

COMMENTS ON STATEMENT REF: EX15

SCARBOROUGH BOROUGH COUNCIL'S RESPONSE TO THE INSPECTOR'S REQUEST CHURCH CLIFF DRIVE, FILEY – SITE HA 23 (FLOODING INFORMATION)

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Background

The assessment by SBC Planning Officers of the flood risk associated with Site HA23 was first raised by Mr John Mook at the public meeting held at the Evron Centre in Filey in 2014. The question was not answered with any clarity. SBC Planning Officers dismissed the residents' concerns, without any supporting information.

The residents made it very clear in their objections to the 'Draft Local Plan' that they felt both the methodology used and resulting assessment was flawed. An example of the written responses to the 'Draft Local Plan' is attached (see Report prepared by Dr E. Agus, dated September 2014. In particular, Question 4 (p10) and subsequent comments). This report was endorsed by local residents. Many of the 80+ respondents to the 'Draft Local Plan' raised the issue of flooding.

Again, SBC Planning Officers dismissed the residents' concerns, and did not carry out any robust and diligent assessment. Instead, superficial responses were provided in SBC's comments on objections to the 'Draft Local Plan'.

Residents made further objections and reference to flawed methodology and assessment in the responses to the 'Proposed Submission Version Local Plan'. An example of the written responses to the 'Proposed Submission Version Local Plan' is attached (see report prepared by Dr E. Agus, dated 17th December 2014).

Hearings

Based on the above, and in view of the consistent objections and concerns raised by residents, it was disappointing that at the hearing on 16th August, SBC's Forward Planning Officers were not fully briefed on this issue and they had to be given additional time to respond. It demonstrates that residents concerns have been consistently disregarded.

Comments

There has been a fundamental failure by SBC Planning Officers to look beyond the contrived interpretation of the SFRA and to acknowledge that Site HA23 is subject to flooding.

Furthermore, SBC's response to the Inspector's request, comments only on the Strategic Flood Risk Assessment (SFRA) Figure 11.11 (this is dated January, 2010). This shows a hatched area indicating "*Proposed Flood Storage Areas*" which were to be developed as part of the Filey Flood Alleviation Scheme (Filey FAS). Extract 1 below shows these areas with purple hatching.

EXTRACT 1: TAKEN FROM FIGURE 11.11 OF THE SFRA

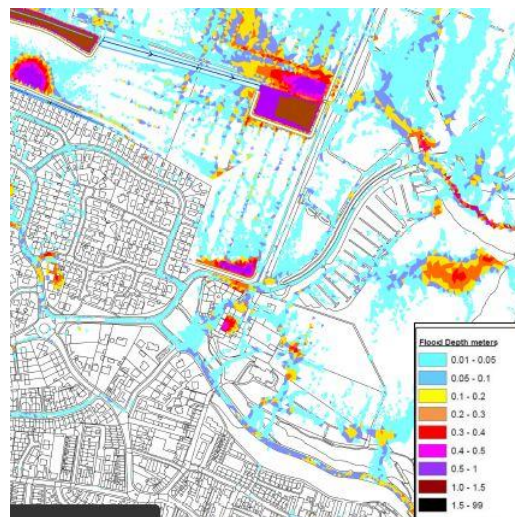


Usefully, this shows that Site HA23 would be protected from flood risks. Furthermore, the SFRA fails to note that the blue hatched areas showing the extent of flooding are principally related to reported incidences of flooding, and it is not difficult to conclude that although surrounding fields may have flooded, no one would have reported these incidences.

However, it is disrespectful to both The Inspector and to the local residents that SBC do not acknowledge that Figure 11.11 is now incorrect and out of date, again resulting in a significantly unsound assessment of the classification of Site HA23 with regards to flood risks.

Indeed, Figure 11.11 is now entirely incorrect in relation to the layout of the proposed bunding, and the associated proposed flood storage areas. Extract 2 below shows the areas of historical flooding and flood storage areas associated with the Filey FAS.

EXTRACT 2: TAKEN FROM FILEY FAS



The FAS was developed by SBC, and approved by SBC Planning Officers. Therefore, it is within full knowledge of SBC Planning Officers. As such, it is bizarre that their own approved Filey Flood Alleviation Scheme now includes a water storage area on this site which protects Church Cliff Drive, and the properties beyond, from flood risk by creating a pooled water storage area. In effect, this makes Site HA23 a flood zone.

The proposals for bunding and water storage areas are shown on the attached drawing.

Surely SBC Planning Officers are aware that Site HA23 is subject to flooding now and the FAS will not change the situation?

On this basis the site should be dismissed. Any suggestion that the developer will provide mitigating measures should not be considered acceptable. It has not been demonstrated that this is feasible or viable and that the existing, overstretched surface water system has capacity to cope with any additional discharge.

If this approach was to be adopted nationally then it would make a nonsense of the flood classifications and any site could be developed with nebulous or 'yet to be assessed' mitigation measures.