

160. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall."

Some key sustainability points, extracted from the NPPF, are listed below.

- "making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes."

As the proposed site is located within walking distance of the many local amenities, this provides sustainability benefits for the town which alternative sites may not provide. Furthermore, the site is close to local sources of employment, services and transport links/routes.

The proposed residential development to be constructed at first floor and higher levels would be classified as 'more vulnerable' and may be subject to the exception test. The proposal may pass the exception test as the units provide a number of sustainability objectives as defined in NPPF. In addition, the dwellings will utilise flood resilient construction methods, which would mitigate against the effects of flooding. Access and egress from the site has been proposed within this report onto Yonder Street that is not at risk of flooding during all present day events considered.

Given the above, this site may well pass the Sequential and Exception Tests, however the final decision on this will rest with the local planning authority.



6.0 FOUL AND SURFACE WATER DRAINAGE

Surface Water Drainage

It is proposed that the surface water drainage from the proposed dwellings be directed via the garden plot on the northern side of Yonder Street and discharge into Hooe Lake. As the discharge is direct to coastal water, there is no need to provide an attenuation to the discharge.

Foul Water Drainage

The preferred method of discharge of the foul water from the development would be to a nearby South West Water Sewer. Inspection of the South West Water Interactive Mapping Service, **Figure 9 below**, shows that there is a South West Water Combined Sewer located in Yonder Street. As such it is proposed that the foul water from the development be discharged to this combined sewer. South West Water have confirmed that the combined sewer would have capacity to serve the two proposed dwellings.



Figure 9 Extract from the South West Water Interactive Mapping

Engineering and Development Solutions Ltd

Registered Office: Engineering and Development Solutions, Unit 10 Penstraze Business Centre, Truro, Cornwall, TR4 8PN Registered in England and Wales No. 10467487 Phone 01872 306311 Mobile 07973816457



7.0 SUMMARY

This development proposal is to construct two new dwellings on land at Yonder Street, Hooe, Plymouth.

The minimum elevation of the land that the dwellings are proposed to be sited on is 3.51m AOD, which is predicted to be above the present day 1 in 200-year tidal level. However, the site would be at risk of flooding during a 1 in 1000-year tidal event. As such, it is considered to be in Flood Zone 2.

Access to and from the site via Yonder Street to the north of where the properties will be sited would be subject to flooding during the present day 1 in 200-year event to maximum depth of 0.06m. However, tidal flood is predictable and as such, if warning is provided, would allow for the occupants to be able to navigate the short (15m) evacuate route to the south to higher ground and above the predicted level of flooding during all flood events considered. There is potential for an access and egress route to be provided on the southwestern side of the site, which would exit the site onto Yonder Street at an elevation that is above the level of both the present day 1 in 200 year and 1 in 1000 year tidal flood event. The elevation of Yonder Street rises to a level that is above all flood events considered around 5m south from this potential access and egress point.

Emergency access along this route on the southwestern side of the site for both properties should be incorporated into the development proposals.

It is proposed that residents of the site would connect to the EA flood warning system for the area, which would allow users of the site to prepare for flooding in the area and evacuate the site when necessary.

Flood mitigation measures have been presented in this report which will provide security to the building in flood risk terms, by raising floor levels above predicted flood levels and using flood resistant/resilient construction techniques.

The proposed development is a 'More Vulnerable' development in line with NPPF. As the majority of the site is located within Flood Zone 2 and referring to Table 3 of PPG the site would be deemed appropriate. However, it may be required to pass the sequential and exception tests.

APPENDIX A PROPOSED SITE LAYOUT



-

Notes

Bailey Partnership is the trading name of Bailey Partnership (Consulta Jiability partnership registered in England and Wates No.- OC420278. ts) LLP, a limite

This drawing is copyright and owned by Balley Partnership (Consultants) LLP, and is for use on this project and site only unless contractually stated otherwise.

DO NOT SCALE from this drawing (printed or electronic versions). (

All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant drawings for exact setting out, size and type of component.

or ambiguities within this drawing, between it a reported immediately to the prchilect for clarific All works are to b of Practice unless

Responsibility for the reproduction of this drawing in paper form, or if issued in electronic formal. Fes with the recipient to check that all information has been in full and is correct when compared to the original paper or electronic image. representations of equipment on this drawing have been co-ordinated, but are approximations only, and / or specific conti

Ordnance Survey Paper Map Copying License number:

This original document is issued for the purpose indicated below and contains information of confidential nature. Further copies and circulation will be strictly in accordance with the confidentiality agreement under the contract.

Balley Partnership (Consultants) LLP: This document is issued for commissioned it and for specific purposes connected with the capit whold not be relied upon by any other party or used for any other party not responsibility for the consequences of this document being relied party, or being used for any other purpose, or consisting any error of due to an error or omission in data supplied to us by others.

10m

15m

20m

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATIO Refer to the relevant Construction (Design and Management) documenta applicable.

It is assumed that all works on this drawing viil be carried out by a compe contractor, working where appropriate to an approved method statement







Andy Patrick

Project

Yonder Street Development

Drawing Title

Site Location plan

Purpose of Issue PLANNING				Status
				S2
Project No. S		Scale @ A1		Date
30130		1:200		08.04.19
Revision Drawn B		y Check By		Approved By
P1 SB			SB	SB
A1 Drawing Identifi Project Origin	er Zone L	evel Type	BS11 Role Class	92:2007 / Avanti Complian Number
YON BP	XX >	XX XX DR A 050001		

