

15. Lower City Road

15.1 Introduction

- 15.1.1 The proposed flood defences at Lower City are located between Etruria gardens to the north and the Bridge Inn public house car park to the south. Together with other defences along the east bank of the River Derwent they will help reduce flood risk to the residential community of Little Chester.
- 15.1.2 The Environment Agency undertook emergency works on the defences through the northern part of this site in 2012. The defences are located along the edge of the river bank and since 2012 some of the defences are now within the existing buildings.
- 15.1.3 The aim of Our City Our River on this site is to increase the conveyance of flood water through the City whilst providing a new defence that balances the need for the redevelopment of the site.
- 15.1.4 Under the Our City Our River delivery strategy, it is proposed that flood defences are delivered as an integral part of the redevelopment of this site. This will ensure that the defences are incorporated into a new urban landscape without forming a barrier between the local community and the river.

15.2 Lower City Road

General Arrangement Drawing Number	22	Sections Drawing Number	69	Package	1
Type of planning application	Outline				
Proposed use	Flood defence and flood conveyance corridor.	Works carried out by:	Third party		

Key constraints

- 15.2.1 The site is in the buffer zone of the Derwent Valley World Heritage Site.
- 15.2.2 The City Road Business Centre and former Tomlinson's yard are under a single private landownership. The car park south of the Business Centre and the former hygiene centre are owned by the Applicant with the car park on a long-term lease to the private owner of the rest of the site. There are three private business units at 2 City Road which is under the landownership of a second private landowner.

Scale

- 15.2.3 Construction of a 186m long flood defence, up to 2.8m high, with piled foundations and a seepage cut-off.

Layout

- 15.2.4 The flood defences are to be set back from the top of river bank by 8m: within the former Tomlinson's yard and Business Centre this is within the existing building footprint; through the car park south the Business Centre this is along the line of the existing flood wall; and through 2 City Road this is through the footprint of Unit C.



Figure 15.1: Derelict property at former Tomlinson's yard

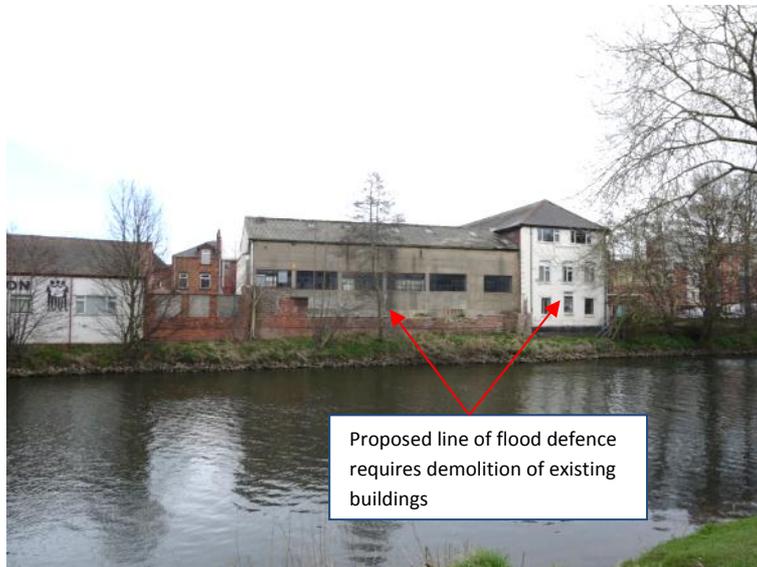


Figure 15.2: Riverside view of City Road Business Centre



Figure 15.3: Car park south of City Road Business Centre



Figure 15.4: 2 City Road

Access **(RESERVED MATTER)**

15.2.5 The Applicant will require access to inspect the integrated flood defence.

Landscaping/external appearance **(RESERVED MATTER)**

15.2.6 The construction of the flood wall will require the demolition of existing buildings and the existing flood defence. Details of demolition and required mitigation will be subject to further applications.

15.2.7 The flood wall will be clad in materials to match the surrounding re-development of the site.

Potential environmental enhancement

- 15.2.8 There are aspirations for riverbank re-profiling works and marginal planting to enhance the ecological value of the riverside habitat as part of works to set back the new flood defence.

Basis of design

- 15.2.9 It is proposed to set-back the flood defences from the river's edge to create more space for flood water in line with the scheme's objectives. All buildings within this conveyance corridor will need to be demolished to enable the delivery of the new defence.
- 15.2.10 The application includes the demolition of all buildings on the site to maximise the flexibility for the redevelopment of the site. This is not to say that all buildings have to be demolished to redevelop the site.
- 15.2.11 The proposed height of the flood defence takes a precautionary approach to climate change as if the defence is built as an integral part of the redevelopment of the site it is unlikely that it could be raised within the design life of the development.
- 15.2.12 The scale and proposed use of any redevelopment is not within the remit of this planning application and would be subject to a Reserved Matters application or a completely new planning application specific to this site. If redevelopment proposals do not come forward in an appropriate timescale, the Applicant can use its compulsory purchase powers to acquire the site, as defined in Section 4.7 of this Statement, and bring forward its own development proposals.

Consultation

- 15.2.13 Discussions have been held with the land owners regarding the proposals for the site. Concerns have been raised about the economic viability of only being able to redevelop part of the land-holdings. The width of flood conveyance corridor has therefore been minimised. The proposals include the consideration of the sale of the Applicant's land to a developer who can bring forward this site in line with the Our City Our river proposals.