

Appendix C
Additional Information to support the
Flood Risk Assessment

Appendix C
Part A
Agreement to scope of sequential and exception tests

From: David Tate [mailto:David.Tate@n-somerset.gov.uk]
Sent: Tuesday, December 02, 2008 12:33 PM
To: Peter Tooher
Cc: Frost, Joanne; stephen.foster@smfassociates.co.uk; richard.bull@environment-agency.gov.uk; nigel.smith@environment-agency.co.uk
Subject: RE: Portbury Renewable Energy Plant

The criteria proposed to be adopted for a Sequential Test & Exception Test is acceptable. I look forward to your further information.

-----Original Message-----

From: Peter Tooher [mailto:P.Toohier@BroadwayMalyan.com]
Sent: 12 November 2008 09:17
To: David Tate
Cc: Joanne L Frost (E.ON Engineering) (Joanne.L.Frost@Eon-Engineering-uk.com); stephen.foster@smfassociates.co.uk; richard.bull@environment-agency.gov.uk; nigel.smith@environment-agency.co.uk
Subject: Portbury Renewable Energy Plant

Hello David, further to our recent conversation please find attached another copy of my letter regarding the sequential test as part of the Flood Risk Assessment. I look forward to hearing from you shortly.

Regards

Pete

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David Tate
Principal Officer
North Somerset Council
Somerset House
Oxford Street
Weston-Super-Mare
BS23 1TG

23rd October 2008

Ref: PT/emp

Dear David

Proposed Portbury Renewable Energy Plant
Application to Secretary of State (DECC) – Electricity Act 1989
Flood Risk Assessment – Sequential Test

As you know my client, E.ON UK intend to submit an application to the Secretary of State (Department of Energy and Climate Change) to construct and operate a renewable energy plant on land at Royal Portbury Dock, Easton-in-Gordano, North Somerset.

I am advised that the proposed application site lies within an area considered as Flood Zone 3a. My client's proposal, as a power station, falls within the definition of essential infrastructure as set out in PPS25 Flood Risk. PPS25 Flood Risk requires a Sequential Test and Exception Test to be undertaken for developments proposing essential infrastructure in Flood Zone 3a.

The purpose of this letter is to propose criteria to be agreed under which the Sequential Test assessment should be undertaken. I have copied this letter to the Environment Agency and I would welcome their comments.

In proposing these criteria I have had regard to the nature of the proposed development and the requirements of PPS25 Flood Risk. I have also taken account of the Environment Agency document 'Planning Application Summary Guidance Development and Flood Risk'.

I understand that a SFRA is not in place for North Somerset. We will therefore seek to agree a shared view of likely relevant Flood Risk areas with the local authority and others prior to completing the assessment.

In identifying and assessing alternative sites regard will be had to, amongst other things, the availability of access by sea.

The criteria proposed to be adopted will be:

Sites over 5 hectares. This is considered to be a conservative estimate of the minimum site requirement for the proposed development. The development area at Royal Portbury Portbury, excluding laydown is 6.2 hectares.

Sites in North Somerset district allocated for industrial (or comparable use) in the Replacement Local Plan and the emerging Local Development Framework.

Sites in Flood Zones 1 or 2 as defined by the SFRA.

Sites available within 2 years. E.ON UK recognises that climate change is an important issue for Government and the wider community and is committed to reduce the carbon intensity of it's electricity generation by 10% by 2012, compared with 2005, having already achieved 2-% since 1990. This project is intended to contribute towards meeting this commitment so development of the proposal is required to start in the short-term.

I would be grateful if you could confirm that the above criteria form a suitable basis for undertaking the Sequential Assessment in this case.

Yours sincerely

Peter Tooher
Director of Planning and Urbanism

cc: Nilton Chan, E.ON Climate and Renewables
Nigel Smith, Environment Agency
Rob Pridham BERR
Stephen Foster, SMF Associate
Joanne Frost, E.ON Engineering

Appendix C
Part B
Allocation list Replacement local plan

Schedule to Policy E/5 – Proposed safeguarded sites for new business employment development

NSRLP Ref	Location	Area (hectares)
Nailsea		
E1	Land at ABB, High Street, Nailsea	0.4
E2	Land at Southfield Road, Nailsea	0.7
Portishead		
E4	Gordano Gate, Wyndham Way, Portishead	6.8
E5	Land at Conference Avenue, Wyndham Way, Portishead	1.7
E6	Old Brickworks, Bristol Road, Portishead	1.6
E7	Land at Portishead Quays, Portishead	6.5
E8	Ashlands employment area, Portishead	1.5
E34	Severn Paper Mill, Harbour Road, Portishead	1.7
Weston-super-Mare		
E9	Land at Lynx Crescent, Weston Industrial Estate,	3.5
E10	Land at Gazelle Road, Weston Industrial Estate,	1
E11	West of Winterstoke Road, Weston-super-Mare	4.6
E12	Land at Winterstoke Road Business Park / Weston Euro Park, Winterstoke Road, Weston-Super-Mare	26.0†
E13	Land at Sunnyside, Weston-super-Mare	1.2
E14*	Former Gas Works, Marchfields Way, Weston-super-Mare	2.3
E15*	Land off Winterstoke Road / Old Junction Road,	10.5
E16	Land adjacent to Transfer Station, Aisecome Way,	1.7
E17*	Land at Aisecome Way, Great Weston Centre,	5.8
E19*	Land East of Park and Ride Site, Weston-super-Mare	7.4
E20*	Land at Bridge Farm, St Georges, Weston-super-Mare	1.5
E21*	Land at the Ridings, St Georges Weston-super-Mare	0.73
E22	Land at Locking Castle Business Park, Weston-super-Mare	12.5‡
E37	Land at Weston Gateway Tourist Park, West Wick, Weston-super-Mare	2.75
Other Remaining Areas		
E24	Land at Moor Lane, Backwell	3
E26	Clevedon 5/20, Rear of Portbury House, Kenn	4.1
E27	Land at Former Ham Green Hospital, Pill	5.7
E28	Employment land provision at former Long Ashton Research Station	1.2

* See also, Schedule to Policy E/3

† Site can come forward for B1, B2 and/or B8 uses as part of a Master Plan and development Brief for the whole of Weston Airfield or, separately for B1, B2 and/or B8 uses during the plan period provided such development does not prejudice the objectives of Policy E/1C

‡ to include 12 residential dwellings as part of a live/work scheme

E29	Land at Havyat Road Trading Estate, Wrington	1.4
E30	Land at Wemberham Lane, Yatton	4.4
E31	Land at Arnolds Way, Yatton	0.1
E32	Park Farm, Yatton	0.4
E33	Land south of Wemberham Lane, Yatton	1.2
E35	Land at Former RAF Locking camp, Locking Moor Road, Weston-super-Mare	25.0
E36	Land at Weston Airfield (East), Locking Moor Road, Weston-super-Mare	33.0
E38	Weston Business Park, Locking Moor Road, Weston-super-Mare	5.3
E39	Land west of Kenn Road, Kenn	8.2
E40	Land at Slough pitt Farm, Winscombe	0.14
North Somerset		195.52

7.96 In line with the Structure Plan strategy of developing a better balance between where people live and work and prioritising the provision of more jobs in Weston-super-Mare and other urban areas (taken to mean B1, B2 and B8 uses, as set out in the Town & Country Planning (Use Classes) Order 1987, as amended), this policy seeks to safeguard existing business and industrial premises and sites from inappropriate development proposals and changes of use. The policy also seeks to achieve a portfolio of sites that the Council considers offer the best opportunities to both secure existing and attract additional 'higher value' business employment opportunities, principally in the office, general industrial and storage and distribution uses. In recognition of the need to ensure that Weston is an attractive and competitive location for employment generating development at a strategic level, the Council and its partners are committed to delivering the 'Weston Vision'. This is expressed in the Plan at Chapter 3 (Local Plan Vision, Aims and Locational Strategy), and at Policy E/1C with the priority to ensure that future development within the town is employment-led. By selectively resisting the loss of existing premises and sites and restricting other non employment uses, the Council intends to broaden, expand and diversify the local economy and the economic base of North Somerset in the most sustainable locations, as well as ensuring the continued vitality and viability of existing town and district centres as set out in Policy RT/1 (Chapter 10).

7.97 In accordance with the Council's objective to strengthen the local economy and to provide the range and choice of employment land required to deliver a competitive and strong local economy, the Council is keen to ensure that, within North Somerset, there is a wide choice of land and premises available to businesses. Moreover, there are many existing business employment sites, some catering for starter and workshop businesses, which meet the needs of the local economy. These are suitably located in terms of the highway network and residential areas, which if lost to alternative uses could result in job losses and

Appendix C
Part C
EA flood zone map



Mr Stephen Foster
S M Foster Associates Limited
stephen.foster@smfassociates.co.uk

Our ref: NWX/CSC/27100/2288

Your ref:

Date: 31 October 2008

Dear Mr Foster

Information request – Royal Portbury Docks

Thank you for your enquiry of 17 October 2008. We are happy to provide the following information:

There are no Environment Agency maintained flood defences at this location. The coastal protection situated here are privately maintained by the Bristol Port Company. They should be able to give more details about the standard of protection they provide.

Flood Levels below:

The tidal flood levels for this area are:

1:100 year tidal still water level = 8.98m AOD
1:200 year tidal still water level = 9.09m AOD
1:1000 year tidal still water level = 9.37m AOD

Unfortunately we do not have any data on the wave overtopping depths.

The Flood Map indicates that the property is within Flood Zone 3. For your information enclosed is a Flood Map which indicates the estimated extent of flooding from the river which may occur from an extreme rainfall event.

Zone 1 - is shaded white and shows areas with the lowest probability of flooding from rivers and the sea, where the chance of flooding in any one year is less than 0.1% (i.e. a 1000 to 1 chance).

Zone 2 - is shaded turquoise and shows the area between Zone 1 and Zone 3. This represents an area with the chance of flooding in any one year between 0.1% and 1% fluvial or 0.5% tidal (i.e. between a 1000 to 1 and a 100 to 1 fluvial or 200 to 1 tidal chance). The outer edge of this zone is referred to as the 'Extreme Flood Outline' (EFO).

Zone 3 - is shaded blue and shows areas with the highest probability of flooding. The chance of flooding in any one year is greater than or equal to 1% (i.e. a 100 to 1 chance) for river flooding and greater or equal to 0.5% (i.e. a 200 to 1 chance) for coastal and tidal flooding.

Our historic records show that on 1 March 1979 Portbury Drove was flooded from Drove Rhyne.

We would advise that you also contact the Drainage Engineer Mr John Inman of North Somerset Council, Development and Environment, Streets and Open Spaces, Weston Court, Oldmixon Crescent, Weston-Super-Mare, BS24 9AU, (01934 427307) as he may be able to provide further advice with respect to localised flooding and drainage issues.

Please note that this letter in itself does not constitute a Flood Risk Assessment (FRA).

Please be advised that any subsequent development proposals which are based on this information should be clearly referenced to this data source in the accompanying flood risk assessment.

We hope you find this information helpful and it is provided subject to the notice overleaf, which we strongly recommend you read.

Yours sincerely

NATASHA TURNER
External Relations Officer

Enc: Standard Notice, Commercial

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 - c) you do not supply the Information (or any information derived from, or based on the use of it) to others.
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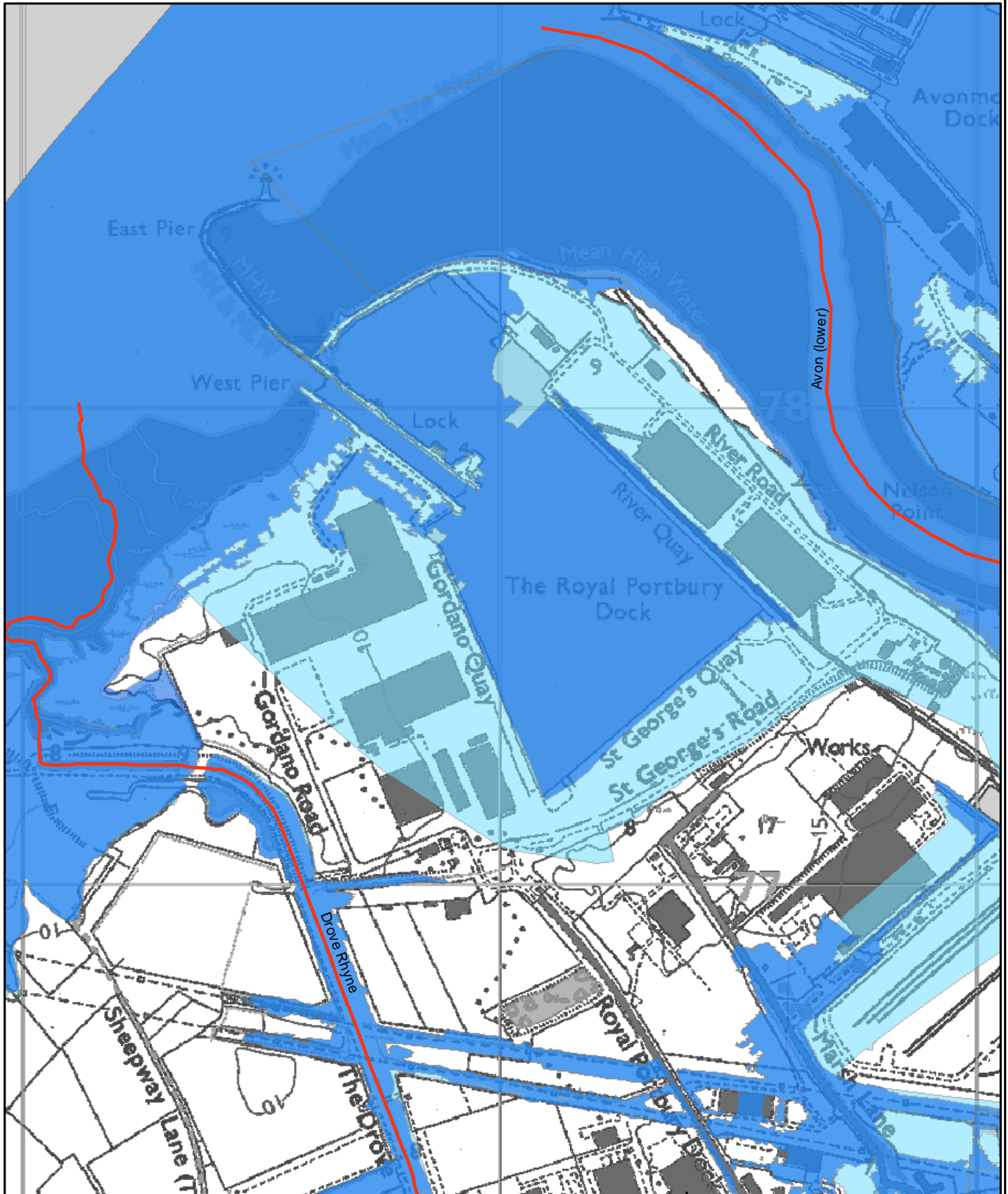
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11. Please contact us if you need permission for any other use.

It is important that you also read any additional information or warning we give you about specific Information.

The Environment Agency

Rivers House, East Quay, Bridgwater, Somerset TA6 4YS
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Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

CSC\27100 Royal Portbury Docks



Legend

- Main River
- Flood Zone 3
- Flood Zone 2

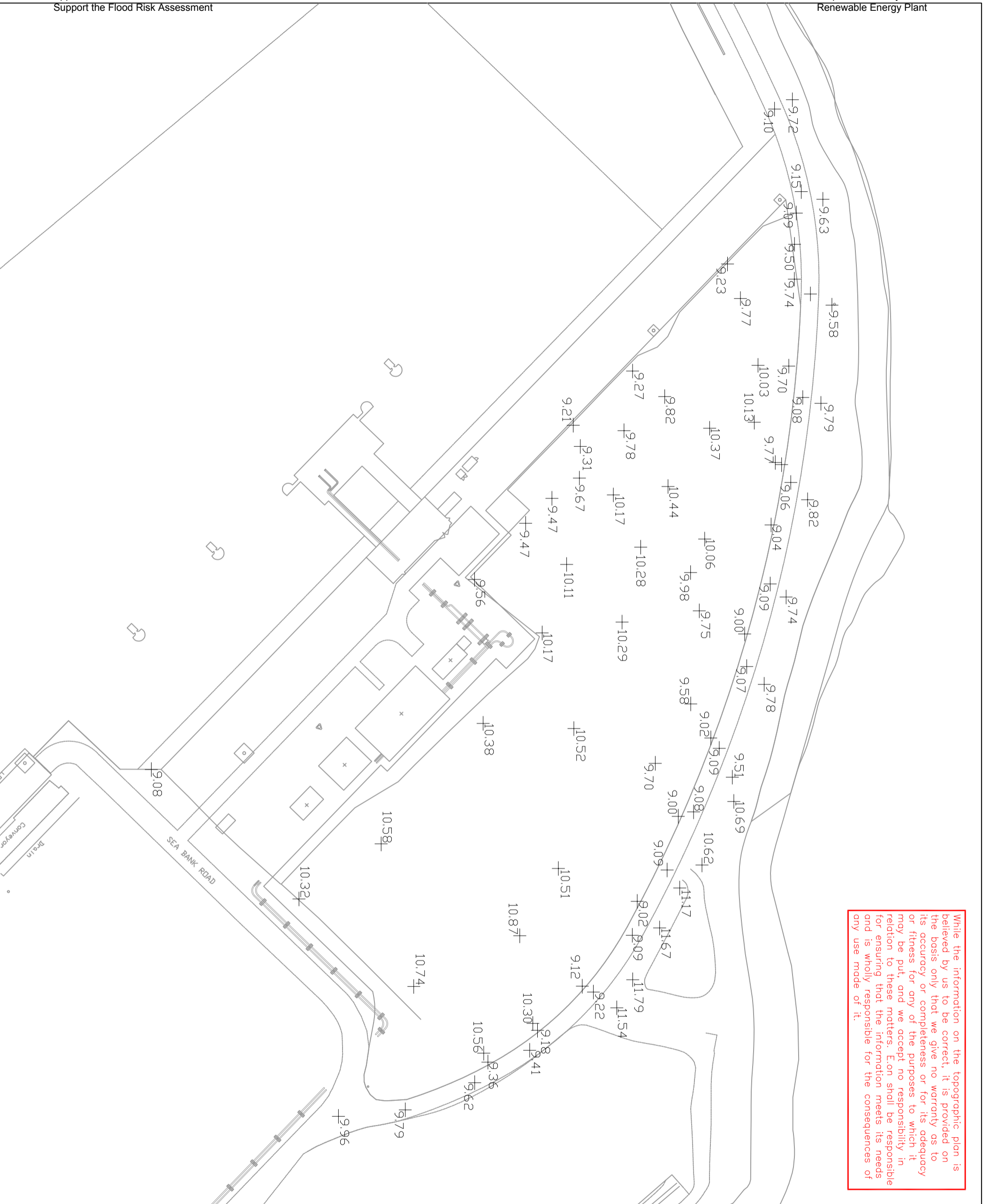
Approx Location
ST5000577599

0 95 190 380 Meters

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Environment Agency, 100026380, 2004.

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Appendix C
Part D
Topography survey



While the information on the topographic plan is believed by us to be correct, it is provided on the basis only that we give no warranty as to its accuracy or completeness or for its adequacy or fitness for any of the purposes to which it may be put, and we accept no responsibility in relation to these matters. E.on shall be responsible for ensuring that the information meets its needs and is wholly responsible for the consequences of any use made of it.

Note: Levels in meters above Ordnance Datum accurate to plus or minus 100mm.

Rev	Date	Details	Drawn

**BERTH 7
TOPOGRAPHIC SURVEY
ROYAL PORTBURY DOCK**



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Date	Scale	Drawn
Nov 08	1:1250	EJM
Drawing No.	39888A	A3