



# Hartlepool Local Planning Framework Emerging Local Plan

## Matter 14

## Flood Risk



September 2017



## Issue 1 – Are the Plan’s policies and proposals in relation to water quality, management and flood risk soundly based?

Q1. **Are any of the allocated sites located within flood zones 2 or 3<sup>1</sup>? Has additional flood risk assessment work been undertaken in response to the representations of the Environment Agency [representation Pub0101]?**

The sites listed below are located in flood zones 2 and/or 3 in whole or part. A Strategic Flood Risk Assessment (2017) for the borough has been undertaken by JBA Consulting on behalf of the Council. HBC officers have undertaken a flood risk Sequential Test (document reference EX/HBC/29) for site allocations and subsequently a flood risk Exception Test (document reference EX/HBC/30) for those sites identified as requiring the Exception Test. This work was not undertaken specifically in response to the representation from the Environment Agency (EA) but it does respond positively to that representation.

- INF3: University Hospital of Hartlepool
- HSG3: Coronation Drive
- HSG4: The South West Extension Strategic Housing Site
- EMP3a: Oaksway
- EMP3b: Longhill / Sandgate
- EMP3e: Brenda Road
- EMP3h: Graythorp Industrial Estate
- EMP3i: Zinc Works Road
- EMP4a: Hartlepool Port
- EMP4b: West of Seaton Channel
- EMP4c:Phillips Tank Farm
- EMP4d:South Works
- EMP4g: Able Seaton Port
- EMP5: Nuclear Power Station
- EMP6: Underground Storage
- RC2:The Town Centre
- RC3: Innovation and Skills Quarter
- RC5: The Brewery and Stranton Edge of Town Centre Area
- RC6: East of Stranton Edge of Town Centre Area
- RC7: Lynn Street Edge of Town Centre Area
- RC11: York Road South Edge of Town Centre Area

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<sup>1</sup> The Environment Agency submit that the affected allocations are: sites in EMP3, sites in EMP4, EMP5, EMP6, RC3, RC7, RC12 and RC14.

- RC12: The Marina Retail and Leisure Park
- RC14: Trincomalee Wharf Retail and Leisure Park
- RC16: Local Centre 13
- RC16: Local Centre 27
- RC17: Late Night Uses Area
- LT1: Leisure and Tourism
- LT2: Tourism Development in the Marina
- LT3: Development of Seaton Carew

**Q2. Where employment and retail development is proposed within flood zones 2 and 3 has a sequential approach been undertaken to explore other possibilities to accommodate this development in areas of lower risk?**

A flood risk Sequential Test (document reference EX/HBC/29) for employment and retail allocations within flood zones 2 and 3 has been undertaken. The Sequential Test has illustrated that all of the proposed development sites / areas set out in the Publication Local Plan Pre Submission fall into one of the following categories:

- The site is located entirely within FZ1. Therefore it is not necessary to proceed with the Sequential Test.
- The site is located in flood zones 2 and/or 3 in whole or part and the Sequential Test has been passed for one or more of the following reasons:
  - It is not realistic to re-locate the allocation entirely within FZ1.
  - The site already benefits from a resolution to grant planning permission and the Environment Agency has agreed to the proposed flood risk mitigation strategy which will avoid any of the 'more vulnerable' use being located within FZ3.
  - The proportion of the site that is within FZ2 or FZ3 is marginal.
- The site is located in flood zones 2 and/or 3 in whole or part and is classified as 'more vulnerable' or 'highly vulnerable'. The LPA considers that there are wider strategic planning objectives that support the allocation of the site. The allocation needs to be subjected to the Exception Test to determine whether it can be developed safely and whether there are wider sustainability benefits.

**Q3. Has adequate account been taken of existing and future water quality in preparing the Plan and its policies? Should there be a reference in Policy QP6?**

Policy QP6: Technical Matters, states that *'Where appropriate all proposals must ensure that the following matters are investigated and satisfactorily addressed'*. Point 8 of the policy is *'The effects on, or impact of, general disturbance including noise, vibration and dust, fumes, smell and air quality.'* HBC officers consider that this Point of the policy addresses the issue of water quality needs to be amended to state *'The effects on, or impact of, general disturbance including noise, vibration and dust, fumes, smell, air and water quality.'* This will be included in the next issue of the Proposed Main Modifications Document.

**Q4. Does the Plan reflect the work on developing the Local Standards for Sustainable Drainage?**

The supporting text for Policy CC3: Reducing and Mitigating Flood Risk, states that the Tees Valley local Standards for Drainage forms the local standards for the local authorities and, together with the National Standards, strongly promotes the use of Sustainable Drainage Systems. The supporting text continues that

the document will be updated annually and is available on the Borough Council's website. The Policy does not specifically reference the Local Standards. However, by highlighting their availability in the supporting text, the plan supports and encourages the local standards adopted by HBC in that sustainable drainage requirements are identified early on in the development proposals.

## Supplementary Questions

**SQ1: Does the additional SFRA work result in the need for any main or additional modifications to the Plan?**

The SFRA work has resulted in the need for main modifications to the Plan. These will be set out in the next issue of the Proposed Main Modifications Document.