



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**to
PLANNING AND LICENSING COMMITTEE
19 JULY 2018**

**FLOOD APPRAISAL STUDY FOR THE CENTRAL AREA MASTERPLAN FOR
MALDON AND HEYBRIDGE**

1. PURPOSE OF THE REPORT

- 1.1 To provide Members with a proposal by Essex County Council (ECC) to undertake a details flood appraisal study of the Central Area Masterplan.

2. RECOMMENDATIONS

- (i) that Members note the contents of the report;
- (ii) that Members approve a contribution of £12,000 towards the detailed appraisal.

3. SUMMARY OF KEY ISSUES

- 3.1 Following public consultation and passage through the Planning and Licensing Committee the Council adopted the Maldon and Heybridge Central Area Masterplan on 2 November 2017.
- 3.2 Project 12 of the Masterplan identifies the requirement to undertake a detailed flood risk appraisal of the area. The appraisal will consider all sources of flooding including coastal, fluvial and surface water and how these interact with each other.
- 3.3 The appraisal will not only examine flood risk from all sources of flooding but will give consideration to existing Strategies, Plans and Assessments from past documents such as Catchment Flood Management Plans, Shoreline Management Plans, Surface Water Management Plans and River Basin Management Plans. In addition, the appraisal will seek to outline the effects of the interaction between different flood risk sources and the impacts on people and property.
- 3.4 The Masterplan aims to ensure the Central Area's role as the focal point within the District for retail, commercial, community and tourism activities supported by its heritage assets, waterways and greenspaces.
- 3.5 As the entire Masterplan area falls within a flood zone this places significant barriers on development and regeneration of the area. To overcome the barriers a detailed flood risk appraisal has been identified. This will provide a robust evidence based

document which will inform the implementation of the Masterplan, future planning policy and where development is proposed, the necessary flood risk assessments. It will also help inform future capital programmes, planning applications, Community Infrastructure Levy (CIL), Section 106 agreements, and any grant fund applications.

- 3.6 In partnership with ECC an application has already been prepared for submission to the Environment Agency (EA) for Flood Defence Grant in Aid funding and Local Levy towards the cost of the appraisal. ECC are proposing to carry out the work using their in-house specialists apart from the high level modelling required. The work can be carried out under a Local Authority Cooperation Agreement.
- 3.7 The total cost of the appraisal is £64,834. The EA have indicated that there would be a combination of Flood Defence Grant in Aid and Local Levy available to fund a total of £52,834 approximately 80% of the costs with a contribution from Maldon District Council of the remaining £12,000.

4. CONCLUSION

- 4.1 It is clear that a detailed flood risk appraisal is required. There are existing barriers preventing regeneration and development in the area. Currently the existing properties are in a flood risk zone particularly along the Causeway as identified in the Maldon and Heybridge Surface Water Management Plan. The Causeway and Bentalls area being predominantly industrial, fall outside of local funding streams as focus is generally given to residential properties. A detailed assessment will help to prioritise hotspots within the location and enable other funding opportunities to come forward. In order to provide protection to existing businesses and homes and minimise disruption of flooding to people and activities within the area, it is important to ensure that future flood risk does not go unmanaged; the risk of flooding will be comprehensively assessed through this project and measures will be identified to minimise flood risk.

5. IMPACT ON CORPORATE GOALS

- 5.1 The detailed assessment will have a positive impact on the corporate goals in particular “Strengthening Communities to be Safe, Active and Healthy” and “Protecting and Shaping the District”. It will assist in the protection of existing properties and business in the location against flood risk and open up the area for regeneration and development.

6. IMPLICATIONS

- (i) **Impact on Customers** – If the assessment is completed it will have a positive impact on customers. It will enable local funding opportunities to be accessed and directed for flood mitigation in the area in question.
- (ii) **Impact on Equalities** – The Council is committed to providing equal opportunities with no discrimination. There are no identifiable impacts.

- (iii) **Impact on Risk** – Failure to manage existing flood risk will impact on residents and businesses and may result in uncoordinated development and missed opportunities for funding as a result.
- (iv) **Impact on Resources (financial and human)** – The proposal is seeking a contribution of £12,000 from Maldon District Council which is expected to come from existing budgets. The Council has flood risk management responsibilities and this work will be a major influence to this function.
- (v) **Impact on the Environment** – Completion of this project will result in improvements to the local environment and support sustainable development that is appropriate for the area.

Background Papers: None.

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