

## **Our City Our River– draft Master Plan consultation**

### **SUMMARY**

- 1.1 There are over 3,600 properties within Flood Zone 3 (the zone of highest flood risk) along the River Derwent between Milford and Shardlow. The vast majority of these properties are within the City of Derby. Every year there is a 4% chance that the River Derwent will overtop the existing defences. The aim of the Master Plan is to reduce Derby's flood risk to less than 1.3%, the maximum rate of risk recommended by the Association of British Insurers. This would lead to significant benefits for the city including encouraging investment and protecting livelihoods.
- 1.2 The strategy to reduce flood risk for Derby is to construct new 'integrated defences' along a new alignment stepped back from the river. This approach would allow more space for flood water along the river and ensure that flood risk in upstream and downstream communities is at manageable levels.
- 1.3 The realignment of flood defences through Derby is being treated as an opportunity to encourage the regeneration of the City and improve its connectivity to the River Derwent. To ensure that these opportunities are captured, the Council is working in partnership with the Environment Agency and has drafted a Master Plan for the City's river frontage. An introduction to the Master plan along with details of the proposals for the key opportunity sites is presented in a Briefing Pack which accompanies this report.
- 1.4 The draft Master plan is currently out for public consultation. This consultation will shape the final Master Plan. The target is to adopt the Master Plan as Council Policy in April. It would then form a material consideration for planning applications.

### **RECOMMENDATION**

- 2.1 To note this report
- 2.2 To consider the draft Master Plan and to agree to make any comments on the proposals as a Committee, on behalf of the groups that Advisory Committee Members represent or as individuals by the deadline 9<sup>th</sup> March 2012

### **REASONS FOR RECOMMENDATION**

- 3.1 To ensure that the Conservation Area Advisory Committee is briefed on the Master Plan and understand the implications for the affected conservation areas.
- 3.2 To ensure that the views of the Committee, groups that are represented at committee and/or individuals are taken into account in the drafting of the final Master Plan.

<b>SUPPORTING INFORMATION</b>
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- 4.1 Currently in any year there is a 4% chance that water levels along the Lower Derwent will exceed the existing flood defences. This means that along the river there are approximately 3,600 properties in areas classified as 'Flood Zone 3' – the areas at most risk of flooding. This situation is of significant concern as The Association of British Insurers recommends that for home insurance the risk of flooding is less than 1.3% a year. These are small percentages but can make a real difference to local people looking to insure their homes. Equally important, national planning policy makes it difficult to develop land classified as being in Flood Zone 3. This limits economic development and discourages growth.
- 4.2 The preferred flood risk management option through Derby is to construct new defences along a new alignment that is stepped back from the river. This is based on robust analysis and options assessment on managing flooding within the Lower Derwent. One of the key reasons for needing to construct defences on a new alignment is to minimise any increase in flood levels to upstream and downstream communities.
- 4.3 It is imperative that traditional flood defence techniques are supported by land use planning considerations to capture wider economic, environmental and social benefits. This is where partnership working between the Environment Agency and Derby City Council, along with potential funding partners, to deliver the scheme and a reduction in flood risk for Derby is vital.

- 4.4 Some aspects of the Master Plan also invite the opportunity to regenerate areas fronting onto the river, primarily around Duke Street and North Riverside. Any regeneration work would need to be taken forward in close partnership with local communities (as represented by the Neighbourhood Boards and Forums). Regeneration is also likely to involve land acquisition. The consultation in January will identify community support for the appropriate means for combining flood defence works and regeneration work in these areas. The outcomes of this consultation will shape any land acquisition strategy and development brief.

There are seven key opportunity sites identified in the Master Plan. These are:

- Darley Abbey Mills
- Darley Abbey Playing Fields
- Aida Bliss to City Road
- Duke Street/Strutt's Park
- St Marys, the Silk Mill to Holmes Bridge
- Derwent Street/North Riverside
- Meadow Lane

Specific details of the proposals for these sites can be found in the Briefing Pack.

- 4.5 The committee is invited to respond to the consultation which is open until 9<sup>th</sup> March 2012. Details of how to respond can be found in the Briefing Pack. Further information and the full draft Master Plan is available at [www.ourcityyourriver.co.uk](http://www.ourcityyourriver.co.uk).
- 4.6 Once the consultation is completed, consideration will be given to any responses made. The final version will be approved by the Council and the Environment Agency. Once the document is adopted it will be a material consideration when determining planning applications.
- 4.7 Although the overall Master Plan comprises a number of sites, it will need to be delivered as a single strategy. It is anticipated that the opportunity sites will be developed over a period in the region of 20 years.

## OTHER OPTIONS CONSIDERED

- 5.1 Alternative options for each of the key opportunity sites can be found in the draft Master Plan document.

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	Rob Salmon
<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Rachel Reid <a href="mailto:rachel.reid@derby.gov.uk">rachel.reid@derby.gov.uk</a>  Appendix 1 - Implications

<b>IMPLICATIONS</b>
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**Financial and Value for Money**

- 1.1 To be addressed in detail as part of the more detailed assessment of the Councils costs and other funding sources.

**Legal**

- 2.1 Once adopted the master plan will be a material consideration to have regard to when considering any planning application, and it is envisaged will in due course be embodied within the revised local development framework documents.

**Personnel**

- 3.1 The Council will need to resource the project's Boards and teams and officers will need to work on a range of issues to help deliver the project.

**Equalities Impact**

- 4.1 The need for an EIA is currently under consideration.

**Health and Safety**

- 5.1 To be addressed in detail as part of the Master Plan.

**Environmental Sustainability**

- 6.1 The Lower Derwent Flood Risk Management Strategy was subject to a Strategic Environmental assessment. The Master Plan addresses more detailed environmental considerations. The Master Plan provides ways of increasing the value of the river as a wildlife corridor and encourages more wildlife to travel through Derby City Centre and to make use of habitats it provides.

**Asset Management**

- 7.1 The Council's land holdings will be significantly affected.

**Risk Management**

- 8.1 To be addressed in detail as part of the Master Plan.

## **Corporate objectives and priorities for change**

9.1 The Master Plan will further the aim of a thriving, sustainable economy.