Strategic Option Assessment

 Low = 1
 Neutral = 3
 High = 5

			Technical Feasibil	lity	Benefi	it / Cost							Sustainability Tes	t						
Option No.	Option	Standard of	Residual Flood Risk - Properties Not Protected by Option	Risk of Flooding Merely being Displaced	Indicative No. Properties Protected (1% AEP)	Likely Range of Construction Costs	Reduce Vulnerability to Flooding (SA Objective 19)	Promote Waste Management accordance with the waster hierarchy (Reduce, Re-use & Recycle) (SA Objective 21)	Townscape/ Landscape	Supports the Regional Delivery Plan (RDP)	Enables Previously Developed Land to be Re-used	Improves Accessibility to Community Facilities & Local Services (SA Objective 1)	Overlies Hassaine (CA	Ensure Residents have access to a range of Employment Opportunities (SA Objective 8)	Ensure Everyone has access to high quality and affordable Public Transport and promote Cycling and Walking (SA Objective 12)	Promote stronger and more vibrant city, town local and village centres (SA Objective 10)	Encourage bio- diversity, protecting and enhancing important and rare habitats and species (SA Objective 15)	Protect and enhance cultural and historical assets (SA Objective 16)	Encourage Sustainable Construction and use of renewable energy (SA Objective 18)	Score (50 Baseline)
0.1	Bath & Keynsham Do Minimum	1		5		5														
0.2	Midsomer Norton & Radstock Do Minimum	1		5		5														
1	Upstream Storage (u/s of the A4 Bath Road upstream storage)	4		5		4				5	5	5	5	5	5	5	5	5	5	84
2	Bypass Tunnel & Pumping Station - 4km Tunnel under Bath (Kensington Place to Brassmills) including compensatory storage downstream	5		5		1														32
3	Walls & Embankments - including compensatory storage downstream	5		5		1														32
4	Cumulative development site site- specific flood storage areas	4		5		2				5	1	1	5	5	1	5	1	5	1	60
5	Channel Widening & Deepening through the City of Bath (£150M) with compensatory storage downstream	5		5		1														32
6	Twerton Sluice Improvements & compensatory storage downstream (£3M)	4		2		4														28
7	Upstream Storage at Kensingotn Meadowns Mill & Ride and the proposed Mill Lane Park & Ride	4		5		2														30
8	Riverside, Upstream Storage	4		5		5														36
9	River Wellow Storage & Council Land to the North of Somervale Road	4		5		5														36
10	West Hill Gardens Flood Storage & Fox Hills Flood Storage	4		5		5														36
11	Clandown Flood Storage	1		5		5														24

Strategic Option Assessment
Low = 1 Neutral = 3

Low = 1	Neutral = 3	High = 5			
1	1				1

			٧	lability Test			Deliverability Test						
Option No.	Option	Test 1 RFMS Scheme Costs in Relation to Development Costs	Test 1 RFMS Scheme Costs in Relation to Development Costs	Test 2 Potential Case for Gap Funding	Test 2 Potential Case for Gap Funding	Viability Summary - Option likely to be viable or have reasonable prospect of the funding gap being plugged	Test 1 Suitability & Use	Test 2 Delivery Vehicle	Test 3 Need for Land Assembly	Test 4 Timing and Phasing	Delivery Summary - Option has a realistic prospect of being delivered		
0.1	Bath & Keynsham Do Minimum												
0.2	Midsomer Norton & Radstock Do Minimum												
1	Upstream Storage (u/s of the A4 Bath Road upstream storage)												
2	Bypass Tunnel & Pumping Station - 4km Tunnel under Bath (Kensington Place to Brassmills) including compensatory storage downstream	is there a high likelihood that the cost of the Strategic FRMS option can be borne by proposed development sites located within FRZ 283	Is there a high likelihood that the cost of the Site Specific FRMS options can be tome by proposed development sites located within FRZ 283	If the cost of FRMS option cannot be dunded by proposed velopment is there reasonable prospect of a case being made for gap funding			Is the FRMS appropriate considering the proposed use and luxley layout and configuration of development in connection with FRMS option	Does an appropriate delivery vehicle exist or have the potential to be established to implement the option	Requirement for acquisation or compulsory purchase of non Council owned land	Fit between FRMS infrastructure delivery and development trajectory			
3	Walls & Embankments - including compensatory storage downstream												
4	Cumulative development site site-specific flood storage areas												
5	Channel Widening & Deepening through the City of Bath (£150M) with compensatory storage downstream												
6	Twerton Sluice Improvements & compensatory storage downstream (£3M)												
7	Upstream Storage at Kensingotn Meadowns Mill & Ride and the proposed Mill Lane Park & Ride												
8	Riverside, Upstream Storage												
9	River Wellow Storage & Council Land to the North of Somervale Road												
10	West Hill Gardens Flood Storage & Fox Hills Flood Storage												
11	Clandown Flood Storage												

#### Site Specific Option Assessment

Laura de Mandral O Lifet

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				Technical Feasibi	lity	Benefit	/ Cost	Sustainability Test												
Option No	Site Ref.	Option		Residual Flood Risk - Properties Not Protected by Option	Risk of Flooding Merely being Displaced	Indicative No. Properties Protected (1% AEP)	Likely Range of Construction Costs	Reduce Vulnerability to Flooding (SA Objective 19)	Promote Waste Management accordance with the waster hierarchy (Reduce, Re-use & Recycle) (SA Objective 21)	Townscape/ Landscape	Supports the Regional Delivery Plan (RDP)	Enables Previously Developed Land to be	Improves Accessibility to Community Facilities & Local Services (SA Objective 1)	for sufficient and high	Ensure Residents have access to a range of Employment Opportunities (SA Objective 8)	Ensure Everyone has access to high quality and affordable Public Transport and promote Cycling and Walking (SA Objective 12)	Promote stronger and more vibrant city, town local and village centres (SA Objective 10)	Encourage bio- diversity, protecting and enhancing important and rare habitats and species (SA Objective 15)	Protect and enhance cultural and historical assets (SA Objective 16)	Encourage Sustainable Construction and use of renewable energy (SA Objective 18)
101	B1b	Cornmarket to Podium	5		5		3				5	5	5	5	5	5	5	5	5	5
102	B2a	Empire Undercroft	3		5		5													
103	B2c	Grand Parade The Rec &	4		5		5													
104	ВЗа	Sports Centre Flood Storage	4		5		1				5	1	1	5	5	1	5	1	5	1
105	B3b	Cricket Ground Flood Storage	4		5		4													
	B4a	Manvers Street Option A - Perimeter FD	2		4		1													
106	B4a	Manvers Street Option B - SUDs/ Landscape &	4		5		4													
107	B5	Former	4		5		3													
	B6a	Menzies Hotel Avon Street Coach & Car Park Stand Alone Option A - Channel Widening with Riverside Development	4		5		1													
108	B6a	Avon Street Coach & Car Park Stand Alone Option B - SUDS & Integrated Building Defences/Off- line storage- wetlands	3		5		4													
109	B6b	City of Bath College - Integrated Building Defences & SUDS	3		5		5													
110	B6ci	Green Park House Topland - Integrated Building Defences & SUDs	3		5		5				5	5	5	5	5	5	5	5	5	5
	B6cii	Green Park House Other - Integrated Building Defences & SUDs	3		5		5													
112	B6di	Kingsmead House	3		5		4													
113		Rosewell Court			5		5													
114	Doe	1-3 James St West	3		5		4													
115	D01	4 James St West The Forum	3		5		5													
116	B6g B7	Green Park	3 4		<u>5</u>		5 3													
118	B8	Station BWR East	4		5		4													
		South Quay RBP to Travis	4		5 5		4													$\overline{}$
	D90	Perkins Bath Press	3		4		5													
		Lower Bristol Road	4		5		4													
	B13b	Lower Bristol	4		5		4													
	B13c	Road Lower Bristol	4		5		4													
	B13d	Road Lower Bristol	4		5		4													
	D130	Road	4		5		4													

		Lower Bristol			l I										.	
	F	Road - Access														
		to Locksbrook			l I										.	
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B13	13e	Island Cargo	4	5	l I	1									.	
122 B13		Handling		, and the second	l I										.	
		Facility to go			l I										.	
		with Floating			l I										.	
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		Lower Bristol			l I										.	
		Road - Access			l I										.	
	- 1.	to Locksbrook			l I										.	
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D45	13e	Island	3	1	l I	3									.	
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100	I <sup>E</sup>	Brassmill Lane	<u> </u>	_		, 1			<b> </b>		I	1	I			
123 B13	ा अ	Industrial	4	5		4			<b> </b>		I	1	I			
		Estate		<u> </u>						 <u> </u>	l	<u> </u>	 	 	<u></u>	
124 B1	314	Locksbrook	3	5		4					l -		 	 		· ·
125 B1	315	Brassmill	3	5		5					i	l				
126 B1	316	BWR Phase	4	5		5			<b> </b>		l	1	I			
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127 B17		BWR Phase	3	5		5			<b> </b>		l	1	I			
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128 B1	318	Westmark	3	5		5							1			
		Comfortable	<u> </u>	<del> </del>	<del>                                     </del>	<u> </u>							<b> </b>		,+	
129 B1				_		_			<b> </b>		l	1	I			
129 B1	918	Place/TA	3	5	I I	5					I	I	I			
		Centre													L	
130 B2	320	Onega Centre Hinton Garage	3	5		5					I		 			
131 R2	321 F	Hinton Garage	3	5	1	5										
101   52	721 1	Comordole/														
		Somerdale/		l l	l l	ļ					1	I	I			
		Cadburys -		l l	l l						1	I	I			
KM	IM1	Option A	4	5		4			<b> </b>		l	1	I			
132	- 1	Keynsham		l l		ļ					I	I	l I			
132		Hams FDA			l I										.	
1 —	-+	Somerdale/	-	<del>-  </del>	<del>                                     </del>								<del>                                     </del>		.———	
			_	_	l I	_									.	
KM	CM1	Cadburys -	3	5	I I	5					I	I	I			
		SUDS													.	
133 KM:	M3b	The Centre	3	4		5										
		Riverside Park														
134 KM	(M8	CLIDC FDA:	3	5	l I	5									.	
134 KIV	LIVIO	SUDS, FDAs	3	5		5									.	
		&c														
		Keynsham			l I										.	
135 KM	(M9	Paper Mill -	3	5		5									.	
	- 1	SUDS	-		l I										.	
_	-+					+						1				
		Broadmead													.	
136 KM	M11	Lane Waste	3	5		5									.	
		Site			l I										.	
		Chesterfield														
137 MN	MN3	House	3	5	l I	5									.	
138 MN	ANI A		3	4		5										
100 1011	1114	Streamside														
139 MN		Somer Centre	3	4		5										
	١	Welton Option													.	
	40.10	A FDA &		-		,									.	
MN	MN9	Channel	3	5		4									.	
		Widening													.	
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140		Welton Option													.	
		B SUDS &			l I										.	
MN	MN9	Integrated	3	5	I I	5					I	I	I			
1	- 1	Building		l l		ļ					I	I	l I			
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141 MN	NIAC	High Street		5	<del>                                     </del>						<b> </b>	-			,	
142 MN	N13	rown Park	3	5		4							ļ			
143 MN	N14 T	Town Housing	3	5		4				 	<u> </u>	<u> </u>	 		<u> </u>	
		Old Mills														
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MN	N17	Extension	4	5	l l	4					1	I	I			
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1		Channel		l l	I I	l					I	I	I			
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144		Old Mills	<b>-</b>	<del></del>	<del>                                     </del>										,———	
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		Industrial				l			<b> </b>		l	1	I			
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		Building				l			<b> </b>		l	1	I			
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145 RK		Rymans	3	5		5										
145 RK 146 RK		Rymans Charltons		5	i	5							i			
145 RK 146 RK 147 PK		Rymans Charltons Old Baken	3		<del>                                     </del>	5						<b>I</b>				
145 RK 146 RK 147 RK	RK2 RK3 RK4	Rymans Charltons Old Bakery Post Office	3			Ü					<b>-</b>	<b>-</b>	<b>-</b>			
148 RK	RK2 RK3 RK4 RK5	Post Office	3	5	'			· I	l .		I	I				
148 RK	RK2 RK3 RK4 RK5	Post Office Library/Youth	3			5	ı	I .							' I	
148 RK	RK2 RK3 RK4 RK5	Post Office Library/Youth Centre		5		5									·	
148 RK 149 RK	RK2 RK3 RK4 RK5	Post Office Library/Youth Centre Fortescue	3	5											<u>'</u>	
148 RK 149 RK 150 RK	RK2 RK3 RK4 RK5 RK6	Post Office Library/Youth Centre Fortescue Road	3 3 3	5		5										
148 RK 149 RK 150 RK 151 RK	RK2 RK3 RK4 RK5 RK6	Post Office Library/Youth Centre Fortescue Road RadCo	3	5						 						
148 RK 149 RK 150 RK 151 RK	RK2 RK3 RK4 RK5 RK6	Post Office Library/Youth Centre Fortescue Road RadCo	3 3 3	5		5										
148 RK 149 RK 150 RK	RK2 RK3 RK4 RK5 RK6	Post Office Library/Youth Centre Fortescue Road	3 3 3 3	5 5 5		5										

NOTE: Where a Site is the subject of 2 different Site Specific sub-options of similar capital cost, a single entry has been made. Where such sub-options differ in scale and cost, both sub-options have been entered.

## Site Specific Option Assessment

Low = 1 Neutral = 3 High = 5

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				,	/iability Test			Deliverability Test					
Option No	Site Ref.	Option		Test 1 RFMS Scheme Costs in Relation to Development Costs	Test 2 Potential Case for Gap Funding	Test 2 Potential Case for Gap Funding	Viability Summary - Option likely to be viable or have reasonable prospect of the funding gap being plugged	Test 1 Suitability & Use	Test 2 Delivery Vehicle	Test 3 Need for Land Assembly	Test 4 Timing and Phasing	Delivery Summary - Option has a realistic prospect of being delivered	
101	B1b	Cornmarket to Podium											
102	B2a	Empire Undercroft	Is there a high likelihood that the cost of the Strategic FRMS option can be borne by proposed development sites located within FRZ 2&3	the cost of the Site Specific FRMS options can be borne by proposed development	If the cost of FRMS option cannot be dunded by proposed dvelopment is there reasonable prospect of a case being made for gap funding			Is the FRMS appropriate considering the proposed use and liukely layout and configuration of development in connection with FRMS option	Does an appropriate delivery vehicle exist or have the potential to be established to implement the option	Requirement for acquisaition or compulsory purchase of non Council owned land	Fit between FRMS infrastructure delivery and development trajectory		
103	B2c	Grand Parade											
104	ВЗа	The Rec & Sports Centre Flood Storage											
105	B3b	Cricket Ground Flood Storage											
	B4a	Manvers Street Option A - Perimeter FD											
106	B4a	Manvers Street Option B - SUDs/ Landscape & hard defences											
107	B5	Former Menzies Hotel											
	B6a	Avon Street Coach & Car Park Stand Alone Option A - Channel Widening with Riverside Development											
108	B6a	Avon Street Coach & Car Park Stand Alone Option B - SUDS & Integrated Building Defences/Off- line storage-wetlands											
109	B6b	City of Bath College - Integrated Building Defences & SUDS											
110	B6ci	Green Park House Topland - Integrated Building Defences & SUDs											
111	B6cii	Green Park House Other - Integrated Building Defences & SUDs											
112	B6di	Kingsmead House											
113	B6diii	Rosewell Court											
114	B6e	1-3 James St West											
115	B6f	4 James St West											
116	B6g	The Forum											
117	B7	Green Park Station											
118 119	B8 B9a	BWR East South Quay											
120	B9b	RBP to Travis Perkins											
121	B12	Bath Press											
	B13a	Lower Bristol Road											

	B13b	Lower Bristol Road					
	B13c	Lower Bristol Road					
	B13d	Lower Bristol Road					
122	B13e	Lower Bristol Road - Access to Locksbrook Island Cargo Handling Facility to go with Floating Jetties B13a-d					
	B13e	Lower Bristol Road - Access to Locksbrook Island Remodel Weir to Form overflow structure					
123	B13f	Brassmill Lane Industrial Estate					
124	B14	Locksbrook					
125	B15	Brassmill					
126	B16	BWR Phase One					
127		BWR Phase Three (2&3)					
128	B18 B19	Westmark Comfortable Place/TA					
130	B20	Centre Onega Centre					
131	B21	Hinton Garage					
132	KM1	Somerdale/ Cadburys - Option A Keynsham Hams FDA					
	KM1	Somerdale/ Cadburys - SUDS					
133	KM3b	The Centre	 		 		
134	KM8	Riverside Park SUDS, FDAs &c					
135	KM9	Keynsham Paper Mill - SUDS			 		
136	KM11	Broadmead Lane Waste Site	 		 		
137	MN3	Chesterfield House					
138	MN4	Streamside					
139	MN8	Somer Centre					<del>                                     </del>
440	MN9	Welton Option A FDA & Channel Widening					
140	MN9	Welton Option B SUDS & Integrated Building Defences					
141	MN9 MN12	Deculverting High Street	 				
142	MN13	Town Park					
143	MN14 MN17	Town Housing  Old Mills Industrial Estate Extension Option A FDA, Channel Widening & Bunding					
144	MN17	Old Mills Industrial Estate Extension Option B - Integrated Building Defences & SUDS					
145	RK2	Rymans					
146 147	RK3 RK4	Charltons Old Bakery					
148	RK5	Post Office	 		 		
149 150	RK6	Library/Youth Centre					
150	RK7 RK8	Fortescue Road RadCo					
152	RK9	Combend					
			 · <del></del>	 	 		 