

Bath and North East Somerset Council

Flood Risk:

The Sequential and Exception Tests

PLACEMAKING PLAN

November 2015

Context

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Appendix A Site assessments

1. Introduction

- 1.1. This report forms part of the evidence base for the Council's draft Placemaking Plan and sets out the Sequential / Exception Tests for sites considered for allocation. Implementing the Core Strategy, the Placemaking Plan will:
- (a) set out Development Management policies;
 - (b) provide greater detail on site allocations;
 - (c) clarify which uses are appropriate in which locations;
 - (d) update infrastructure requirements and
 - (e) review remaining B&NES Local Plan policies

2. National Policy Context

- 2.1. National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) set the national planning policy context for consideration of flood risk. It states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

3. The Core Strategy

- 3.1. The Core Strategy (July 2014) sets out the strategic planning framework for the District up to 2029, setting out the spatial vision and objectives. It also sets out the growth level and locations and supports sustainable economic development to deliver growth and encourage the effective use of land by reusing previously developed land and directing new development to the most sustainable locations.
- 3.2. The sequential approach was taken through the Core Strategy to justify the location of the general growth areas, in terms of what opportunities there were to direct new development to the least risk of flooding. Policy DW1 sets out growth levels and broad locations within the District. The key policies subject to the flood risk sequential approach were;

Policy DW1 District-wide Spatial Strategy
Policy B1 Bath Spatial Strategy
Policy B2 Central Area Strategy
Policy B3 Strategic Policy for Twerton and Newbridge
Policy KE1 Keynsham Spatial Strategy
Policy KE2 Town Centre/Somerdale Strategic Policy
Policy SV1 Somer Valley Spatial Strategy
Policy SV2 Midsomer Norton Town Centre Strategic Policy
Policy SV3 Radstock Town Centre Strategic Policy

- 3.3. All key supporting documents are listed below.

Core Strategy	Key evidence	Sequential Tests
Launch Document consultation (Sep 2007)		
Spatial Options consultation (Oct 2009)	SFRA Level 1 (April 2008) SFRA Level 2 Bath (July 2009) SFRA Level 2 Keynsham	Interim Sequential and Exception Tests for Strategic Sites (Dec 2009)

	(July 2009) SFRA Level 2 MN/Radstock (July 2009)	
Publication consultation (Dec 2010)	FR Management Strategy (June 2010) SFRA Level 2 update MN/Radstock (June 2011)	Sequential and Exception Tests (Nov 2010)
Publication with Proposed Changes (Sept 2011)		Topic Paper Flood Risk Management (May 2011)
Draft Core Strategy with proposed changes (Nov 2013) Adopted Core Strategy (July 2014)	Bath Flood Risk Management Project Technical Note (Jan 2013) Bath Flood Risk Management Project Technical Note Addendum (Nov 2013)	Sustainability Appraisal annex L The Sequential and Exception Tests update (March 2013)

Other evidence underpinning the Core Strategy can be accessed from http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/core_documents_list.pdf

- 3.4. The general growth areas identified in the Core Strategy are within various different flood risk zones, therefore a sequential approach within the policy areas needs to be taken when deciding on specific site allocations. It needs to be ensured that the scale, type and location of development detailed in the allocations are fully justified in relation to the flood risk sequential test.

4. Sustainability Appraisals

- 4.1. The sequential test has been incorporated within the Council's Sustainability Appraisal process (SA) to assess alternative development sites. Flood risk is one of the critical criteria in appraising potential sites.

SA objective 10

Objective 10	Appraisal question/prompts (does the policy / option lead to.....)
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> Development which supports and corresponds with appropriate flood risk management guidance including applying a sequential approach and policies for any form of flooding including surface water flooding?

- 4.2 The draft SA report and associated documents are subject to public consultation along with the draft Placemaking Plan until 3rd February 2016. All relevant documents can be found at www.bathnes.gov.uk/placemakingplan.

5. Site Assessment Sequential Test

- 5.1. Site assessments were carried out using the Council's Strategic Flood Risk Assessments level 1 and Level 2. The latest update took place in July 2011. It is clear that some information within the SFRAs is out of date therefore the latest flood risk maps produced

by the Environment Agency were used alongside the SFRA's to inform the Placemaking Plan.

- 5.2. Any sites which lie within Flood Zone 1 are considered to pass the sequential test. However if the risk from surface water is identified, further consideration needs to be given.
- 5.3. The Council's Core Strategy recognises that development within areas at risk of flooding may be necessary on previously developed land within settlements where this would provide regeneration benefits. This approach accords with the NPPF and in such circumstances the Exception Test should be applied.

Bath

- 5.4. A total of 20 sites were assessed, of which 13 sites are located within Flood Zone 1 and 2. At these sites it is considered that there is sufficient flexibility to apply a sequential approach to site layout avoiding more vulnerable uses on FZ2. These sites are considered to have passed the sequential test.
- 5.5. There is no alternative FZ1 site available within the Policy B2 and B3 areas to meet the strategic requirements set out in the Core Strategy and 7 sites are subject to an Exception Test.

Site ref.	Name	Flood Zones	Existing uses	Proposed uses and flood vulnerability	Sequential Test	Comments
SB1	Cornmarket, Cattlemarket, The Hilton Hotel	FZ1	Car parking, Hotel	Mixed use: Housing (more vulnerable) and office/workshop, restaurant, retail and hotel (less vulnerable)	Pass	The area close to the river is within FZ2, however development of this area can be avoided.
SB2	Riverside West	FZ 1, 2 and 3a	Void Space, Park	A3 uses (less vulnerable) of current voids which is in FZ1	Pass	No development takes place in Grand Parade
	Riverside East	FZ 1, 2 and 3a	The Rec Ground, Leisure	Outdoor sport facilities (water compatible) and leisure facilities	Pass	No net loss of the water storage capacity
SB3	Manvers Street	FZ 1, 2 and 3a	Car parking, employment	Mixed use: B1 office, A1/A3 retail and hotel (less vulnerable) and C3 Housing (more vulnerable)	Exception Test required	See Section 6 below
SB4	Bath Quays North	FZ 1, 2 and 3a	Car/ coach parking	B1 office, A1/A3 retail and hotel (less vulnerable), C3 Housing (more vulnerable)	Exception Test required	See Section 6 below
SB5	Bath Quays South	FZ3a	Employment	C3 Housing (more vulnerable),	Exception Test	See Section 6 below

				B1 office and A1/A3 retail (less vulnerable)	required	
SB6	Southbank	FZ3a	Employment	Employment, retail (less vulnerable), Residential (more vulnerable)	Exception Test required	See Section 6 below
SB7	Green Park Station West and Sydenham Park	FZ 1, 2 and 3a	Retail, restaurant, employment	C3 Housing (more vulnerable), B1 Office, A1/A3 Retail (less vulnerable)	Exception Test required	See Section 6 below
SB8	Bath Western Riverside	FZ 1, 2 and 3a	Employment (vacant and occupied) Retail Residential	Employment, and retail (less vulnerable), Residential and education facilities (more vulnerable)	Exception Test required	See Section 6 below
SB9	Bath Press	FZ 1 and 2	Employment	C3 Housing (more vulnerable), B1 Office, A1/A3 retail (less vulnerable)	Pass	
SB10	Roseberry Place / Dairy Crest / Stable Yard	FZ 1, 2 and 3a	Employment	C3 Housing (more vulnerable), and B1 Office (less vulnerable)	Exception Test required	See Section 6 below
SB11	MoD Foxhill	FZ 1	Employment (vacant)	Employment and retail (less vulnerable), Residential (more vulnerable)	Pass	
SB12	MoD Warminster Road	FZ1	Employment (vacant)	Employment and Retail (less vulnerable), Residential (more vulnerable)	Pass	
SB13	MoD Ensleigh and Royal High Playing Field	FZ 1	Employment (vacant)	Employment and retail (less vulnerable), Residential and educational facilities (more vulnerable)	Pass	
SB14	Twerton Park	FZ1	Football stadium	C3 Residential (more vulnerable) or Retail (less vulnerable)	Pass	
SB15	Hartwells Garage	FZ1	Employment	Residential (more vulnerable)	Pass	
SB16	Former St Martin's School	FZ1	School	Residential (more vulnerable)	Pass	
SB17	South of Englishcombe Lane	FZ1	Greenfield	Residential (more vulnerable)	Pass	
SB18	Royal United	FZ1	Hospital	Healthcare uses	Pass	

	Hospital			(more vulnerable)		
SB19	University of Bath	FZ 1	Academic space	Academic space (more vulnerable)	Pass	
SB20	Newton Park (Bath Spa University)	FZ 1	Academic space	Academic space (more vulnerable)	Pass	

Keynsham

5.6. A total of 2 sites were assessed and these sites are considered to have passed the sequential test. These sites are listed below.

Site ref	Name	Flood Zones	Existing use	Proposed uses and flood vulnerability	Sequential Test	Comments
SK2	Somerdale	FZ 1 and 2	Employment	Housing and educational facilities (more vulnerable) and B1 Office, retail, Social and Sports Club (less vulnerable)	Pass	Planning permission granted 13/01780/E OUT
SK4	Riverside & Fire Station	FZ 1	Former Fire Station, Office	Mixed use Office Retail	Pass	

Somer Valley

5.6 A total of 10 sites assessed and these sites are considered to have passed the sequential test. These sites are listed below.

Site ref	Name	Flood Zones	Existing uses	Proposed uses and flood vulnerability	Sequential Test	Comments
SSV1	Central High Street Core	FZ1	Retail, vacant cinema	Office (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable)	Pass	
SSV2	South Road Car Park	FZ1	Car park, office	Retail (Less Vulnerable) Office (Less Vulnerable)	Pass	
SSV4	Former Welton Manufacturing site	FZ1,2 and 3	Industrial	Office (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable) Community use (Less Vulnerable)	Pass	Avoid locating more vulnerable uses in the area with flood risk.
SSV3	Town Park	FZ1	Greenfield	Residential (more vulnerable)	Pass	

				Town park (water compatible)		
SSV14	Charlton Timber Yard	FZ 1 and 2	Employment	Retail, employment (less vulnerable)	Pass	
SSV17	Radstock County Infant School	FZ1	Former school	Residential (more vulnerable)	Pass	
SSV20	St Nicolas School	FZ1	Former school	Residential (more vulnerable)	Pass	
SSV11	St Peters Factory	FZ 1	Greenfield	Residential (more vulnerable)	Pass	
SSV18	Radstock College	FZ1	Education	Education and office	Pass	
SSV9	Old Mills	FZ 1	Greenfield	Employment	Pass	

Rural

1.1. A total of 7 sites were assessed and these sites are considered to have been passed the sequential test. These sites are listed below.

Site ref	Name	Flood Zones	Existing use	Proposed uses and flood vulnerability	Sequential Test	Comments
SR2	Land adjacent to Bristol Road, West Harptree	FZ1	Gardens, builders yard buildings and pasture land.	Housing (more vulnerable)	Pass	
SR5	Pinkers Farm, East Harptree	FZ1	Farm buildings and yard	Housing (more vulnerable)	Pass	
SR6	Land between Middle Street and Water Street	FZ1	Un-used grassland/orchard	Housing (more vulnerable)	Pass	
SR14	Wheeler's Yard, Timsbury	FZ 1 and 2	Vacant former manufacturing building block	Housing (more vulnerable)	Pass	
SR15	Land east of St Mary's School	FZ 1	Agricultural Field (pasture and grazing)	Housing (more vulnerable)	Pass	
SR 17	The Former Orchard, Compton Martin	FZ 1	Former orchard	Housing (more vulnerable)	Pass	
SR 24	Land adjacent to Temple Inn Lane, Temple Cloud	FZ 1	Agricultural field	Housing (more vulnerable)	Pass	

6. Site Assessment Exception test

- 6.1. The NPPF allows the application of the Exception Test by local planning authorities where, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for development to be located in zones with a lower risk of flooding. The Exception Test therefore provides a method of managing flood risk while still allowing development to occur.
- 6.2. There are two elements to the Exception Test, both of which need to be passed:
- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
 - A site-specific flood risk assessment (FRA) must demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible reducing flood risk overall.
- 6.3 Following consideration of the flood risk vulnerability and flood zone compatibility, the following 7 sites are considered subject to the Exception Test.

Site ref	Name	Flood Zones	Existing use	Proposed uses and flood vulnerability
SB3	Manvers Street	FZ 1, 2 and 3a	Car parking, employment	B1 office (less vulnerable), A1/A3 retail(Less vulnerable), C3 housing (more vulnerable) and Hotel (more vulnerable)
SB4	Bath Quays North	FZ 1, 2 and 3a	Car/ coach parking	Mixed use: B1 office (Less vulnerable), A1/A3 retail(less vulnerable), C3 housing (more vulnerable)
SB5	Bath Quays South	FZ3a	Employment	C3 housing (more vulnerable), B1 office and A1/A3 retail (less vulnerable)
SB6	Southbank	FZ3a	Employment	C3 housing (more vulnerable) and B1 office and A1/A3 retail(less vulnerable)
SB7	Green Park Station West and Sydenham Park	FZ 1, 2 and 3a	Retail, restaurant, employment	C3 housing (more vulnerable), B1 office and A1/A3 retail (less vulnerable)
SB8	Bath Western Riverside	FZ 1, 2 and 3a	Employment, retail and residential	C3 housing and education facilities (more vulnerable). B1 office and retail (less vulnerable)
SB10	Roseberry Place / Dairy Crest / Stable Yard	FZ 1, 2 and 3a	Employment	C3 housing (more vulnerable) B1 Office (less vulnerable)

SB3 Manvers Street, SB4 Bath Quays North, SB5 Bath Quays South and SB6 Southbank

6.4 Test 1) Sustainability Benefits

- 6.5 Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;
- improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway;
 - meet identified needs for sufficient housing including affordable housing;
 - promote stronger more vibrant and cohesive communities
 - build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2;
 - ensure everyone has access to high quality and affordable public transport and promote cycling and walking
 - protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles.
 - encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)
 - encourage careful and efficient use of natural resources including energy and encourage sustainable construction

6.6 Test 2) Safe without increasing flood risk elsewhere

- The Council is implementing the Bath Quays Waterside project which will put in place essential flood mitigation and flood defence works to the north and south banks of the river between Churchill Bridge and Midland Bridge. The Bath Quays Waterside Project will:
 - Provide the flood mitigation to enable the redevelopment of the Bath Quays and Manvers Street sites forming the first step towards the realisation of the Bath City Riverside Enterprise Area and the Council's 'Bath Quays' project.
 - Significantly widen the north bank up to 15m at the lower tow-path level between Churchill Bridge and Green Park to move water through this area more quickly in flood conditions. This requires that Green Park Road is diverted away from the riverside northwards to link up with Corn Street creating the major opportunity to open up the riverside to the city.
 - Remove trees along the southern verge of Green Park Road and along the new road alignment and replace them with new planting. There are currently no plans to alter Green Park itself, other than some landscape improvements at the river's edge.
 - Install new flood walls and raise existing river walls on the south side of the river between Churchill Bridge and Midland Bridge.
 - Improving flood defences on existing buildings fronting onto the river along the Lower Bristol Road.
 - The Council and Environment Agency will fund these works (£6.22 million) with a combination of Revolving Infrastructure funding made available by the West of England Local Enterprise Partnership, Local Levy and Flood Defence Grant in Aid funding.
- Therefore the Bath Quays Waterside Project allows these sites to be defended and facilitates mitigating the impact without increasing flood risk elsewhere.
- Core Strategy Policy CP5 and Placemaking Plan policies require Site Specific FRAs to accompany a planning application.

- Placemaking Plan Development and Design Principles states that the finished floor levels of development will need to be raised to above safe flooding levels taking into account the vulnerability classification informed by the site specific FRA.
- The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.

SB7 Green Park Station West and Sydenham Park

Test 1) Sustainability Benefits

Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;

- improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway;
- meet identified needs for sufficient housing including affordable housing;
- promote stronger more vibrant and cohesive communities
- build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2;
- ensure everyone has access to high quality and affordable public transport and promote cycling and walking
- protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles.
- encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)
- reduce land, water, air, light, noise pollution
- encourage careful and efficient use of natural resources including energy and encourage sustainable construction

Test 2) Safe without increasing flood risk elsewhere

- Black & Veatch Bath Flood Risk Management Project Technical Note Addendum has considered the impact on peak water levels and flood risk of the ground raising within this site and concluded that the impact of site raising on flood levels is negligible.
- A large area of the site remains within FZ1 and therefore there is a potential to apply a sequential approach to locating vulnerable uses to the area with low flood risk.
- Core Strategy Policy CP5 and Placemaking Plan policies require Site Specific FRAs to accompany a planning application.
- Placemaking Plan Development and Design Principles require that the sequential approach to site layout is required to be informed by a site specific Flood Risk Assessment (FRA). As minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA.
- The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.

SB8 Bath Western Riverside

Test 1) Sustainability Benefits

Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;

- improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway;
- meet identified needs for sufficient housing including affordable housing;
- promote stronger more vibrant and cohesive communities
- Ensure everyone has access to high quality and affordable public transport and promote cycling and walking
- build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2;
- protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles.
- reduce land, water, air, light and noise pollution.

Test 2 Safe without increasing flood risk elsewhere

- Outline planning permission was granted for the Bath Western Riverside (SHLAA Wes1b and Wes1c sites) which proposes mitigation measures.
- Residential development on SHLAA site King 13a was permitted with mitigation measures.
- Planning application for SHLAA site King 10 was submitted with the FRA.
- Black & Veatch Bath Flood Risk Management Project Technical Note Addendum has considered the impact on peak water levels and flood risk of the ground raising within the sites north of the river and concluded that the impact of site raising on flood levels is negligible. (http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/CoreDocumentsnotsavedelsewhere/bath_flood_risk_management_project_-_technical_note_phase_2.pdf)
- Core Strategy Policy CP5 and Placemaking Plan policies require site specific FRAs to accompany a planning application.
- The sequential approach to site layout is required informed by a FRA. As minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA.
- The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.
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SB10 Roseberry Place / Dairy Crest / Stable Yard

Test 1) Sustainability Benefits

Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;

- improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway;
- meet identified needs for sufficient housing including affordable housing;
- promote stronger more vibrant and cohesive communities

- build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B3;
- protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles.
- Encourage careful and efficient use of natural resources including energy and encourage sustainable construction

Test 2) Safe without increasing flood risk elsewhere

- Black & Veatch Bath Flood Risk Management Project Technical Note Addendum has considered the impact on peak water levels and flood risk of the ground raising within this site and concluded that the impact of site raising on flood levels is negligible.
- Planning application for mixed use was submitted with the FRA which assesses flood risk and proposes defence and mitigation measures. No objection was raised in principle by the Environment Agency (subject to conditions).
- Core Strategy Policy CP5 and Placemaking Plan policies require site specific FRAs to accompany a planning application.
- Placemaking Plan Development and Design Principles state that the sequential approach to site layout is required informed by a site specific FRA. As minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA.
- The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.

7. Conclusion

- 7.1. The Sequential Test has been applied to 39 proposed allocations within the District. The conclusions drawn as a result of this report will determine whether the sites are in suitable locations in terms of flood risk and development use. The NPPF outlines that new development should be steered towards land in flood zone 1. Out of the 39 sites tested, 25 are wholly located in flood zone 1 and are deemed suitable for residential and mixed use development. The remaining 14 sites are affected by one or more of the higher risk zones, of which 1 site is considered to be for less vulnerable or water compatible development and, of which 6 sites allows higher risk areas to be avoided.
- 7.2. The remaining 7 sites were subject to the Exception Test and are deemed acceptable taking into account sustainability benefits and the scope for mitigation to ensure they will be safe for their lifetime without increasing flood risk elsewhere. It is considered that the proposed allocation sites would provide wider sustainability benefits to the community that outweigh the flood risk.

Appendix A

Site Assessments

Legend



Site Boundary



No data available for Flood Zone 3b







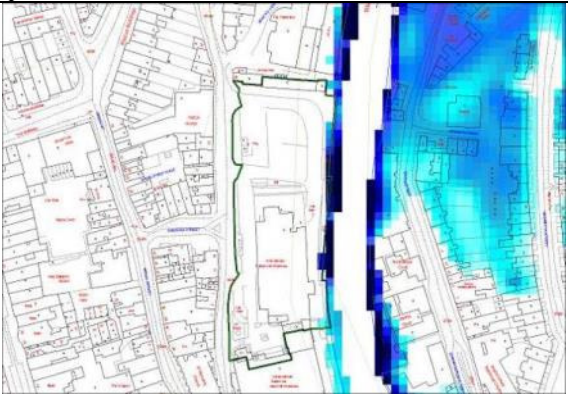
Flood Zone 3b




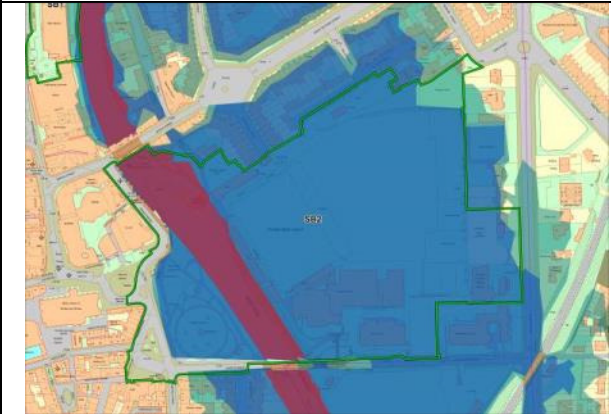


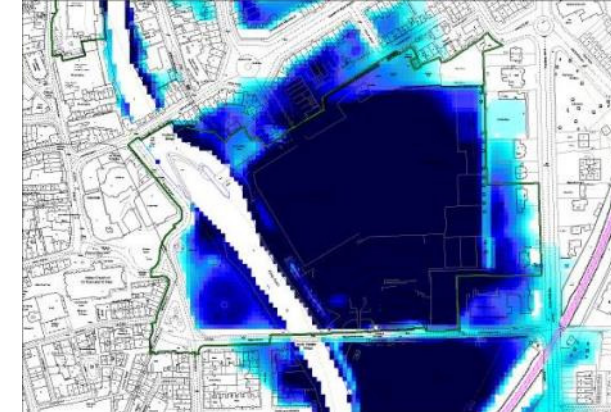
Flood Zone 3a







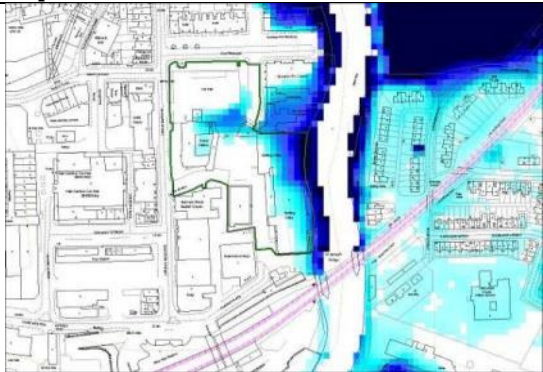
Flood Zone 2

Site SB1	Cornmarket, Cattlemarket, The Hilton Hotel	Site area	0.95ha
Flood Zones SFRA Level 2	Predominantly in Flood Zone 1. The area adjacent to the River is in FZ 2.	Site boundary	
Proposed use and vulnerability	Mixed use; <ul style="list-style-type: none"> • B1 office (Less Vulnerable) • C3 Housing (More Vulnerable) • A1/A3 retail (Less Vulnerable) • Hotel (More Vulnerable) 	Current use	Mixed use; <ul style="list-style-type: none"> • Hotel, • Public car park
Key Core Strategy spatial policies	This site is located within the Enterprise Area and included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
			
Sequential Test	Small area falls within FZ2 on the east boundary of the site. This area is expected to increase in flood risk taking into account climate change. The sequential approach should be taken within the site to avoid locating more vulnerable uses on the area affected by flood risk. Any development coming forward should ensure a sufficient standard of protection against flood risk is maintained for the lifetime of the development.		

	<p>In terms of the relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where possible. As part of the EA's maintenance requirements for main rivers a sufficient margin next to the river should be provided (e.g. 8 metres) to allow access for inspection and any required emergency works.</p> <p>Updated Flood Maps for Surface Water (UFMfSW) does show some potential surface water flow routes across site during high order events. Should be considered in the surface drainage strategy for the site.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none">• Flood risk assessment Land Contamination reports
Exception Test required	No





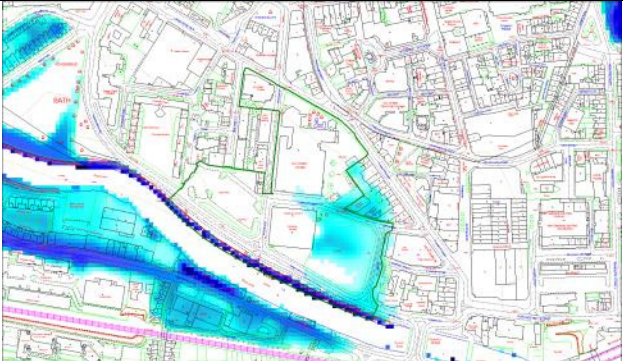
Site Bath SB2	Central Riverside & Recreation Ground	Site area	10.85ha
Flood Zones SFRA Level 2	The area falls within Flood Zone 3a and 3b and functions as an important storage area during flood events. Voids underneath Grand Parade and Terrace walk is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Mixed use include; West <ul style="list-style-type: none"> • A3 uses (Less Vulnerable) East <ul style="list-style-type: none"> • Outdoor sporting and leisure stadium (Water Compatible) • Leisure Centre (Less vulnerable)*Maintaining existing use • Car parking 	Current use	Mixed use include; West <ul style="list-style-type: none"> • Voids underneath Grand Parade and Terrace walk, Parade Garden East <ul style="list-style-type: none"> • Leisure Centre • Recreation Ground • Rugby Club and buildings • Car park
Key Core Strategy spatial policies and site characteristics	This site is included in the Core Strategy B1 Bath Spatial Strategy and partly in B2 Central Area Strategic Policy.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
			

<p>Sequential Test Summary</p>	<p>The area falls within FZ3a and 3b and functions as an important storage area during flood events.</p> <p>Outdoor sports and recreation with essential facilities are classified as 'Water Compatible' therefore it is in accordance with the flood risk vulnerability and flood zone compatibility in the PPG. However, any new proposal will need to be safe and avoid any increase in risk to third parties. As the PPG sets out, it needs to be constructed to;</p> <ul style="list-style-type: none"> • remain operational and safe for users in times of flood; • result in no net loss of floodplain storage; • not impede water flows and not increase flood risk elsewhere. <p>On-site or off-site measures would need to be provided if non-water compatible development is proposed.</p> <p>New development of this area provides a significant opportunity to enhance the river corridor at this location. There is likely to be an opportunity to remove, replace or improve the radial gate on Pultney weir.</p> <p>The Bath River Avon options appraisal including improving the Twerton Gate appraisal is ongoing and this needs to inform further development. The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pultney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.</p>
<p>Exception Test required</p>	<p>No</p>

Site Bath SB3	Manvers Street	Site area	1.3ha
Flood Zones SFRA Level 2	The site is partly within FZ 1, FZ 2 and FZ 3a: The risk of flooding will be increased taking into account climate change.	Site boundary	
Proposed use and vulnerability	Mixed use; <ul style="list-style-type: none"> • Offices (Less Vulnerable) • A3(Less Vulnerable) • Hotel (More Vulnerable) • Housing (More Vulnerable) • Car parking 	Current use	Mixed use; <ul style="list-style-type: none"> • Offices • Public car park
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
			
Sequential Test Summary	This site falls partly within Flood Zone 1, 2 and 3a and the existing gates within the sorting office are below the 1 in 100 year flood level. B&V Bath Flood Risk Management Project Technical Note has assumed the site is raised above flood level and any loss of compensation for the redevelopment of this site has been taken into account as part of the Bath Quays Waterside flood conveyance project.		


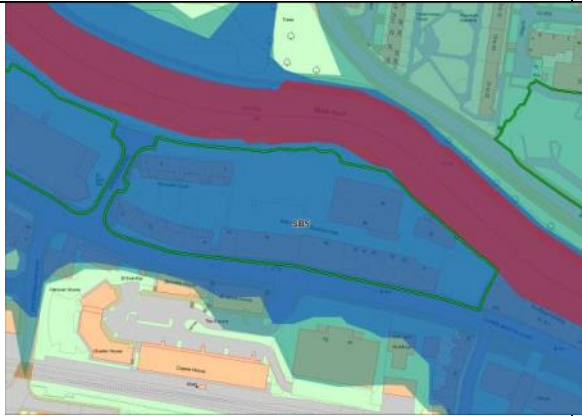

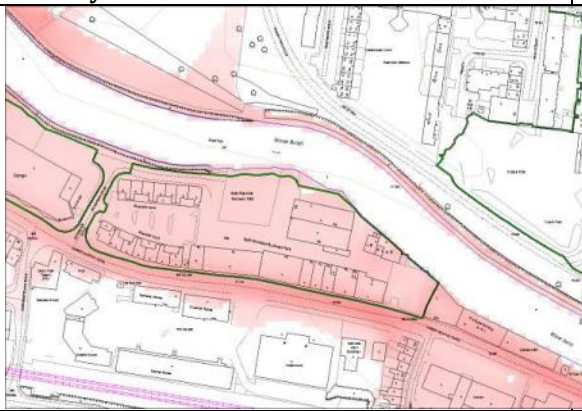
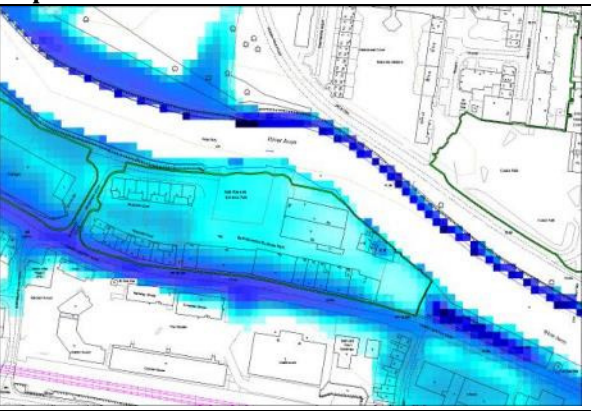
	<p>As a minimum, the floor levels have to be raised to an appropriate level taking into account the vulnerability classification informed by the site specific FRA.</p> <p>For information previous activities (e.g. vehicle depot) at this site are likely to have resulted contamination which poses a risk to human health and the water environment. The risk associated with this will therefore need to be considered for any proposals coming forward.</p> <p>Documents potentially required by EA for planning application</p> <ul style="list-style-type: none"> • Flood risk assessment FRA will need to demonstrate how the development will be safe over its lifetime, either through onsite measures or offsite flood defence improvements • Land Contamination reports
<p>Exception Test</p>	<p>Proposed development will need to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>Sustainability Benefits Wider sustainability benefits to the community are provided as identified through the Sustainability Appraisal. Development within this area will contribute to the following objectives;</p> <ul style="list-style-type: none"> • improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway; • meet identified needs for sufficient housing including affordable housing; • promote stronger more vibrant and cohesive communities • build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2; • ensure everyone has access to high quality and affordable public transport and promote cycling and walking • protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles. • encourage and protect habitats and biodiversity and geodiversity (taking account of climate change) • encourage careful and efficient use of natural resources including energy and encourage sustainable construction <p>Safe without increasing flood risk elsewhere</p> <ul style="list-style-type: none"> • The Council is implementing the Bath Quays Waterside project which will put in place essential flood mitigation and flood defence works to the north and south banks of the river between Churchill Bridge and Midland Bridge. The Bath Quays Waterside Project will: <ul style="list-style-type: none"> ○ Provide the flood mitigation to enable the redevelopment of the Bath Quays and Manvers Street sites forming the first step towards the realisation of the Bath City Riverside Enterprise Area and the Council's 'Bath Quays' project. ○ Significantly widen the north bank up to 15m at the lower tow-path level between Churchill Bridge and Green Park to move water through this area more quickly in flood conditions. This requires that Green Park Road is diverted away from the riverside northwards to link up with Corn Street creating the major opportunity to open up the riverside to the city. ○ Remove trees along the southern verge of Green Park Road and along the new road alignment and replace them with new planting. There are currently no plans to alter Green Park itself, other than some landscape

	<p>improvements at the river's edge.</p> <ul style="list-style-type: none">○ Install new flood walls and raise existing river walls on the south side of the river between Churchill Bridge and Midland Bridge.○ Improving flood defences on existing buildings fronting onto the river along the Lower Bristol Road.○ The Council and Environment Agency will fund these works (£6.22 million) with a combination of Revolving Infrastructure funding made available by the West of England Local Enterprise Partnership, Local Levy and Flood Defence Grant in Aid funding. <p>Therefore the Bath Quays Waterside Project allows these sites to be defended and facilitates mitigating the impact without increasing flood risk elsewhere.</p> <ul style="list-style-type: none">• Core Strategy Policy CP5 and Placemaking Plan policies require site specific FRAs to accompany a planning application.• Placemaking Plan Development and Design Principles state that the finished floor levels of development will need to be raised to above safe flooding levels taking into account the vulnerability classification informed by the site specific FRA.• The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.
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Site Bath SB4	Bath Quays North	Site area	1.86ha
Flood Zones SFRA Level 2	The site is partly within FZ 1, FZ 2 and FZ 3a: The risk of flooding will be increased taking into account climate change.	Site boundary	
Proposed use and vulnerability	Mixed use <ul style="list-style-type: none"> • Office (Less Vulnerable) • A1 and A3 (Less Vulnerable) • Hotel (More Vulnerable) • Housing (More Vulnerable) • Civic and Education (More Vulnerable) • car parking 	Current use	Mixed use; <ul style="list-style-type: none"> • Offices • Education facilities • Student accommodation • Public car park/coach car park
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and is included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
			
Sequential Test Summary	This site falls partly within FZ2 and 3a. This area is expected to increase in flood risk taking into account climate change. The sequential approach should be taken within the site. B&V Bath Flood Risk Management Project Technical Note has assumed the site is raised above flood level and any loss of compensation for the redevelopment of this site has been taken into account as part of the Bath Quays Waterside flood conveyance		


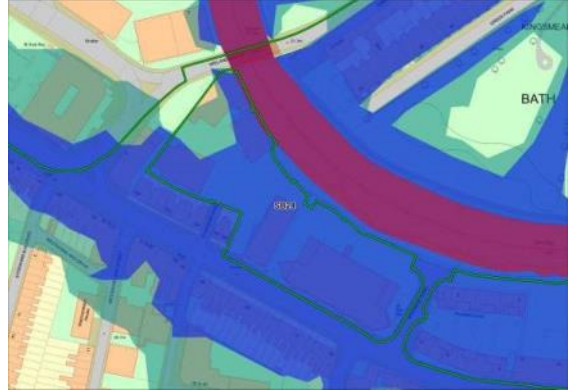


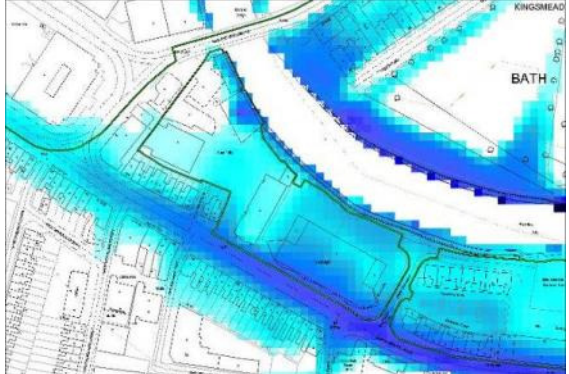
	<p>project. As a minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the site specific FRA.</p> <p>As part of its redevelopment opportunities to improve access to the river and provide new habitat should also be sought. Given the brownfield nature of the site any risk associated with contamination would also need to be addressed.</p> <p>The final design of the road needs to take into account flow paths and flow routes to ensure safe access and egress and third party risk associated with this development. The road thresholds need to be agreed with the EA prior to planning applications on this site coming forward.</p> <p>Documents potentially required by EA for planning application</p> <ul style="list-style-type: none"> • Flood risk assessment FRA • Land Contamination reports
<p>Exception Test</p>	<p>Proposed development needs to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>Sustainability Benefits Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;</p> <ul style="list-style-type: none"> • improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway; • meet identified needs for sufficient housing including affordable housing; • promote stronger more vibrant and cohesive communities • build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2; • Ensure everyone has access to high quality and affordable public transport and promote cycling and walking • protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles. • Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change) <p>Safe without increasing flood risk elsewhere</p> <ul style="list-style-type: none"> • The Council is implementing the Bath Quays Waterside project which will put in place essential flood mitigation and flood defence works to the north and south banks of the river between Churchill Bridge and Midland Bridge. The Bath Quays Waterside Project will: <ul style="list-style-type: none"> ○ Provide the flood mitigation to enable the redevelopment of the Bath Quays and Manvers Street sites forming the first step towards the realisation of the Bath City Riverside Enterprise Area and the Council's 'Bath Quays' project. ○ Significantly widen the north bank up to 15m at the lower tow-path level between Churchill Bridge and Green Park to move water through this area more quickly in flood conditions. This requires that Green Park Road is diverted away from the riverside northwards to link up with Corn Street creating the major opportunity to open up the riverside to the city. ○ Remove trees along the southern verge of Green Park Road and along the new road alignment and replace them with new planting. There are currently no plans to alter Green Park itself, other than some landscape improvements at the river's edge. ○ Install new flood walls and raise existing river walls on the south side of the river between Churchill Bridge and Midland Bridge. ○ Improving flood defences on existing buildings fronting onto the river along the Lower Bristol Road.

	<ul style="list-style-type: none">○ The Council and Environment Agency will fund these works (£6.22 million) with a combination of Revolving Infrastructure funding made available by the West of England Local Enterprise Partnership, Local Levy and Flood Defence Grant in Aid funding. <p>Therefore the Bath Quays Waterside Project allows these sites to be defended and facilitates mitigating the impact without increasing flood risk elsewhere.</p> <ul style="list-style-type: none">• Core Strategy Policy CP5 and Placemaking Plan policies require Site Specific FRAs to accompany a planning application.• Placemaking Plan Development and Design Principles require the finished floor levels of development will need to be raised to above safe flooding levels taking into account the vulnerability classification informed by the site specific FRA.• The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.
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Site Bath SB5	Bath Quays South	Site area	1.3ha
Flood Zones SFRA Level 2	This site is within the Flood Zone 3a	Site boundary	
Proposed use and vulnerability	Mixed use; B1 office (Less Vulnerable) A3 (Less Vulnerable) Housing (More Vulnerable)	Current use	Mixed use; • Offices
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and is included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
			
Sequential Test Summary	This site is at high risk (Flood Zone 3), with the BANES SFRA suggesting the site would be subject to significant depths during a major flood event. As with SB4 the Bath Quays Waterside flood conveyance project is seeking to enable development of this site. On site ground raising and offsite flood defence improvements as part of the Bath Quays Waterside flood conveyance project will be required to ensure any new development coming forward on this site is safe. Listed Building consent (14/04442/REG13 and 14/04195/REG03) was granted as part of Bath Quays Waterside project.		




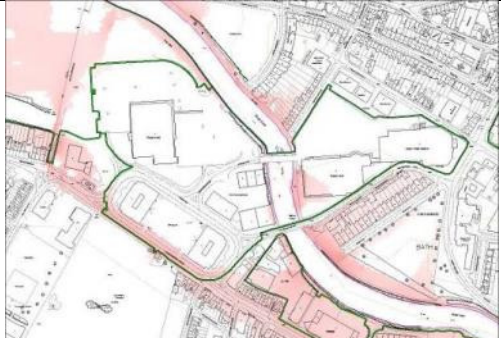
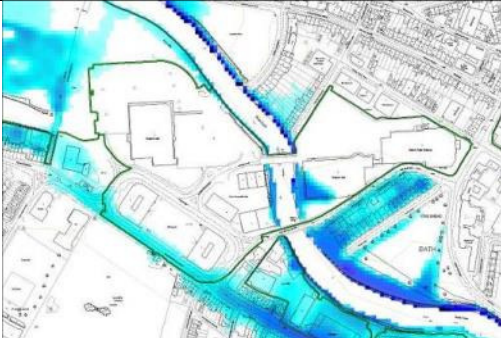
	<p>As a minimum, the floor levels have to be raised to an appropriate level taking into account the vulnerability classification informed by the site specific FRA.</p> <p>From previous planning applications at this site the presence of contamination is known which will need to be given adequate consideration in any proposals coming forward.</p> <p>Documents potentially required by EA for planning application: Flood risk assessment Land Contamination report Ecological surveys</p>
<p>Exception Test required</p>	<p>Proposed development need to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>Sustainability Benefits Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;</p> <ul style="list-style-type: none"> • improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway; • meet identified needs for sufficient housing including affordable housing; • promote stronger more vibrant and cohesive communities • build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2; • Ensure everyone has access to high quality and affordable public transport and promote cycling and walking • protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles. <p>Safe without increasing flood risk elsewhere</p> <ul style="list-style-type: none"> • The Council is implementing the Bath Quays Waterside project which will put in place essential flood mitigation and flood defence works to the north and south banks of the river between Churchill Bridge and Midland Bridge. The Bath Quays Waterside Project will: <ul style="list-style-type: none"> ○ Provide the flood mitigation to enable the redevelopment of the Bath Quays and Manvers Street sites forming the first step towards the realisation of the Bath City Riverside Enterprise Area and the Council's 'Bath Quays' project. ○ Significantly widen the north bank up to 15m at the lower tow-path level between Churchill Bridge and Green Park to move water through this area more quickly in flood conditions. This requires that Green Park Road is diverted away from the riverside northwards to link up with Corn Street creating the major opportunity to open up the riverside to the city. ○ Remove trees along the southern verge of Green Park Road and along the new road alignment and replace them with new planting. There are currently no plans to alter Green Park itself, other than some landscape improvements at the river's edge. ○ Install new flood walls and raise existing river walls on the south side of the river between Churchill Bridge and Midland Bridge. ○ Improving flood defences on existing buildings fronting onto the river along the Lower Bristol Road. ○ The Council and Environment Agency will fund these works (£6.22 million) with a combination of Revolving Infrastructure funding made available by the West of England Local Enterprise Partnership, Local Levy and Flood Defence Grant in Aid funding. <p>Therefore the Bath Quays Waterside Project allows these sites to be defended and facilitates mitigating the impact without increasing flood risk elsewhere.</p>

	<ul style="list-style-type: none">• Core Strategy Policy CP5 and Placemaking Plan policies require Site Specific FRAs to accompany a planning application.• Placemaking Plan Development and Design Principles require the finished floor levels of development will need to be raised to above safe flooding levels taking into account the vulnerability classification informed by the site specific FRA.• The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.
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Site Bath SB6	Southbank	Site area	1.07ha
Flood Zones SFRA Level 2	This site is predominantly located within Flood Zone 3a.	Site boundary	
Proposed use and vulnerability	Mixed use; <ul style="list-style-type: none"> • B1 Office (Less Vulnerable) • A3 (Less Vulnerable) • Housing (More Vulnerable) 	Current use	Mixed use ; <ul style="list-style-type: none"> • Offices • Industrial
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and is included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
			
Velocity	Depth		
			
Sequential Test	This site is predominantly located within Flood Zone 3a. High flood risk at this site as shown by flood map and SFRA document. B&V Bath Flood Risk Management Project Technical Note has assumed the site is raised above flood level and Bath Quay Waterside Project phase 1 includes flood defense improvements on this site.		




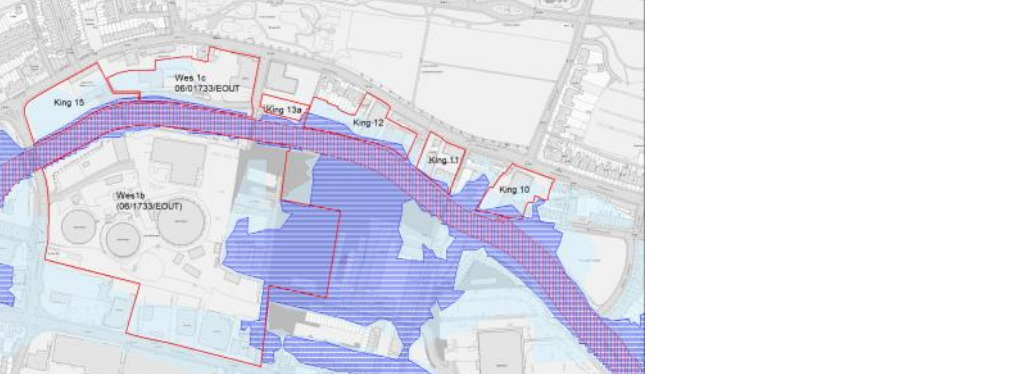
	<p>Timing of when the site will come forward needs to be considered in relation to the enabling works. Development behind defenses should consider residual risk, depending on the nature of the development. As a minimum, the floor levels have to be raised to the appropriate level taking into account the vulnerability classification informed by the site specific FRA.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports
<p>Exception Test</p>	<p>Proposed development will need to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>Sustainability Benefits Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;</p> <ul style="list-style-type: none"> • improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway; • meet identified needs for sufficient housing including affordable housing; • promote stronger more vibrant and cohesive communities • build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2; • protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles. <p>Safe without increasing flood risk elsewhere</p> <ul style="list-style-type: none"> • The Council is implementing the Bath Quays Waterside project which will put in place essential flood mitigation and flood defence works to the north and south banks of the river between Churchill Bridge and Midland Bridge. The Bath Quays Waterside Project will: <ul style="list-style-type: none"> ○ Provide the flood mitigation to enable the redevelopment of the Bath Quays and Manvers Street sites forming the first step towards the realisation of the Bath City Riverside Enterprise Area and the Council's 'Bath Quays' project. ○ Significantly widen the north bank up to 15m at the lower tow-path level between Churchill Bridge and Green Park to move water through this area more quickly in flood conditions. This requires that Green Park Road is diverted away from the riverside northwards to link up with Corn Street creating the major opportunity to open up the riverside to the city. ○ Remove trees along the southern verge of Green Park Road and along the new road alignment and replace them with new planting. There are currently no plans to alter Green Park itself, other than some landscape improvements at the river's edge. ○ Install new flood walls and raise existing river walls on the south side of the river between Churchill Bridge and Midland Bridge. ○ Improving flood defences on existing buildings fronting onto the river along the Lower Bristol Road. ○ The Council and Environment Agency will fund these works (£6.22 million) with a combination of Revolving Infrastructure funding made available by the West of England Local Enterprise Partnership, Local Levy and Flood Defence Grant in Aid funding.


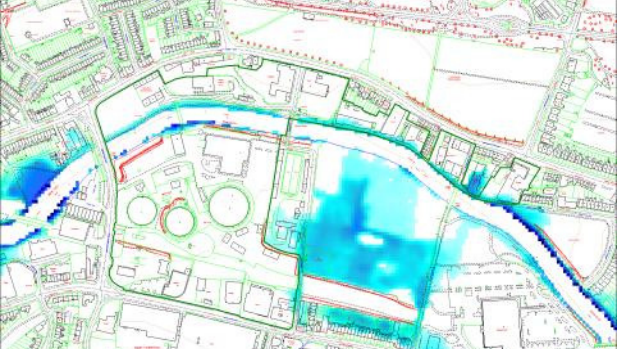
	<p>Therefore the Bath Quays Waterside Project allows these sites to be defended and facilitates mitigating the impact without increasing flood risk elsewhere.</p> <ul style="list-style-type: none">• Core Strategy Policy CP5 and Placemaking Plan policies require Site Specific FRAs to accompany a planning application.• Placemaking Plan Development and Design Principles state that the finished floor levels of development will need to be raised to above safe flooding levels taking into account the vulnerability classification informed by the site specific FRA.• The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.
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Site Bath SB7	Green Park Station West and Sydenham Park	Site area	8.5 ha
Flood Zones SFRA Level 2	This site is located partly within Flood Zone 1, 2 and 3a.	Site boundary	
Proposed use and vulnerability	Mixed use; B1 Office (Less Vulnerable) A1 and A3 (Less Vulnerable) Hotel (More Vulnerable) Housing (More Vulnerable) Civic (More Vulnerable)	Current use	Mixed use; • Offices • Retail
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and is included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
			
Sequential Test Summary	<p>Some area falls within FZ2 and FZ3a. This area is expected to increase in flood risk taking into account climate change. The sequential approach to site layout informed by a site specific FRA is required. As minimum, the floor levels have to be raised to an appropriate level taking into account the vulnerability classification informed by the FRA.</p> <p>B&V Bath Flood Risk Management Project Technical Note has considered the impact on peak water levels with the ground raising the car park area and concluded that the impact on flood levels is negligible. It has also identified some potential to provide improved conveyance to provide offsite benefits in terms of flood risk, through channel</p>		




	<p>reprofiling.</p> <p>Any new proposals put forward should therefore seek to improve riverside access, enhance riverside habitat and look for opportunities for further improve the flood flow conveyance of the river.</p> <p>The need for groundwater monitoring and consideration of contamination under existing buildings are identified, so requirements for remediation should be clearly stated in the Placemaking Plan.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • WFD assessment (either screening or full assessment) • Ecological surveys
<p>Exception Test required</p>	<p>Proposed development need to show that it will provide wider sustainability benefits to the community that outweigh the flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>Sustainability Benefits</p> <p>Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;</p> <ul style="list-style-type: none"> • improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway; • meet identified needs for sufficient housing including affordable housing; • promote stronger more vibrant and cohesive communities • build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B1 and B2; • ensure everyone has access to high quality and affordable public transport and promote cycling and walking • protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles. • encourage and protect habitats and biodiversity and geodiversity (taking account of climate change) • reduce land, water, air, light, noise pollution • encourage careful and efficient use of natural resources including energy and encourage sustainable construction <p>Safe without increasing flood risk elsewhere</p> <ul style="list-style-type: none"> • Black & Veatch Bath Flood Risk Management Project Technical Note Addendum has considered the impact on peak water levels and flood risk of the ground raising within this site and concluded that the impact of site raising on flood levels is negligible. • A large area of the site remains within FZ1 and therefore there is a potential to apply a sequential approach to locating vulnerable uses to the area with low flood risk. • Core Strategy Policy CP5 and Placemaking Plan policies requires Site Specific FRAs to accompany a planning application. • Placemaking Plan Development and Design Principles require The sequential approach to site layout is required to be informed by a site specific Flood Risk Assessment (FRA). As minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA. • The Environment Agency (EA) and Bath and North East Somerset Council are




	<p>investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.</p>
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Site Bath SB8	Western Riverside	Site area	12 ha
Flood Zones SFRA Level 2	The site is predominantly within Flood Zone 1. But the Lower Bristol Road is within Flood Zone 2. The area along the north of the river falls partly FZ 2 and FZ3a.	Site boundary	
Proposed use and vulnerability	Mixed use; Office (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable) Community facilities	Current use	Employment (vacant and occupied) Retail Residential
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and is included in the Core Strategy B1 Bath Spatial Strategy. The area south of the river was allocated for a major programme of residential-led regeneration through the Local Plan (Oct 2007) supported by a Master Plan SPD. Outline planning permission was granted for this area in December 2011.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
SHLAA Site Reference			


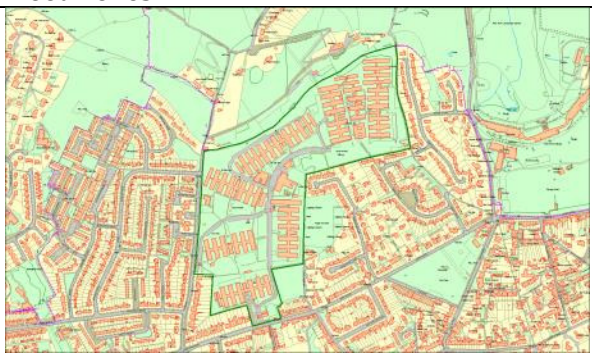

Velocity	Depth
	
<p>Sequential Test Summary</p>	<p>The south of the river is largely within FZ1 and the area along the Lower Bristol Road falls within FZ2. Some area north of the river falls within FZ 2 and 3a.</p> <p>SHLAA site Wes 1b and 1c are part of the Bath Western Riverside allocated for a major programme of residential-led regeneration through the Local Plan (Oct 2007) and obtained outline planning permission (06/01733/EOUT) in December 2011. The outline application was subject to a site specific flood risk assessment and mitigation measures are proposed and partly implemented through subsequent reserve matters applications.</p> <p>SHLAA Site King 13a: 14 units were permitted under 13/04217/OUT. The site specific Flood Risk Assessment has confirmed that the site is located within Flood Zone 1 –defined as having a less than 1 in 1000 year average annual probability of flooding (<0.1%). The proposed development will not extend beyond the line of the existing boundary retaining wall. The development will not therefore impact the existing flood plain adjacent the site.</p> <p>King 10: Planning application for 74 older persons flats is submitted. The submitted site specific flood risk assessment provides more detailed flood risk analysis and mitigation measures. http://www.bathnes.gov.uk/planningdocuments=15/05367/FUL</p> <p>The sequential approach to site layout informed by a site specific FRA is required. As minimum, the floor levels have to be raised to an appropriate level taking into account the vulnerability classification informed by the FRA.</p> <p>The sequential approach should be taken within the site and avoid locating more vulnerable uses on the area affected by flood risk.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports
<p>Exception Test required</p>	<p>Proposed development need to show that it will provide wider sustainability benefits to the community that outweigh the flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>Sustainability Benefits Wider sustainability benefits to the community are considered through the Sustainability Appraisal. The development within this area will contribute to the following objectives;</p> <ul style="list-style-type: none"> • improve the health and well-being of all communities by its accessible location to public transport, key services and riverside walkway; • meet identified needs for sufficient housing including affordable housing; • promote stronger more vibrant and cohesive communities • Ensure everyone has access to high quality and affordable public transport and promote cycling and walking • build a strong competitive economy providing more employment opportunities as




	<ul style="list-style-type: none">• a key regeneration site allocated through the Core Strategy Policy B1 and B2;• protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles.• reduce land, water, air, light and noise pollution. <p>Safe without increasing flood risk elsewhere</p> <ul style="list-style-type: none">• Outline permission was granted for the Bath Western Riverside Crest land which proposes mitigation measures.• Residential development on SHLAA site King 13a was permitted with mitigation measures.• Planning application for SHLAA site King 10 was submitted with the FRA.• Black & Veatch Bath Flood Risk Management Project Technical Note Addendum has considered the impact on peak water levels and flood risk of the ground raising within this site and concluded that the impact of site raising on flood levels is negligible. (http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/CoreDocumentsnotsavedelsewhere/bath_flood_risk_management_project_-_technical_note_phase_2.pdf)• Core Strategy Policy CP5 and Placemaking Plan policies require site specific FRAs to accompany a planning application.• The sequential approach to site layout is required informed by a site specific FRA. As minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA.• The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.
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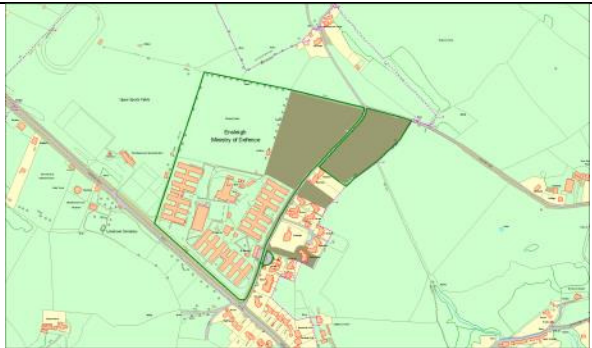
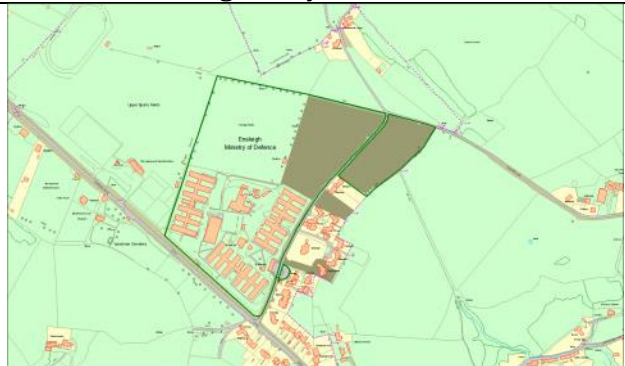
Site Bath SB9	Bath Press	Site area	2.22ha
Flood Zones SFRA Level 2	The site is predominantly within Flood Zone 1. But the Lower Bristol Road is within Flood Zone 2.	Site boundary	
Proposed use and vulnerability	Mixed use; Office (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable)	Current use	Vacant employment
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and is included in the Core Strategy B1 Bath Spatial Strategy and B3 Twerton and Newbridge Riverside Strategic Policy.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity n/a		Depth n/a	
Sequential Test Summary	<p>The site is predominantly within Flood Zone 1. But the Lower Bristol Road is within Flood Zone 2. The sequential approach should be taken within the site and avoid locating more vulnerable uses on the area affected by flood risk.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports 		
Exception Test required	No		



Site Bath SB10	Roseberry Place / Dairy Crest / Stable Yard	Site area	2.25ha
Flood Zones SFRA Level 2	This site is partly within Flood Zone 1, 2 and 3a.	Site boundary	
Proposed use and vulnerability	Mixed use; <ul style="list-style-type: none"> • Office (Less Vulnerable) • Retail (Less Vulnerable) • Housing (More Vulnerable) 	Current use	Mixed use; <ul style="list-style-type: none"> • Industrial • Offices
Key Core Strategy spatial policies and site characteristics	This site is located within the Enterprise Area and is included in the Core Strategy B1 Bath Spatial Strategy and B3 Twerton and Newbridge Riverside Strategic Policy. Planning application for mixed-use regeneration comprising the erection of six buildings to accommodate up to 175 flats, flexible business employment and retail floorspace is submitted with the FRA. (15/01932/EOUT)		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
Sequential Test Summary		<p>This site falls mainly within Flood Zone 2, partly within Flood Zone 3 and increase in flood risk with climate change. As with other sites a sequential approach to site layout should be specified by Placemaking Plan if a mixed use scheme (with different vulnerabilities) is being promoted.</p> <p>As a minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA. Black & Veatch Bath Flood Risk Management Project Technical Note Addendum has considered the impact on peak water levels and flood risk of the ground raising within this site and concluded that the impact of site raising on flood levels is negligible. On site ground raising or defences will be need to be delivered to ensure any new development is safe.</p> <p>For information a disused railway embankment forms part of the defence for the site so this will need to be investigated as part any Flood Risk Assessment for the site. The EA supports the Council view that there is an opportunity to deliver Green Infrastructure and habitat as part of development and recommends built development is set back at least 8 metres from the river bank to allow access to the river corridor and habitat</p>	



	<p>creation opportunities. Given the brownfield nature of the site any risk associated with contamination would also need to be addressed.</p> <p>Documents potentially required by EA for planning application: Flood risk assessment Land Contamination reports Ecological surveys WFD assessment (either screening or full assessment)</p>
<p>Exception Test</p>	<p>Proposed development need to show that it will provide wider sustainability benefits to the community that outweigh the flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>Sustainability Benefits Wider sustainability benefits to the community are provided through the Sustainability Appraisal. The development within this area will contribute to the following objectives;</p> <ul style="list-style-type: none"> • improve the health and well-being by all communities as its accessible location to public transport, key services and riverside walkway; • meet identified needs for sufficient housing including affordable housing; • promote stronger more vibrant and cohesive communities • build a strong competitive economy providing more employment opportunities as a key regeneration site allocated through the Core Strategy Policy B3; • protect and enhance local distinctiveness, historic and cultural environment as required by the Development and Design Principles. <p>Safe without increasing flood risk elsewhere</p> <ul style="list-style-type: none"> • Black & Veatch Bath Flood Risk Management Project Technical Note Addendum has considered the impact on peak water levels and flood risk of the ground raising within this site and concluded that the impact of site raising on flood levels is negligible. • A large area of the site remains within FZ1 and therefore there is a potential to apply a sequential approach to locating vulnerable uses to the area with low flood risk. • Core Strategy Policy CP5 and Placemaking Plan policies requires Site Specific FRAs to accompany a planning application. • Placemaking Plan Development and Design Principles require The sequential approach to site layout is required to be informed by a site specific Flood Risk Assessment (FRA). As minimum, the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA. • The Environment Agency (EA) and Bath and North East Somerset Council are investigating the options available to reduce the operational risks and costs for Twerton Vertical/Radial Gate and Pulteney Radial Gate. This will improve the amenity and landscape value of both sites and maintain current levels of flood defence and contribute to improving flood risk management.


Site Bath SB11	Former MoD Foxhill	Site area	19 ha
Flood Zones SFRA Level 2	The site is within Flood Zone 1	Site boundary	
Proposed use and vulnerability	Mixed use; Office (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable)	Current use	Vacant employment
Key Core Strategy spatial policies and site characteristics	The site is located in Flood Zone 1. Outline Planning Permission (for 700 dwellings, 500 sqm retail, 1,000sqm employment (Use Class B1) and 3,500 sqm community/education was permitted in March 2015. The FRA was submitted with the application.		
Flood Zones	No		
			
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		


Site Bath SB12	Former MoD Warminster Road	Site area	6.8ha
Flood Zones SFRA Level 2	The site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Mixed use; Office (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable)	Current use	Vacant employment
Key Core Strategy spatial policies and site characteristics	The site is within FZ1. Planning Permission for 204 dwellings was granted in March 2015. It was subject to the FRA.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		



Site Bath SB13	Former MoD Ensleigh & Royal High Playing Field	Site area	14.6ha
Flood Zones SFRA Level 2	The site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Mixed use; Office (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable)	Current use	Vacant employment
Key Core Strategy spatial policies and site characteristics	The site is within FZ1. Former MoD site, planning permission (14/1853/EFUL) for 181 dwellings, extra care faculties and retail was permitted in April 2015. It was subject to a site specific FRA. The Royal High School Playing field; Planning application was submitted for a primary school (Use Class D1), up to 95 residential units together with a FRA.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		



Site Bath SB14	Twerton Park	Site area	1.85ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Mixed use; Commercial (Less Vulnerable) Retail (Less Vulnerable) Housing (More Vulnerable)	Current use	Football club
Key site characteristics	This site is currently occupied by Bath City Football Club.		
Flood Zones	FZ3 Climate Change 100 year time horizon		n/a
			
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		



Site Bath SB15	Hartwells Garage, Newbridge	Site area	0.14ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Industrial
Key site characteristics	The land is within FZ1.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
			
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		

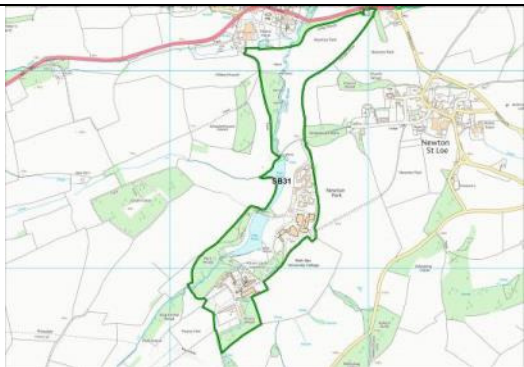

Site Bath SB16	Former St Martine's School, Burlington Street	Site area	0.1ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable) Student Accommodation	Current use	Car park

Key site characteristics	The site is within FZ.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
			
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		




Site Bath SB17	South of Englishcombe Lane	Site area	1.4ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Greenfield
Key site characteristics	The site is within FZ1. This is an undeveloped plot of around 1.4ha to the north of Stiringale Farm SNCI and to the rear of Englishcombe Lane and Stiringale Road.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
			
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		

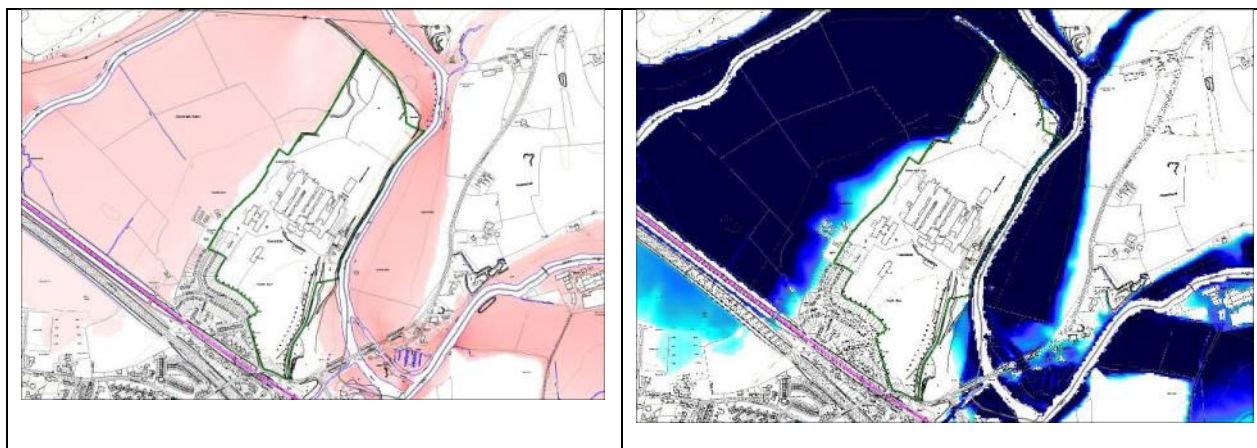
Site Bath SB18	Royal United Hospital	Site area	20.3ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Healthcare uses. Non-healthcare uses subject to evidence that the land will not be required for healthcare/parking provision. (more vulnerable)	Current use	Hospital
Key site characteristics	The site is within FZ1.		
Flood Zones		FZ3 Climate Change 100 year time horizon No Climate Change data available.	
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		

Site Bath SB19	University of Bath	Site area	60.21ha
Flood Zones SFRA Level 2	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Academic Space Residential accommodation	Current use	University
Key site characteristics	The land is within FZ1. It is allocated through Core Strategy B5 and Placemaking Plan SB19.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		



Site Bath SB20	Newton Park (Bath Spa University)	Site area	46.22ha
Flood Zones SFRA Level 2	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Academic Space	Current use	Education families
Key site characteristics	The land is within FZ1. It is allocated through Core Strategy B5 and Placemaking Plan SB20.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	<p>Pass</p> <p>The floodplain through the site is functional, therefore all development must be sequential located away from this in the flood zone 1 part of the site. The use of sustainable drainage techniques would be the main priority.</p> <p>In terms of the relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where possible. As part of our maintenance requirements for main rivers we would look to have a sufficient margin next to the river to allow access for inspection and any required emergency works.</p>		
Exception Test required	No		

Keynsham




Site Keynsham SK2	Somerdale	Site area	26.59ha
Flood Zones SFRA Level 2	This site is located partly within Flood Zone 1 and 2.	Site boundary	
Proposed use and vulnerability	Mixed use <ul style="list-style-type: none"> • Housing (More Vulnerable) • B1 Office (Less Vulnerable) • Primary school (More Vulnerable) • Social and Sports Club (Less Vulnerable) • Retail A1, A3, A4 and A5 (Less Vulnerable) 	Current use	Mixed use <ul style="list-style-type: none"> • Industrial • Offices
Key Core Strategy spatial policies and site characteristics	This site is included in the Core Strategy KE1 Bath Spatial Strategy and Town Centre Strategic Policy.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
			
Velocity	Depth		









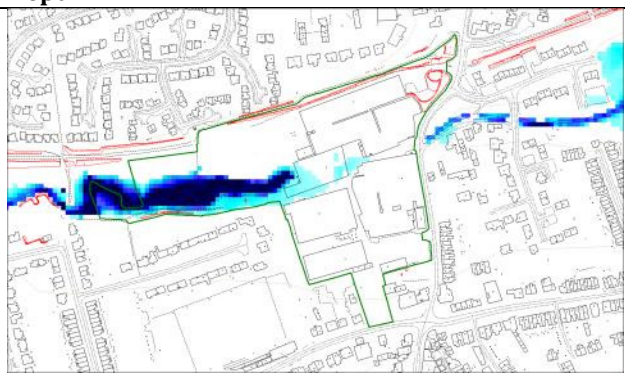
<p>Sequential Test Summary</p>	<p>A planning application for the Somerdale site was approved and the principles of development already established. (13/01780/EOUT). As part of the outline planning permission the site was subject to a site specific flood risk assessment, demonstrating the development will be safe for its lifetime in accordance with the requirement the NPPF and local policies. The EA and Council have been working closely with the developers of the site to secure appropriate flood risk mitigation, sustainable drainage and ecological benefits from the proposals. The principle of development already established is acceptable in dealing with flood risk therefore the sequential test can be deemed to have been passed.</p>
<p>Exception Test required</p>	<p>No, as long as the development is within the established principles.</p>

Site Keynsham SK4	Riverside & Fire Station	Site area	1.61ha
Flood Zones SFRA Level 2	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Mixed use; <ul style="list-style-type: none"> • Office (Less Vulnerable) • Retail (Less Vulnerable) • Housing (More Vulnerable) • Leisure (Less Vulnerable) 	Current use	Mixed use <ul style="list-style-type: none"> • Offices • Retails • Fire Station
Key Core Strategy spatial policies and site characteristics	This site is included in the Core Strategy KE1 Keynsham Spatial Strategy and Town Centre Strategic Policy.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	<p>Pass. The site is mainly located in Flood Zone 1 and just clips FZ2 and 3a, so no issues if development is located within FZ1. The site does however fall within the inundation area for chew valley reservoir, which extends further across the site than the fluvial flood zone extents. This should therefore be addressed in any site specific flood risk assessment for the site.</p> <p>It is likely that previous uses have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports 		
Exception Test required	No		


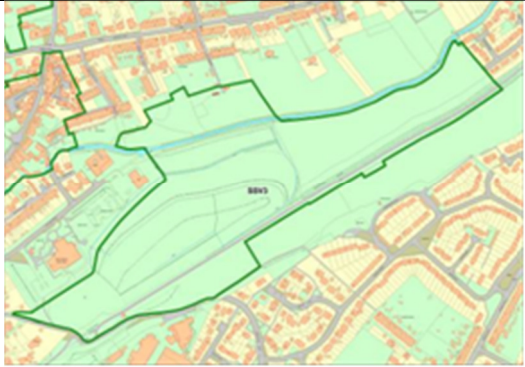
Somer Valley




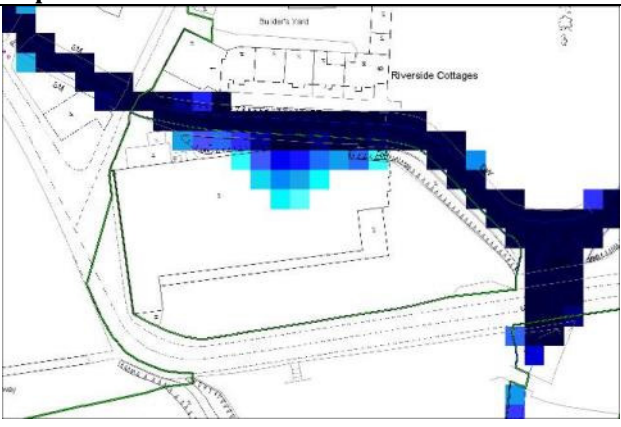
Site Midsomer Norton SSV1	Central High Street Core	Site area	0.5ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Retail led mixed use; Retail (less vulnerable) Office (less vulnerable) Residential (more vulnerable)	Current use	Retail Vacant cinema
Key site characteristics	The site is within FZ1.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass. The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority. Documents potentially required by EA for planning application; Flood risk assessment		
Exception Test required	No		

Site Midsomer Norton SSV2	South Road Car Park	Site area	1.55ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Retail led mixed use	Current use	Car park Office
Key site characteristics	The site is within FZ1.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	<p>Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.</p> <p>Documents potentially required by EA for planning application; Flood risk assessment</p>		
Exception Test required	No		



Site MN SSV4	Former Welton Manufacturing site	Site area	5.3 ha
Flood Zones SFRA Level 2	This site is located in Flood Zone 1, 2 and 3a.	Site boundary	
Proposed use and vulnerability	Mixed use; <ul style="list-style-type: none"> • Office (Less Vulnerable) • Retail (Less Vulnerable) • Housing (More Vulnerable) • Community use (Less Vulnerable) 	Current use	Industrial
Key site characteristics	The site is located on the north eastern edge of the town and Wellow Brook runs through the site which is partly culverted.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
			
Velocity	Depth		
Not available			
Sequential Test Summary	The sequential approach should be taken within the site and avoid locating more vulnerable uses in the area with flood risk. Any development coming forward should ensure a sufficient standard of protection against flood risk is maintained for the lifetime of the development. The redevelopment should set back from the river corridor, outside of the floodplain. This would avoid the need for costly flood risk		




	<p>mitigation or flood storage compensation to be provided.</p> <p>The redevelopment of this site offers a major opportunity to deculvert the brook that currently runs underneath the site. This could be restored to mimic the upstream natural sections through the site, and provide habitat creation/enhancement. As well as offering a significant local asset for the final development, this could also help contribute towards achieving Water Framework Directive objectives for this watercourse.</p>
<p>Exception Test required</p>	<p>No</p>



Site MN SSV 3	Town Park	Site area	13.20 ha
Flood Zones SFRA Level 2	This site is located within Flood Zone 1	Site boundary	
Proposed use and vulnerability	Residential (more vulnerable) Town park (water compatible)	Current use	Greenfield
Key Core Strategy spatial policies and site characteristics	This site is included in the Core Strategy SV1 SV Spatial Strategy and SV2 Town Centre Strategic Policy.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
	n/a		
Flood Zone 1			
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority. It is likely that previous uses have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward.		
Exception Test required	No		



Site SSV14	Charlton Timber Yard	Site area	0.43ha
Flood Zones SFRA Level 2	This site is predominantly in Flood Zone 1 and partly in Flood Zone 2	Site boundary	
Proposed use and vulnerability	Mixed use(Town Centre Uses) <ul style="list-style-type: none"> • Retail (Less Vulnerable) • Offices(Less Vulnerable) 	Current use	Industrial
Key Core Strategy spatial policies and site characteristics	This site is included in the Core Strategy SV1 SV Spatial Strategy and SV3 Radstock Town Centre Strategic Policy.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
Not available			
Sequential Test	While in FZ1 today this site looks to move into FZ3 with climate change.		

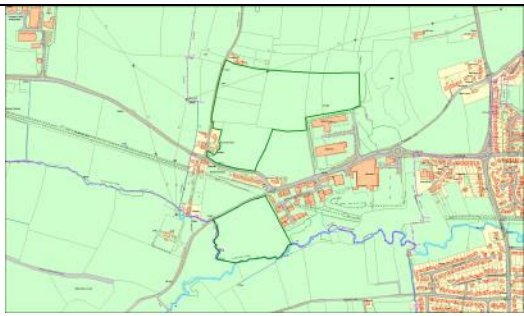

<p>Summary</p>	<p>Development should utilise sustainable drainage techniques. In terms of relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where possible. As part of the EA's maintenance requirements for main rivers we would look to have a sufficient margin next to the river to allow access for inspection and any required emergency works.</p> <p>Previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • Ecological surveys
<p>Exception Test required</p>	<p>No</p>

Site Radstock SSV17	Radstock County Infant School	Site area	0.34ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Vacant education facilities
Key site characteristics	The site is within FZ1.		
Flood Zones			FZ3 Climate Change 100 year time horizon n/a
Velocity	n/a		Depth n/a
Sequential Test Summary	Pass. The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		



Site Radstock SSV 20	Former St Nicholas School	Site area	0.13ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Vacant education facilities
Key site characteristics	The site is within FZ1.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
			
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass. The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		



Site MN SSV11	St Peters Factory/Cobblers Way	Site area	2.23ha
Flood Zones SFRA Level 2	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Employment (Less Vulnerable) Housing (More Vulnerable)	Current use	Former quarrying and limeliln operations
Key site characteristics	The site is FZ1. Planning Permission (14/04003/OUT) was granted with the FRA.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass. The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority. Documents potentially required by EA for planning application; Flood risk assessment		
Exception Test required	No		



Site Westfield SSV18	Bath College Somer Valley Campus	Site area	5.2ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Education Facilities (Less Vulnerable) Office (Less Vulnerable)	Current use	Education playing field
Key site characteristics	The site is within FZ1.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority. Documents potentially required by EA for planning application; Flood risk assessment		
Exception Test required	No		



Site Paulton SSV9	Old Mills	Site area	14.89ha
Flood Zones SFRA Level 2	This site is within Flood Zone 1. The area along the Wellow Brook is within FZ3a.	Site boundary	
Proposed use and vulnerability	Education Facilities (Less Vulnerable)	Current use	Education playing field
Key site characteristics	This site is within Flood Zone 1. The area along the Wellow Brook is within FZ3a. This site is allocated for employment purposes through Placemaking Plan also identified as a SV Enterprise Zone.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	<p>The area along the Wellow Brook within FZ3 should be avoided. The sequential approach should be taken within the site to avoid locating more vulnerable uses on the area affected by flood risk. Any development coming forward should ensure a sufficient standard of protection against flood risk is maintained for the lifetime of the development.</p> <p>Documents potentially required by EA for planning application; Flood risk assessment</p>		
Exception Test required	No		



Rural



Site SR2	Leafield, West Harptree	Site area	1.34ha
Flood Zones SFRA Level 2	This site is located in Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (more vulnerable)	Current use	Gardens, builders yard buildings and pasture land.
Key site characteristics	The site is a small to medium irregular grassland field, flat and relatively low lying, relating well to the semi-rural edge of village character of its surroundings. The site is well contained by tall hedgerows and trees on the eastern and southern boundaries and by gardens and buildings on the west and north boundaries. There are some trees within the site. The strong boundary hedgeline to the east is meandering and follows a stream line.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	<p>The site is located in Flood Zone 1, therefore the use of sustainable drainage techniques would be the main priority.</p> <p>It looks to have a culverted watercourse running across the site. Any development should therefore look to restore and enhance this watercourse.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • WFD assessment (either screening or full assessment) 		
Exception Test required	No		



Site SR5	Pinkers Farm, East Harptree	Site area	0.36h
Flood Zones SFRA Level 2	This site is located in Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Farm buildings and yard
Key site characteristics	The site is a 0.36ha site comprising of agricultural buildings and is adjacent to a working farm. The site gently slopes and is higher than the existing road and therefore is prominent in the surrounding area.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	<p>Pass.</p> <p>SR5 looks to have a culverted watercourse running across the site. The development should look to restore and enhance this watercourse. As a minimum the housing will need to be sited an appropriate distance from the culvert.</p> <p>Previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.</p> <p>The sites are located in Flood Zone 1, therefore the use of sustainable drainage techniques would be the main priority.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • WFD assessment (either screening or full assessment) 		
Exception Test required	No		

Site SR6	Land between Middle Street and Water Street	Site area	0.46ha
Flood Zones SFRA Level 2	Flood zone 1	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Un-used grassland/orchard
Key site characteristics			
Flood Zones		FZ3 Climate Change 100 year time horizon	
Velocity	n/a	Depth	
Sequential Test Summary	Pass The sites are located in Flood Zone 1, therefore the use of sustainable drainage techniques would be the main priority. Documents potentially required by EA for planning application: <ul style="list-style-type: none"> Flood risk assessment 		
Exception Test required	No		

Site SR14	Wheeler's Yard, Timsbury	Site area	1.3ha
Flood Zones SFRA Level 2	FZ1	Site boundary	
Proposed use and vulnerability	Residential (More Vulnerable)	Current use	Derelict former manufacturing building block
Key site characteristics	This site is a brownfield which was formerly occupied by a block manufacturing business, however all buildings on the site have been demolished and only concrete hard standing remains. The site could be potentially contaminated due to the former uses of the site, including as a coal mine pit head which would require further investigation.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	<p>Pass</p> <p>The sites are located in Flood Zone 1, therefore the use of sustainable drainage techniques would be the main priority.</p> <p>Previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports 		
Exception Test required	No		

Site SR15	Land east of St Mary's School	Site area	0.88ha
Flood Zones SFRA Level 2	This site is located in Flood Zone 1.	Site boundary	 <p>Change map</p>
Proposed use and vulnerability	Residential (More Vulnerable)	Current use	Agricultural Field (pasture and grazing)
Key site characteristics	SR15 is a greenfield site and lies close to the core of Timsbury village.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass The sites are located in Flood Zone 1, therefore the use of sustainable drainage techniques would be the main priority. Documents potentially required by EA for planning application: <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports 		
Exception Test required	No		

Site SR17	The Former Orchard Compton Martin	Site area	0.3 ha
Flood Zones SFRA Level 2	This site is located in Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Former orchard
Key site characteristics	The site is a former orchard and is relatively flat. To the north of the site is woodland.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		N/A	
Velocity		Depth	
N/A		N/A	
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		

Site SR24	Land adjacent to Temple Inn Lane Temple Cloud	Site area	2.5 ha
Flood Zones SFRA Level 2	This site is located in Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Residential (More Vulnerable)	Current use	Agricultural field
Key site characteristics	The site comprises of a 2.5 hectare agricultural field situated to the south of Temple Inn Lane. The site is an area of eroded plateau, which is flat to gently sloping and is surrounded by housing on two sides.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass The site is located in Flood Zone 1 and away from the river, therefore the use of sustainable drainage techniques would be the main priority.		
Exception Test required	No		