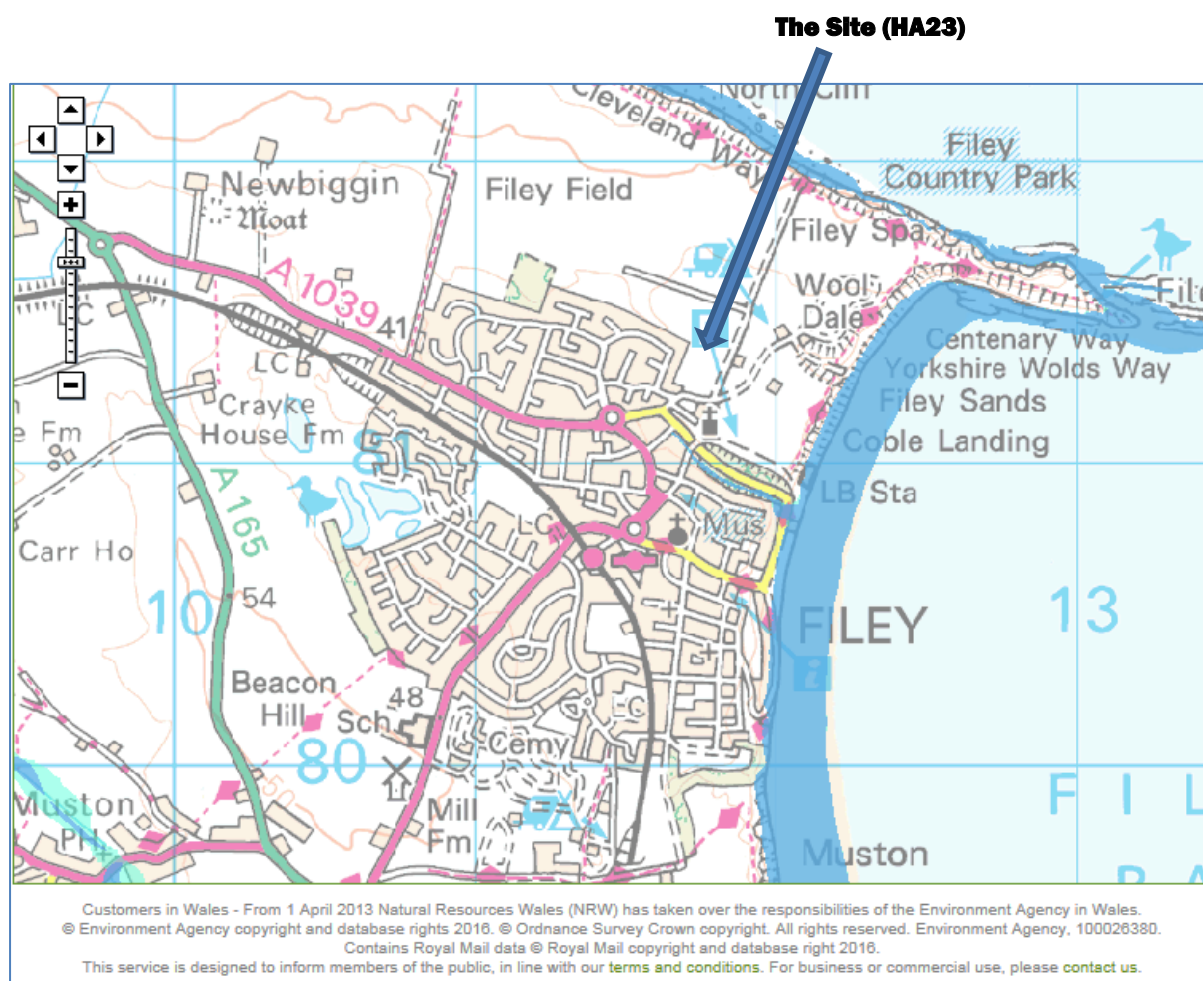
A question was raised during the hearing session on Matter 1 - Tuesday 16th August (AM) regarding the Site HA23 and flood risk. The Inspector has asked that the Council explain the process by which site HA23 (land off Church Cliff Drive, Filey) was assessed in terms of flood risk and to demonstrate that the site would be safe from the risk of flooding and that the proposals would not increase flood risk elsewhere.

It is the view of some respondents that the site lies within what should be defined as Flood Zone 3 and this point is taken from reading the SFRA (Ref: CSD-27)

Council Response:

Firstly it should be noted that all sites are considered by the relevant bodies in respect of flood matters and that neither the Environment Agency nor Yorkshire Water have raised any objection in principle to the inclusion of this site throughout the Plan making process. The Environment Agency did state that a flood risk assessment with a surface water drainage strategy would be required but this is not unusual for the consideration of planning applications (such requirements and the Development Management process are also referred to at the end of this statement).

It should be noted that the site in question is identified as being outside of Flood Zones 2 and 3 as identified on the Environment Agency's Flood Maps as shown on the extract below.



There remains some confusion over the classification of this piece of land in respect of its Floodzone categorisation and the SFRA must be read very carefully to understand it.

The SFRA (Update 2010) (CSD-27) under Para 11.5.3.1 on Page 96 states:

The majority of Filey is classified as Flood Zone 1, however as explained above, a significant amount of flooding has occurred within the settlement. Historic and hydraulically modelled flood extents have been included in Figure 11.11. For the purposes of land use planning and development control these flood extents should be accorded the same status as Flood Zone 3. All currently developed sites within this zone may be accorded 3a(i) status, while all other areas within Zone 3 should be accorded Zone 3b status.



Figure 11.11

The Site (HA23)

The critical term to take from this is 'these flood extents'. What this actually states is that if an area is identified within the Filey Flood Extent as shown on Figure 11.11 (the extract of which is shown above) then these areas should be classed as Zone 3a(i). This site is not covered by any demarcation on Figure 11.11 and is therefore classified as Flood Zone 1. The Local Planning Authority has asked for confirmation that this is a correct understanding of the situation with the Borough's Flood and Coastal Engineer who has confirmed it is.

This confirms the status of the site as not being within a Flood Zone and therefore is not restricted in terms of its availability or deliverability.

The site, as with all development sites, will have to address any drainage matters fully on the submission of a planning application. This will be through the submission of a drainage assessment and/or strategy that demonstrates that the site can be adequately drained, will not flood and will not cause flooding to other properties off site. The submitted information will be considered by the appropriate bodies which may include the Borough Council's Drainage Engineers, Yorkshire Water and the Local Lead Flood Authority (North Yorkshire County Council).

Other Comments to be Addressed by the Council on Flooding:

- 1) Photographic evidence of 'ponding' at the base of this site is a result of surface water run-off and bunding provided on the southern edge of the site by the landowner to reduce run-off into surrounding areas. Such issues would be fully addressed by the Filey Flood Alleviation Scheme, the development of the site or a combination of both.

- 2) It has been stated that the SHELAA Working Group suggested that, in the short term and in the absence of flood mitigation measures, this should be considered as Flood Zone 3 due to previous flood events in Filey as a whole. This is not disputed but the fact is as shown above the site is classed as Flood Zone 1. The housing allocations assessment is based on evidence at hand; therefore the assessment reflects the fact that the site is classed as being in Flood Zone 1. It acknowledges that there is the potential that the scheme may not come forward until the Filey Flood Alleviation Scheme has been implemented but that it is not prevented from doing so subject to meeting any requirements of those bodies referred to earlier in the statement.