HD/15

North Somerset Council
Issue 3f
Wednesday 23 November

North Somerset Council
Core Strategy Examination

Position Statement: Issue 3f

a) Application of sequential and exception tests of PPS25 with respect to selected development locations
b) Flood prevention measures required for Weston Villages and their design and delivery
c) Flood prevention measures required for Weston super Mare and the North Somerset as a whole and their design and delivery

1. The Council's position in respect of the sequential and exception tests at Weston is set out in the response to the Inspector's Initial Note (ED/03) (paragraphs 115-128). This is also provided in an expanded form in another document (ED/08), which includes the Environment Agency's endorsement of the Core Strategy approach (ED/08a). Fig. A below supersedes Fig. 2 on page 46 of the Initial Note[1].

2. Fig. A is based on data from the Level 1 Strategic Flood Risk Assessment (SFRA) (SD/36 and SD/36a). Since the SFRA was received, the Environment Agency has issued two updates, for Bleadon/Loxton and Congresbury/Yatton, which are reproduced as part of SD/36a and are also available on the SFRA page of the NSC website.

Strategic flood solution

3. The strategic flood solution comprises the widening of the River Banwell and the creation of a 'superpond' to the south of Weston Airfield. The capital cost is £9.3m, of which just under £1m has been secured in S106 contributions.

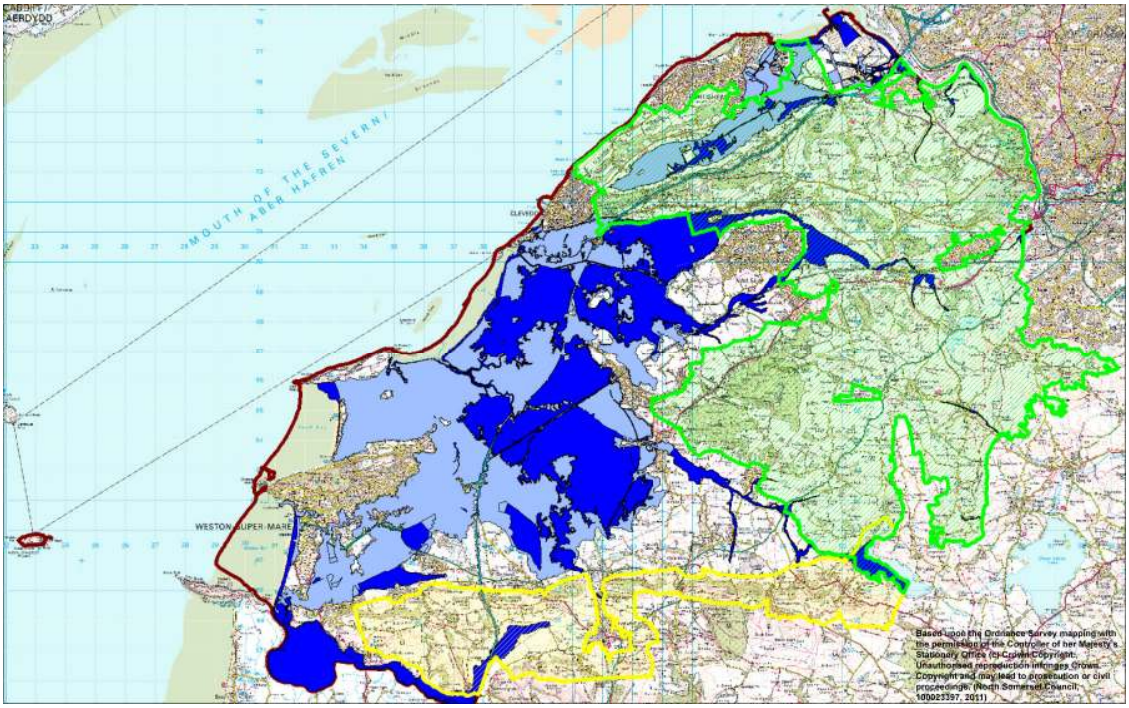
4. NSC is currently inviting tenders for the detailed design and implementation of the solution and is expected to make an appointment by the end of the year. This will enable the Council to confirm the projected cost of the scheme, to clarify the potential phasing and to put in place the project management for its delivery.

5. This issue is now critical, as a 'first phase' of the superpond is required as a condition of phase 1 residential proposals for Weston Airfield. Application discussions with the specialist consultants Royal Haskoning on behalf of NSC and the Environment Agency have confirmed that a phased approach will be possible and that sufficient on-site capacity is available at the Airfield for the first phase to take place on land owned by Persimmon Homes.

[1] Fig. 2 in fact illustrated the division between fluvial (or fluvial/tidal) and tidal-only flood risk but should have illustrated the division between Flood Zone 3a and Flood Zone 3b, as stated in the key.

6. NSC recognises the importance of early delivery of the flood solution in taking forward development at the Weston Villages. It has identified this item as of the highest priority for any potential funding resulting from work by the West of England Local Enterprise Partnership.

Fig. A – planning constraints in North Somerset



Dark blue:	Flood Zone 3b*	**Green:**	Green Belt
Light blue:	Flood Zone 3a*	**Yellow:**	Mendip Hills AONB

* *Recent updates at Bleadon/Loxton and Congresbury/Yatton not yet reflected in available GIS data*

Other areas

7. New sea defences have recently been completed at Weston Bay. As no other area within North Somerset is proposed for major growth, no major new flood risk management infrastructure is required outside the Weston area.