

Site details	Site Number	9			
	OS Grid reference	ST 60683 92145			
	Area	3.52 hectares			
Sources of flood risk	Existing drainage features	The site is located south off Westmarsh Lane and west of Church Road. The Cowhill Wharf Rhine flows north of Westmarsh Lane.			
	Fluvial		5% AEP	1% AEP	0.1% AEP
		Proportion of site at risk (%)	0	0	0
		Range of depths (m)	-	-	-
		Maximum hazard	-	-	-
	Tidal	Defended			
			5% AEP	0.5% AEP	0.1% AEP
		Proportion of site at risk (%)	0	0	0
		Range of depths (m)	-	-	-
		Maximum hazard	-	-	-
		undefended			
			5% AEP	0.5% AEP	0.1% AEP
		Proportion of site at risk (%)	8	15	18
		Range of depths (m)	0 – 0.5	0 – 1.0	0 – 1.5
		Maximum hazard	Not available		
	Surface Water	Proportion of site at risk (RoFfSW)			
		3.3% AEP	1% AEP		0.1% AEP
0		0		0	
Flood history	The site is outside of the Environment Agency's historic flood map.				
Flood risk management infrastructure	Defences	Defence Type	Standard of Protection	Condition	
		Penstock	n/a	n/a	
		Tidal embankment	0.5% AEP	Good	
	Residual risk		Outlet failure	Oldbury Pill embankment breach	Power station embankment breach
		Proportion at risk (%)	0	0	0
		Range of depths (m)	-	-	-
		Maximum hazard	-	-	-

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Emergency planning	Flood warning	<p>The site is partially covered along the northern boundary by the Severn Estuary at Oldbury on Severn, Northwick and Avonmouth Flood Alert Area.</p> <p>The northern boundary of the site is partially covered by the Severn Estuary at Oldbury-on-Severn, Westend, Cowhill and Olveston areas Flood Warning Area.</p>			
	Access and egress	<p>The main access and egress route to the site is south along Westmarsh Lane and south along Church Road. The end of Westmarsh Lane is shown to flood in the present day tidal 0.1% AEP and in both 0.5% AEP and 0.1% AEP future tidal events.</p>			
Climate Change	Implications for the site		1% AEP		
			Central	High Central	Upper End
		Proportion at risk (%)	0	0	0
		Range of depths (m)	-	-	-
		Maximum hazard	-	-	-
			Tidal (defended) 0.5% AEP		Tidal (defended) 0.1% AEP
		Proportion at risk (%)	15		22
		Range of depths (m)	0 – 0.1		0 – 2.5
Maximum hazard	Danger for Some		Danger for All		
NPPF and planning implications	Sequential Test	<p>The Sequential Test will need to be passed. Only once the Sequential Test is passed should the Exception Test be applied</p>			
	Exception Test requirements	<p>The Exception test will be required in the following scenarios</p> <ul style="list-style-type: none"> • If More Vulnerable and Essential Infrastructure is proposed in FZ3a. • If Highly Vulnerable development is proposed in FZ2. • If Essential Infrastructure is proposed in Flood Zone 3b <p>Development will not be permitted in the following scenarios</p> <ul style="list-style-type: none"> • Highly Vulnerable infrastructure within FZ3a and FZ3b. • More and Less Vulnerable Infrastructure within FZ3b. 			

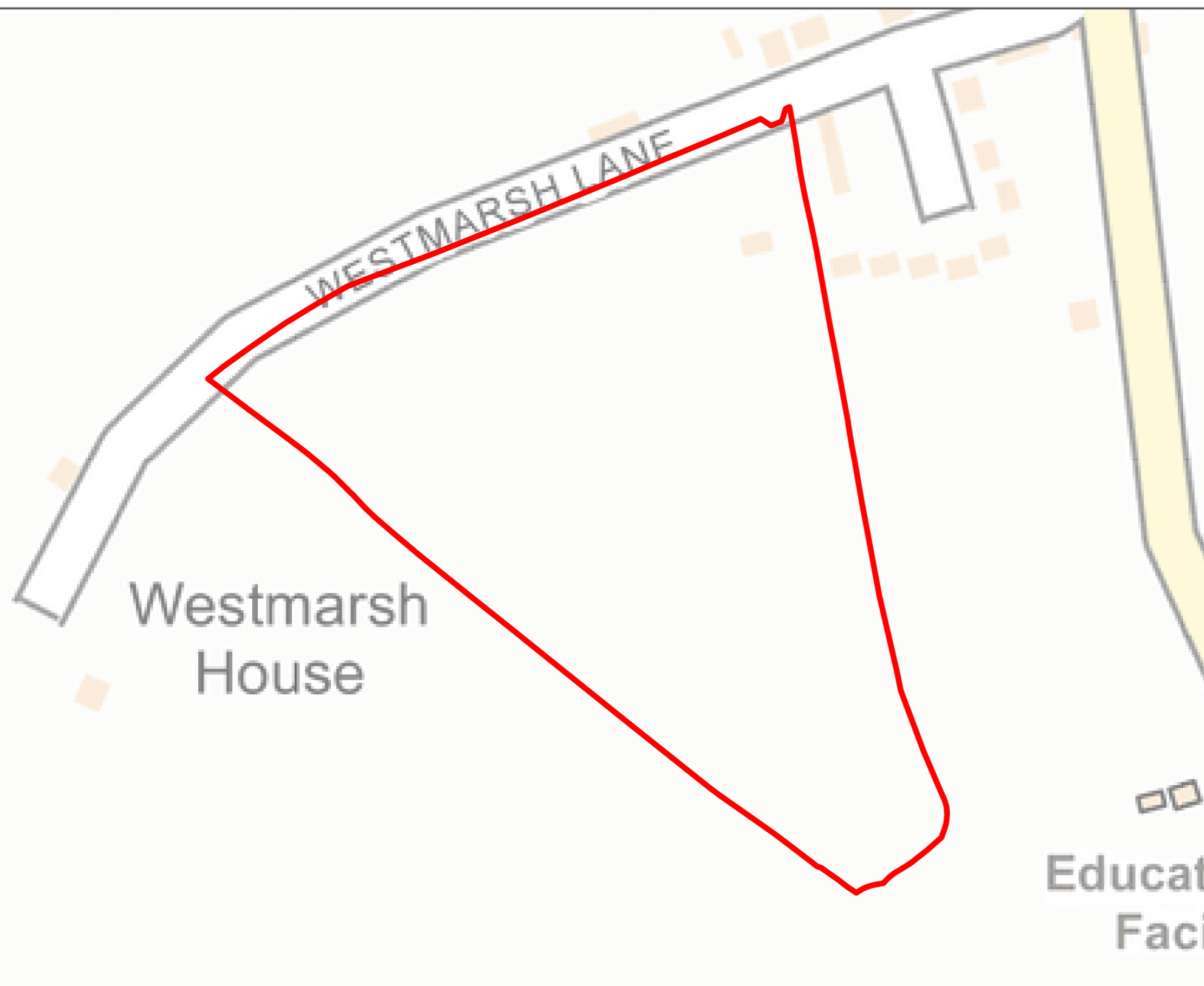
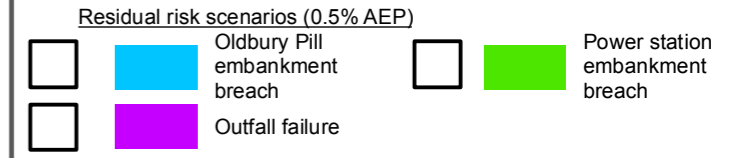
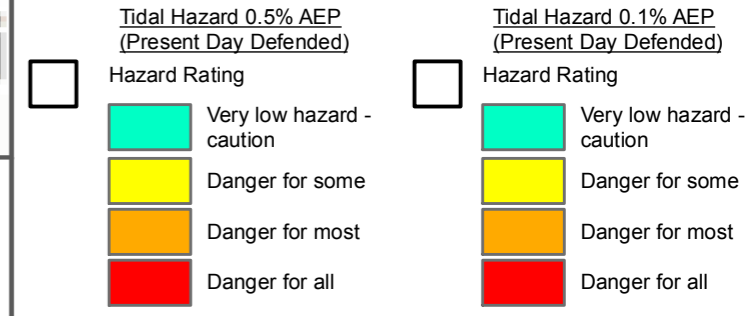
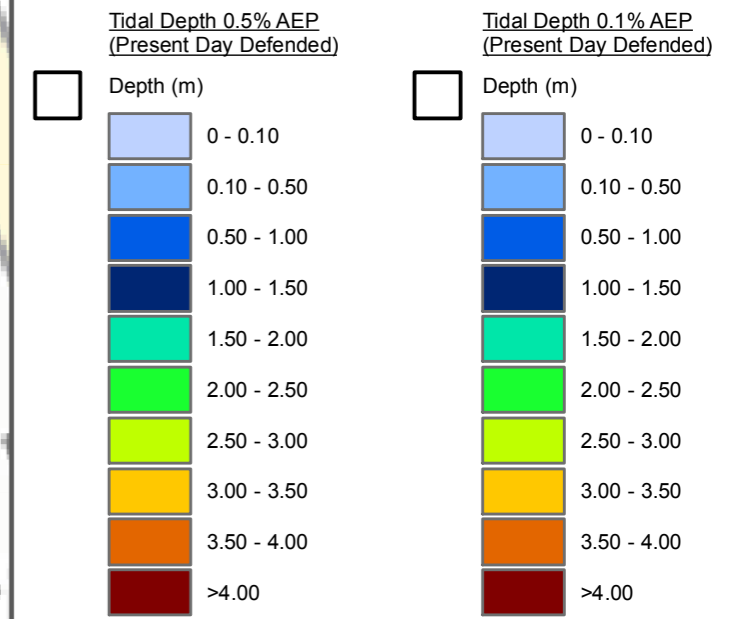
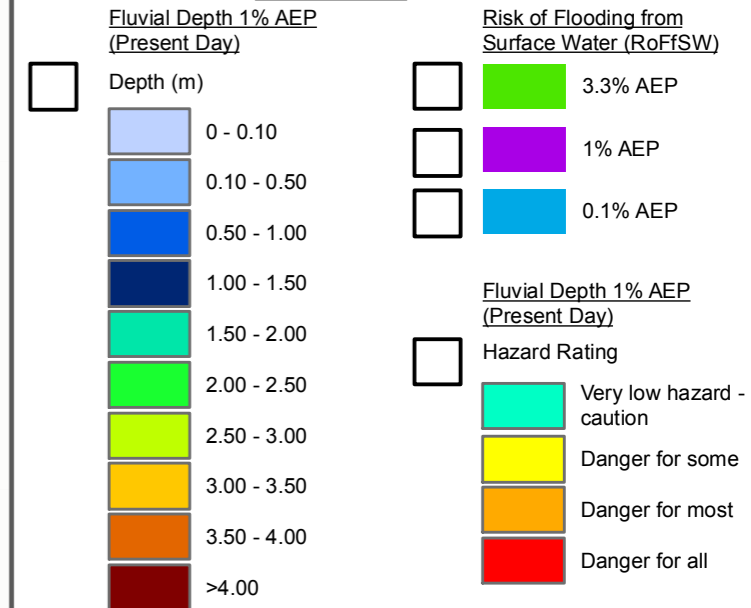
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	<p>Requirements for site-specific Flood Risk Assessment</p> <p>Guidance for developers</p>	<ul style="list-style-type: none"> At the planning application stage, a site-specific flood risk assessment will be required if any development is located within Flood Zones 2 and 3 or for any development greater than one hectare in Flood Zone 1. Modelling has shown that the site is at tidal flood risk in the future. The Sequential approach should be used to direct buildings away from the risk areas. In the future, with climate change, defences will be overtopped in both 0.5% and 0.1% scenarios, if the defences are maintained at the current standard. To pass the Exception Test, it needs to be demonstrated that the development can be made safe. Other sources of flooding should also be considered as part of a site-specific flood risk assessment Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage The long-term strategy for maintenance of the defences should be considered. The defences currently provide protection to the site from a 0.5% AEP event. However, in the future the level of overtopping of the defence means the site will be at risk if no action is taken. Investment would be required to sustain the current level of flood risk at the site into the future. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff and onsite attenuation schemes would need to be tested against the hydrographs of the Rhine system to ensure flows are not exacerbated downstream within the catchment Assessment for runoff should include allowance for climate change effects New development must seek opportunities to reduce overall level of flood risk at the site, for example by: <ul style="list-style-type: none"> Reducing volume and rate of runoff Relocating development to zones with lower flood risk Creating space for flooding Green infrastructure should be considered within the mitigation measures for surface water runoff



LEVEL 2 SITE SUMMARY TABLES

OLDBURY ON SEVERN LEVEL 2 STRATEGIC FLOOD RISK ASSESSMENT

LEGEND



Westmarsh House

Educational Facility



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