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## Water Resources



**The New Community has been designed so that no buildings or streets within the New Community will be at risk of flood and no existing buildings or roads outside of the site will have an increased flood risk.**

The floodplains of the Cranny Brook and Rockbeare Stream pass through the New Community site and these have been surveyed in detail. These floodplains will become part of the country park within the New Community and will be maintained to operate as natural floodplains.

Homes, buildings and streets have been kept out of the floodplain, up to the 1 in 1000-year flood level, which is well in excess of the 1 in 100-year flood level required by government policy (PPG25, *Planning Policy Guidance note 25: Development and Flood Risk*). PPG25 allows for essential infrastructure, such as roads and railway stations, to be located in, or cross, a floodplain. There will be two such instances within the New Community: first, the main street will cross the Rockbeare Stream from east to west; and second, the new railway station, its car park and access street will be located in the floodplain of the Cranny Brook. Both of these pieces of essential infrastructure will be designed to be above the 1 in 1000-year flood risk. The design of the route to the station has been amended in the revised Development Framework Plan as a result of discussions with the Environment Agency. The final alignment proposed although less of an impact from the original proposal is still not a cul-de-

sac to ensure the public transport strategy for the new community can be delivered, with a direct route into the station from the other strategic developments to the west and another to the east towards the town centre. The removal of the small areas of land within the floodplain for essential infrastructure will be mitigated for through the creation of new additional flood storage areas which will provide a 20% increase of storage over that lost to the new essential infrastructure. As a result, the floodwater storage capacity of the Rockbeare Stream and Cranny Brook will be enhanced and there will be no possibility of any areas, up or downstream, being at greater risk of flooding.

As part of the New Community development, and subject to landownership issues, a series of off-site improvements may be carried out to existing stream culverts in the public highway. These works will be a significant benefit, preventing roads from flooding and reducing the incidence of flooding to existing properties.

The New Community will incorporate a *Sustainable Urban Drainage System*, which involves a combination of soaking rainwater into the ground and storing rainwater and gradually releasing it into the Cranny Brook and Rockbeare Stream. This will enable the New Community to reduce the rate at which rainwater reaches the Cranny Brook and Rockbeare Stream, preventing them from being overloaded and flooding.