



Millk	prookRed	F CI f levelop ent S	or om Gran	nd P	ara	de				
	Refe	erence	ID B2C							
× ())			<u>Grid Co-Orc</u> E: 375,223 N: 164,730	<u>linates</u>						
Existir	ng site infori	mation								
 Site area = 920m² This site is located on an island and part of the main road, next to a park. Not proposed for redevelopment but potentially suitable for SUDS. Retail strategy identifies as a zone of opportunity - Central Quarter Proposed site information To remain in use as a public open space, with opportunity to develop further as an amphitheatre / water features / café. 										
	Approx threshold	Nearest				Design Wa	ter Levels		1 in 100 vear	
Bank	of flooding	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC	
Eviating	(mAOD)		na Doview er	Madell		Peak Wa	ter Level			
	vater Levels – Sul		10 00		19 12	10.07	20.47	20.70	21.66	
_	20.0	XS05	18.84	19.4	<u>+∠</u> 37	19.97	20.47	20.70	21.00	
Right	20.1	RC053	18.79	19.3	32	19.87	20.37	20.60	21.56	
Compens	atory Storage Vol	ume Required	I to Offset Deve	loped Fo	ootprin	t				
				1288	m					
Site S	pecific Optic	ons								
Option		Descriptio	on			30 Year	Maintenance (Cost	Cost	
а	Bunding to landward boundary to provide in-line flood detention & SUDs (see below). Opportunity for creation of an amphitheatre or generally enhance the area for use as open public space.								£0.2M	
SUDE On	tions									
	Remodel around r	iverside area t	o operate as FD	Δ			f6k		As above	
a	rising and ground i			, ,			2011		710 00070.	

Ke	edevelop	ment S	ite The	Rec	& S	Sports (Centre		
	Ref	erence	ID B3a			-			
			<u>Grid Co-Ord</u> E: 375,426 N: 164,876	<u>dinates</u>		IRIE URGERCET E2C SEING PERIOD	Bann Rec Spo		
Existir	ng site infor	mation							
Propos	Site area = 67, The site is loca Bunded bound defence meas Not proposed f sed site info	360m ² ated around a s ary with riversion or redevelopm cor redevelopm	ports centre and de walk except f an access way ent but potential	l its groun or a gap s ly suitable	ids. sugges e for SL	ting that the bun	d is more a land	dscaping feature	than a flood
11000									
•	Continuation of cu	rrent use with i	mprovements to	facilities (e.g. mu	ultiple sports, imi	proved stand		
					<u> </u>				
Water	Levels					Dosign W			
Water Bank	Approx threshold of flooding	Nearest Cross section	1 in 10 year	1 in 25	year	Design Wa 1 in 50 year	ater Levels 1 in 75 year	1 in 100 year	1 in 100 year +CC
Water Bank	Levels Approx threshold of flooding (mAOD)	Nearest Cross section biect to Ongo	1 in 10 year	1 in 25 Modellir	year	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
Water Bank Existing V	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6	Nearest Cross section bject to Ongo XS09_w	1 in 10 year ing Review and 18.90	1 in 25 Modellir 19.4	year	Design Wa 1 in 50 year Peak Wa 19.97	ater Levels 1 in 75 year ter Level 20.48	1 in 100 year	1 in 100 year +CC 21.67
Water Bank Existing V	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6 18.0	Nearest Cross section bject to Ongo XS09_w XS07	1 in 10 year ing Review and 18.90 18.89	1 in 25 Modellir 19.4 19.4	year ng 13	Design Wa 1 in 50 year Peak Wa 19.97 19.97	ater Levels 1 in 75 year ter Level 20.48 20.47	1 in 100 year	1 in 100 year +CC 21.67 21.66
Water Bank Existing V	Levels Approx threshold of flooding (mAOD) Water Levels – Su 18.6 18.0 17.9	Nearest Cross section bject to Ongo XS09_w XS07 XS05	1 in 10 year ing Review and 18.90 18.89 18.84	1 in 25 Modellir 19.4 19.3 19.3	year ng 13 12 87	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 40.07	ater Levels 1 in 75 year ter Level 20.48 20.47 20.43 20.97	1 in 100 year	1 in 100 year +CC 21.67 21.66 21.62
Water Bank Existing V Left	Levels Approx threshold of flooding (mAOD) Water Levels – Su 18.6 18.0 17.9 18.2	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053	1 in 10 year ing Review and 18.90 18.89 18.84 18.79	1 in 25 Modellir 19.4 19.3 19.3	year ng 13 12 13 12 13 12 13 12 13 12 13 13 13 13 13 13 13 13 13 13	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t	ater Levels 1 in 75 year ter Level 20.48 20.47 20.43 20.37	1 in 100 year 20.70 20.70 20.66 20.60	1 in 100 year +CC 21.67 21.66 21.62 21.56
Water Bank Existing V Left Compens	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 ume Required	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 1 to Offset Deve	1 in 25 Modellir 19.4 19.3 19.3 19.3 Soped Fc 134 720	year ng 13 12 13 12 13 12 13 13 13 13 13 13 13 13 13 13	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t	ater Levels 1 in 75 year ter Level 20.48 20.47 20.43 20.37	1 in 100 year 20.70 20.70 20.66 20.60	1 in 100 year +CC 21.67 21.66 21.62 21.56
Water Bank Existing V Left Compens Full Site Footprin Club Dev pitch ar	Levels Approx threshold of flooding (mAOD) Water Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo Footprint Developed t of Proposed Rug velopment only (ma od facility buildings	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 lume Required ed: by ain);	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 1 to Offset Deve	1 in 25 Modellir 19.4 19.3 19.3 eloped Fo 134,720 89,800	year 19 13 12 13 12 12 13 13 12 13 12 13 13 12 13 12 13 13 12 13 13 12 13 13 12 13 13 12 13 13 13 13 12 13 13 13 13 13 13 13 13 13 13	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t	ater Levels 1 in 75 year ter Level 20.48 20.47 20.37	1 in 100 year 20.70 20.70 20.66 20.60	1 in 100 year +CC 21.67 21.66 21.62 21.56
Water Bank Existing V Left Compens Full Site Footprin Club Dev pitch ar	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo Footprint Developed t of Proposed Rug velopment only (ma nd facility buildings	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 lume Required ad: by ain):	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 I to Offset Deve	1 in 25 Modellir 19.4 19.3 19.3 20ped Fc 134,720 89,800	year ng 13 12 37 32 potprin m ³ m ³	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t	ater Levels 1 in 75 year ter Level 20.48 20.47 20.37	1 in 100 year 20.70 20.70 20.66 20.60	1 in 100 year +CC 21.67 21.66 21.62 21.56
Water Bank Existing V Left Compens Full Site Footprin Club Dev pitch ar Site Sj Option	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo Footprint Developed t of Proposed Rug velopment only (ma and facility buildings pecific Optic	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 lume Required ed: by ain): Descriptio	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 1 to Offset Deve	1 in 25 Modellir 19.4 19.3 19.3 19.3 19.9 134,720 89,800	year ng 32 potprin m ³ m ³	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t 30 Year	ater Levels 1 in 75 year ter Level 20.48 20.47 20.43 20.37 Maintenance	1 in 100 year 20.70 20.70 20.66 20.60 Cost	1 in 100 year +CC 21.67 21.66 21.62 21.56
Water Bank Existing V Left Compens Full Site Footprin Club Dev pitch ar Site Sj Option a	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo Footprint Developed t of Proposed Rug velopment only (ma and facility buildings Decific Optic Excavate undergu some of the peak laid to roof of tank of combined strat	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 lume Required ad: by ain): DBS Descriptic round flood sto flows & SUDS c ensuring cont egic storage op	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 1 to Offset Deve 1 to Offset Deve nage tank to abs . Playing field wi inual use of pitclotions)	1 in 25 Modellir 19.4 19.3 19.3 19.3 19.3 19.4 19.4 19.4 19.4 19.4 19.4 19.4 19.4	year ng 32 potprin m ³ m ³	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t 30 Year	ater Levels 1 in 75 year ter Level 20.48 20.47 20.37	1 in 100 year 20.70 20.70 20.66 20.60 Cost	1 in 100 year +CC 21.67 21.66 21.62 21.56 21.56 Cost £2.20M
Water Bank Existing V Left Compens Full Site Footprin Club Dev pitch ar Site Si Option a b	Levels Approx threshold of flooding (mAOD) Water Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo Footprint Developed t of Proposed Rug velopment only (main and facility buildings Decific Optic Excavate undergr some of the peak laid to roof of tanl of combined strat Perimeter flood w ornate masonry) storage & permer	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 lume Required ed: by cad: by cound flood sto flows & SUDS c ensuring cont egic storage op rall only (3.8m i inc. SUDS draii able paving to c	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 1 to Offset Deve to Offset Deve 1 to offset deve nage tank to abs . Playing field wi inual use of pitcl pitcl pinnel to clad wi nage & below gr car park	1 in 25 Modellir 19.4 19.3 19.3 eloped Fo 134,720 89,800 0rb Il be n. (part with ound	year 13 13 12 12 12 12 12 12 12 12 12 12	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t 30 Year	ater Levels 1 in 75 year ter Level 20.48 20.47 20.37	1 in 100 year 20.70 20.70 20.66 20.60	1 in 100 year +CC 21.67 21.66 21.62 21.56 21.56 Cost £2.20M £1.61M
Water Bank Existing V Left Compens Full Site Footprin Club Dev pitch ar Site S Option a b SUDS Op	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo Footprint Developed t of Proposed Rug velopment only (main and facility buildings Decific Optic Excavate undergue some of the peak laid to roof of tank of combined stratt Perimeter flood wo ornate masonry) storage & permeat tions	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 lume Required ad: by ain by by ain by cound flood sto flows & SUDS c ensuring cont egic storage op rall only (3.8m i inc. SUDS draii able paving to c	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 1 to Offset Deve 1 to off	1 in 25 Modellir 19.4 19.3 19.3 19.3 19.3 19.4 19.4 19.4 19.4 19.4 19.4 19.4 19.4	year 13 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 13 13 13 13 13 13 13 13 13	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t 30 Year	ater Levels 1 in 75 year ter Level 20.48 20.47 20.43 20.37	1 in 100 year 20.70 20.70 20.66 20.60 Cost	1 in 100 year +CC 21.67 21.66 21.62 21.56 21.56 21.56 21.56 21.56
Water Bank Existing V Left Compens Full Site Footprin Club Dev pitch ar Site Si Option a b SUDS Op a b	Levels Approx threshold of flooding (mAOD) Nater Levels – Su 18.6 18.0 17.9 18.2 satory Storage Vo Footprint Developed to f Proposed Rug velopment only (ma hd facility buildings Decific Optic Excavate undergu some of the peak laid to roof of tank of combined stratt Perimeter flood w ornate masonry) storage & permeat tions Filtration(bioretern Source Control (g drainage blanket	Nearest Cross section bject to Ongo XS09_w XS07 XS05 RC053 lume Required ad: by by cad: cound flood sto flows & SUDS cound flood sto flows a suring cont egic storage op all only (3.8m i inc. SUDS draii able paving to co tion filter trencl preen roofing, p beneath pitch;	1 in 10 year ing Review and 18.90 18.89 18.84 18.79 1 to Offset Deve to Offset Deve at co Offset Deve binual use of pitcl otions) n height & clad wind nage & below gr car park h, filter drain) ermeable paving all with attenuati	1 in 25	year 13 13 12 37 32 57 52 50 57 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 12 13 13 12 13 13 12 13 13 12 13 13 12 13 13 12 13 13 12 13 13 12 13 13 13 13 13 13 13 13 13 13	Design Wa 1 in 50 year Peak Wa 19.97 19.97 19.92 19.87 t 30 Year	Atter Levels 1 in 75 year ter Level 20.48 20.47 20.43 20.37 Maintenance (£46k £20k £6k £6k	1 in 100 year	1 in 100 year 21.67 21.62 21.56 21.56 21.56 £2.20M £1.61M £150k £100k

Re	edevelopr	nent S	ite Cric	ket (Gro	und			
	Refe	erence	ID B3b						
			<u>Grid Co-Ord</u> E: 375,510 N: 164,647	dinates			E33 Crichert Gr		
Existin	ng site infori	mation							
• •	Site area = 18, The site is loca Not proposed fe	860m ² ted around the or redevelopm	cricket grounds ent but potential	and carp y suitable	oark. e for SL	JDS.			
Propo	sed site info	rmation							
•	Use site as a ca	ar park, and flo	ood detention are	ea at time	es of hig	h river level.			
Water	Levels								
	Approx	Nearest				Design Wa	ter Levels		
Bank	threshold of flooding (mAOD)	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
Existing \	Water Levels – Sul	bject to Ongo	ing Review and	Modelli	ng	Feak Wa			
Left	18.3 18.3	RC053ds RC052	18.68 18.64	19.1 19.1	15 11	19.63 19.60	20.07 20.03	20.26 20.22	21.08 21.04
Compens	atory Storage Vol	ume Required	to Offset Deve	loped Fo	ootprin	t			
This volun footprint.	37,720 ne of compensatory However, it is unde	m ³ storage would rstood that the	d only be require current intention	d if the sin is for th	ite were e site to	e to be develope o functionc as a	d such that it wo	ould have an unf od detention are	oodable a.
Site S	pecific Optic	ons							
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost
а	Bunding and ramp grounds will enabl detention area (pa options) & SUDS.	bed access to delet its use as a fart of combined	outside perimete temporary flood I strategic storag	r of Ie			£4k		£0.35M
SUDS Op	tions								
a	Filtration (bioreter drainTemporary)	ition, filter trend	ch, filter				£6k		£30k
1 m	Source Control/ D	ermeable pavi	na)				£6K		£15k

Existing site information

Approx

threshold

of flooding

(mAOD)

23.3

19.9

19.9

Cross

RC052

RC051

RC050

Water Levels

Bank

Right

Site area = $12,870m^2$

Bath & North East Somerset Council - Flood Risk Management Study

TKINS Redevelopment Site Manvers Street **Reference ID** B4a Grid Co-Ordinates E: 375,331 N: 164,506 Long-term development opportunity (2020-2024) Brownfield site with existing police station, offices and carpark. Royal Mail office at this location. **Proposed site information** Royal Mail occupier prefers to remain here for foreseeable future. Retail strategy identifies as a zone of opportunity (Southgate Centre). Potential for office floorspace, river front entertainment/food **Design Water Levels** Nearest 1 in 100 year 1 in 50 year 1 in 75 year 1 in 100 year 1 in 10 year 1 in 25 year +CC section Peak Water Level Existing Water Levels - Subject to Ongoing Review and Modelling 18.64 19.11 19.60 20.03 20.22 21.04 19.55 18.61 19.07 19.98 20.17 20.99 19.98 18.60 19.07 19.55 20.17 20.99 Compensatory Storage Volume Required to Offset Developed Footprint m³ 12,870

Site Specific Options										
Option	Description	30 Year Maintenance Cost	Cost							
а	Integrated building defences including flood walls/perimeter flood defence (possibly running from upstream and downstream bridges). Current proposals and current boundary constraints limit opportunities here. If current businesses remain, little flexibility in FD design would be afforded as major building remodelling is unlikely to occur.	£4k	£0.50M							
	There is some available space to create a bypass channel and pond to provide									
	some storage and amenity though this would be more in line with SUDs									
	attenuation than flood storage.									
SUDS Op	tions									
а	Filtration (bioretention filter, filter trench, filter drain)	£6k	£150k							
b	Source Control (permeable paving, green roofing)	£6k	£100k							
С	Open Channel or Swale	£10k	£100k							
		•	•							

Existing site information

Proposed site information

Site area = $12,250m^2$

Long-term planning (2020-2024)

Bath & North East Somerset Council - Flood Risk Management Study

Grid Co-Ordinates E: 375,483 N: 164,331

Reference ID B5

TKINS Redevelopment Site Former Menzies Hotel The site is located around a hotel area and next to the River Avon. Already in viable use, and ownership complex (British Waterways long lease to hotel) Continued use as a hotel/conference centre. This limits flood defence options to maintain containment structures on existing perimeter, although this does present an opportunity to create either a small detention area or use the canal basin for

attenuation of flows that would ordinarily discharge into the River Avon. Lock keeper's cottage would also benefit from protection such as perimeter defence raising and footpath to cottage.

Water	Levels									
	Approx	Nearact				Design Wa	ater Levels			
Bank	threshold of flooding	Cross	1 in 10 year	1 in 25 y	ear	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC	
	(mAOD)	Section	Peak Water Level							
Existing V	Vater Levels – Su	bject to Ongo	ing Review and	Modelling						
	19.5	RC049	18.45	18.91		19.37	19.78	19.96	20.71	
l oft										
Len										
Compens	atory Storage Vol	lume Required	to Offset Deve	loped Foo	tprin	t				
	12,250 m ³ – assuming attenuation is not provided or is insufficient.									
Site S	pecific Option	ons								
Option		Descriptio	on		30 Year Maintenance Cost				Cost	
а	Perimeter flood defence to hotel and mitred flood gate (to canal theme) on canal to Resister's Bridge will enable canal basin/marina to act as a small flood detention area. Lock keeper's cottage will need perimeter defence raising and footpath to cottage & SUDS.				£50k £17				£175k	
SUDS Op	tions									
а	Source Control (g area))	rass roof, pern	neable paving (ca	ar park			£6k		£100k	

Redevelopment Site Avon Street car & coach park													
	Refe	erence	ID B6a				•						
N CD			<u>Grid Co-Orc</u> E: 374,887 N: 164,460	<u>dinates</u>				EGANO	Steel of A cost	Dout the second s			
Existi	ng site infor	mation											
 Site area = 16,025m² Medium-term planning (2015-2019) Site located around car park and coach park and parallel to the River Avon. Council-owned but dependent upon reproviding parking, altering parking strategy, relocating main road away from riverside, and ground conditions Proposed site information Retail strategy identifies as a significant zone of opportunity - Green Park/Western Riverside/Waterfront Quarter. Riverside entertainment/open space proposed 													
	relocation of main i	road		ii/100u, cu	liture/ei		Toposed along	with pair		151011,			
Water	Levels		[De sierre M/s							
Bonk	Approx threshold	Nearest	1 in 10 year	1 in 25	VOOR	Lesign wa	1 in 75 year	1 in 10)0 voor	1 in 100 year			
Dalik	of flooding (mAOD)	section	T III TO year	1 11 23	year	Peak Wa	ter Level	1 in 100 year		+CC			
Existing	Water Levels – Su	bject to Ongo	ing Review and	I Modelli	ng								
	18.9	RC044	17.89	18.3	30	18.70	19.05	19	.20	19.81			
Right	19.6	RC043	17.84	18.2	25	18.64	18.98	19	.13	19.74			
Ĩ	19.4	KC042	17.78	18.7	19	18.58	18.92	19	.07	19.68			
Compens	satory Storage Vol	ume Required	to Offset Deve	eloped Fo	ootprin	t		<u> </u>					
				6,410	m³								
Site S	pecific Optic	ons											
Option		Descriptio	on			30 Year Main	tenance Cost			Cost			
	Integrated Buildin	g Defences; ra	ised floor levels	of									
	buildings and ope	n up aspect to	river/widen char	nnel									
	back alignment to	improve amer	nity value and on	en un									
а	vistas to river, cre	ate riverside w	alkway. Can cor	nstruct		£4	0k			£270k			
	piers in channel w	ith café's/resta	aurants to compe	ensate		channel with café's/restaurants to compensate							
	for lost developme	ent footprint are	ea through chan	nel									
	widenind												
	widerning.												
SUDS Or	tions												
SUDS Op	otions Filtration (bioreter	ntion, filter tren	ch, filter drain)			£				£150k			
SUDS Op a	Filtration (bioreter Source Control (g	tion, filter tren reen roofing, p	ch, filter drain) ermeable paving	9		Ē.	5k			£150k £100k			
SUDS Op a b	Filtration (bioreter Source Control (g (e.g.parking areas	ntion, filter tren reen roofing, p	ch, filter drain) ermeable pavinç	g		Ê	Sk Sk			£150k £100k			

Redevelopment Site City of Bath College											
	Refe	erence	ID B6b								
			<u>Grid Co-Orc</u> E: 374,863 N: 164,599	linates		BR C (ly of Bank					
Existir	ng site infor	mation									
•	Site area = 9,7	18m ²									
Propos	sed site info	rmation									
•	Retention of the space at ground/fin Retail strategy	e new college t st floors identifies as a	ouilding, redevel	opment nity - St J	of othe	rs to reaccommo St West (eastern	odate college bu section)	It with additional	commercial		
water	Levels					Decise Ma					
Bank	Approx threshold of flooding (mAOD)	Nearest Cross section	1 in 10 year	1 in 25	year	1 in 50 year Peak Wa	1 in 75 year	1 in 100 year	1 in 100 year +CC		
Existing V	Nater Levels – Su	bject to Ongoi	ing Review and	Modelli	ng						
Right	19.6	RC043	17.84	18.2	25	18.64	18.98	19.13	19.74		
-											
Compens	atory Storage Vol	ume Required	I to Offset Deve	loped Fo	ootprin	t		•			
				1,360	m ³						
Site S	pecific Optic	ons									
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost		
a Integrated Building Defences due to limitations on available space in development area. These can take the form of raised floor or ground levels, perimeter FD wall, raised paving or road ramps.								£230k			
SUDS Op	tions										
а	Filtration (bioreter	tion, filter trend	ch, filter drain)				£6k		£150k		
b	Source Control (g	reen roofing, p	ermeable paving	g)			£6k		£100k		
С	Open Channel or	Swale (limitatio	ons on space)				£6k		£100k		

	Redevelopment Site Green Park House other										
	Refe	erence	D B6ci	i							
N C C C C C C C C C C C C C C C C C C C			<u>Grid Co-Orc</u> E: 374,640 N: 164,715	linates			Bot Green Park House Topla		LJames StrWest		
Existi	ng site infor	mation									
Propo	Site area = 4,0 Short-term plar Brownfield site	81m ² nning (2009-201 located at top h prmation	4), alf of Green Pa	rk House).						
•	Currently bring Retail strategy	promoted for he	otel+office, hous	sing woul hity - St 、	d depe James :	nd on market cc St West eastern	nditions section)				
Water	Levels										
	Approx	Nearest				Design Wa	ter Levels		1 in 100 year		
Bank	of flooding	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC		
Evicting	(mAOD)	biost to Ongoin	a Poviow and	Modelli		Peak Wa	ter Level				
Existing	19.4	RC040	17.65	18 (ig De						
D : 14				10.0	0	18.47	18.83	18.99	19.61		
Right				10.0	0	18.47	18.83	18.99	19.61		
Right				10.0		18.47	18.83	18.99	19.61		
Right Compens	satory Storage Vol	ume Required	to Offset Deve	loped Fo	potprin	18.47 t	18.83	18.99	19.61		
Compens	satory Storage Vol	ume Required	to Offset Deve	loped Fo 816	potprin	18.47 t	18.83	18.99	19.61		
Compens Site S	satory Storage Vol	ume Required	to Offset Deve	loped Fo 816	potprin	18.47 t	18.83	18.99	19.61		
Compens Site S Option	satory Storage Vol	ume Required	to Offset Deve n	loped Fo 816	potprin m ³	18.47 t 30 Year	18.83 Maintenance (18.99	19.61		
Compens Site S Option a	satory Storage Vol pecific Optic Integrated Buildin terms of defence remedy can be ac levels or of groun- construction of ba	ume Required DBS Description g Defences as I raising and site chieved by local d floor levels an sement.	to Offset Deve n ittle is required is fairly constra raising of grour d possibly avoid	in in in in in in in in in in in in in i	potprin m ³	18.47 t 30 Year	18.83 Maintenance (£6k	18.99	19.61 Cost £130k		
Compens Site S Option a SUDS Or	satory Storage Vol Decific Optic Integrated Buildin terms of defence remedy can be ac levels or of groun- construction of ba bitions	ume Required DNS Description g Defences as I raising and site shieved by local d floor levels an isement.	to Offset Deve n ittle is required is fairly constra raising of grour d possibly avoid	in ined so	potprin m ³	18.47 t 30 Year	18.83 Maintenance (£6k	18.99	19.61		
Compens Site S Option a SUDS Op a	satory Storage Vol pecific Optic Integrated Buildin terms of defence remedy can be ac levels or of groun construction of ba btions Source Control (g	ume Required DNS Description g Defences as I raising and site chieved by local d floor levels an asement.	to Offset Deve n ittle is required is fairly constra raising of grour d possibly avoid eable paving)	in ined so	potprin m ³	18.47 t 30 Year	18.83 Maintenance (£6k £3k	18.99	19.61		

Redevelopment Site Green Park House Topland										
	Ref	erence	ID B6ci							
N CD			<u>Grid Co-Orc</u> E: 374,625 N: 164,658	linates			Biget Green Park House Toole		4 James StWeet	
Existi	ng site infor	mation								
•	Site area = 2,9 opposite park Short-term plar Residential site	90m ² nning (2009-20 9 located lower	14), half of Green Pa	ark Hous	e					
Propo	sed site info	ormation								
•	Currently bring Retail strategy	promoted for h identifies as a	notel+office, hous zone of opportur	sing wou hity - St	ld depe James	nd on market co St West (easterr	onditions n section)			
Water	Levels					Decign We	tor Lovala			
Damla	threshold	Nearest	4 in 40 maar	4 in 05		1 in 50 war		4 in 100 man	1 in 100 year	
валк	of flooding	section	1 in 10 year	1 IN 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC	
Existing	(mAOD) Water Levels – Su	biect to Ongoi	ing Review and	Modelli	na	Реак wa	ter Level			
	19.4	RC040	17.65	18.	06	18.47	18.83	18.99	19.61	
Right										
Compens	atory Storage Vol	ume Required	to Offset Deve	loped Fo	ootprin	t				
Sito S	nacific Ontiv	ne		598	l m.					
Option	occine Oplic	Descriptio	on			30 Year	Maintenance (Cost	Cost	
Option Description 30 Year Maintenance Cost Integrated Building Defences: little is required in terms of defence raising and site is fairly constrained so remedy can be achieved by local raising of ground levels or of ground floor levels and possibly avoid construction of basement. \$16k								£130k		
a	Source Control (g	reen roofing ar	nd permeable pa	ving)			£3k		£100k	



	edevelopi	ment S	ite King	gsme	ead	House				
	Refe	erence	ID B6d	i						
			Grid Co-Ord E: 374,684 N: 164,798	linates		Ed Invented				
Existin	ng site infor	mation								
•	Site area = 2,8 Medium-term p Commercial off	98m ² Ianning (2015- fice site located	2019) d adjacent to Ros	sewell Co	ourt and	l within busy ma	in roads.			
Propo	sed site info	ormation								
•	Hotel/office/reta Retail strategy	ail identifies as a	zone of opportu	nity - Gre	en Park	Western Rivers	side/Waterfront	Quarter		
Water	Levels		1							
	Approx threshold	Nearest				Decian We	iter Levels	1		
Bank	of flooding	Cross	Approx Design water Levels threshold Cross 1 in 10 year 1 in 25 year 1 in 50 year 1 in 75 year 1 in 100 year 1 in 100							
		section	T III TO year	1 111 25	year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC	
Existing \	(mAOD) Water Levels – Su	section	ing Review and	Modelli	year	1 in 50 year Peak Wa	1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC	
Existing \	(mAOD) Water Levels – Su 19.4	section bject to Ongo RC040	ing Review and	Modelli 18.0	year ng 06	1 in 50 year Peak Wa	1 in 75 year ter Level 18.83	1 in 100 year 18.99	1 in 100 year +CC 19.61	
Existing N	(mAOD) Water Levels – Su 19.4	section bject to Ongo RC040	ing Review and	Modelli 18.0	year ng 06	1 in 50 year Peak Wa 18.47	1 in 75 year ter Level 18.83	1 in 100 year	1 in 100 year +CC 19.61	
Existing N	Water Levels – Su 19.4	section bject to Ongo RC040	ing Review and	Modelli 18.0	year ng 06	1 in 50 year Peak Wa	1 in 75 year ter Level 18.83	1 in 100 year	1 in 100 year +CC 19.61	
Existing N Right	Water Levels – Su 19.4	section bject to Ongo RC040 ume Required	ing Review and 17.65	Modelli 18.0	ng 06 ootprin	1 in 50 year Peak Wa 18.47	1 in 75 year ter Level 18.83	1 in 100 year	1 in 100 year +CC 19.61	
Existing N Right Compens	Mater Levels – Su 19.4	section bject to Ongo RC040 ume Required	ing Review and 17.65	Modelli 18.0 Ploped Fe	ng 06 ootprin m ³	1 in 50 year Peak Wa 18.47	1 in 75 year ter Level 18.83	1 in 100 year	1 in 100 year +CC 19.61	
Existing N Right Compens Site S Option	Water Levels – Su 19.4 satory Storage Vol	section bject to Ongo RC040 ume Required	ing Review and 17.65 to Offset Deve	Modellin 18.0 eloped Fe	ng 06 ootprin m ³	1 in 50 year Peak Wa 18.47 t	1 in 75 year ter Level 18.83 Maintenance (1 in 100 year	1 in 100 year +CC 19.61	
Existing N Right Compens Site S Option a	Mater Levels – Su 19.4 satory Storage Vol pecific Optic Integrated Buildin boundary this con levels, low-level p pavements.	section bject to Ongo RC040 ume Required DNS Descriptio g Defences du strains FD mea erimeter walls,	ing Review and 17.65 to Offset Deve to limitations of asures to raising road ramps/rais	Modellii 18.0 eloped Fe 579 n site of floor ied	ng 06 ootprin m ³	1 in 50 year Peak Wa 18.47 t	1 in 75 year ter Level 18.83 Maintenance (£6k	1 in 100 year	1 in 100 year +CC 19.61 	
Existing V Right Compens Site S Option a	Mater Levels – Su 19.4 satory Storage Vol Decific Optic Integrated Buildin boundary this con levels, low-level p pavements.	section bject to Ongo RC040 ume Required DNS Description g Defences du strains FD mei- erimeter walls,	ing Review and 17.65 to Offset Deve to limitations of asures to raising road ramps/rais	Modellii 18.0 eloped F(579 n site of floor ed	ng 06 ootprin m ³	1 in 50 year Peak Wa 18.47 t	1 in 75 year ter Level 18.83 Maintenance (£6k	1 in 100 year 18.99 Cost	1 in 100 year +CC 19.61 	
Existing V Right Compens Site S Option a SUDS Op a	Mater Levels – Su 19.4 19.4 Satory Storage Vol Decific Optic Integrated Buildin boundary this con levels, low-level p pavements. Source Control (g attenuation device	section bject to Ongo RC040 ume Required DNS Descriptio g Defences du strains FD mea erimeter walls, reen roof, perm e built into surfa	ing Review and 17.65 to Offset Deve to limitations of asures to raising road ramps/rais	Modellii 18.0 18.0 18.0 18.0 18.0 579 n site of floor red ith ge)	ng D6 ootprin m ³	1 in 50 year Peak Wa 18.47 t	1 in 75 year ter Level 18.83 18.83 Maintenance (£6k £6k	1 in 100 year 18.99 Cost	1 in 100 year +CC 19.61 	
Existing N Right Compens Site S Option a SUDS Op a	Mater Levels – Su 19.4 19.4 Satory Storage Vol Decific Optic Integrated Buildin boundary this con levels, low-level p pavements. Source Control (g attenuation device	section bject to Ongo RC040 ume Required DNS Descriptio g Defences du strains FD mea erimeter walls, reen roof, perm e built into surfa	ing Review and 17.65 to Offset Deve to limitations of asures to raising road ramps/rais	Modellii 18.0 eloped Fe 579 n site of floor red ith ge)	ng D6 Dootprin m ³	1 in 50 year Peak Wa 18.47 t	1 in 75 year ter Level 18.83 18.83 Maintenance (£6k £3k	1 in 100 year	1 in 100 year +CC 19.61 	

Re	develop	ment S	ite 1-3 、	Jame	es S	St West			
	Refe	erence	ID B6e						
N CD			<u>Grid Co-Orc</u> E: 374,763 N: 164,680	dinates		CI 4 Jame	S STATE		
Existin	ng site infor	mation							
• •	Site area = 776 Brownfield Site World War II bo	Sm ² located of the omb/ shrapnel	corner of a busy damage exists o	/ road, on the faç	ade (hi	storical value)			
Propos	sed site info	ormation							
•	Redevelopmen Retail strategy	it on same foot identifies as a	print zone of opportu	nity - St J	ames S	St West (eastern	section).		
Water	Levels		1						
	Approx threshold	Nearest				Design Wa	ater Levels		1 in 100 year
Bank	of flooding	Cross section	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing V	(IIIAOD) Vater Levels – Su	biect to Ongo	ing Review and	Modelli	าต	Peak wa	ter Level		
Exioting	18.9	RC041	17.73	18.1	4	18.52	18.86	19.01	19.60
Right									
g									
Compens	atory Storage Vol	ume Required	d to Offset Deve	eloped Fo	otorin	t			
	, <u>.</u>			465	m ³				
Site Sp	pecific Option	ons							
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost
а	Integrated Buildin too small and will reasons) making a maintain access; vulnerable side.	g Defences red require presen any other appro raise perimeter	quired as site are vation (for histori oach unviable ar r wall or paving t	ea is ical nd o			£10k		£90k
SUDS On	tions								
a	Source Control (a	reen roofing, p	ermeable paving	g)			£6k		£100k
	(9	- 9,1							

Bath &	z North East S	omerset Co	ouncil – Flo	00 K1S	K Ma	nagement S	tudy		<
Re	edevelop	ment S	ite 4 Ja	mes	St	West			
	Ref	erence	ID B6f						
			<u>Grid Co-Ore</u> E: 374,763 N: 164,680	dinates		EF 4 arres	S SI West Be 1-3 James SI West		
Existir	ng site infor	mation							
•	Site area = 732 Brownfield site Retail strategy	2m ² located oppos identifies as a	ite 1-3 James Si zone of opportu	t West. nity - St J	lames S	St West (eastern	section)		
Propo	sed site info	ormation							
•	Redevelopmer Retail strategy	nt on same foot identifies as a	tprint zone of opportu	nity - St J	lames S	St West (eastern	section)		
Water	Levels		-						
	Approx	Nearest		1		Design Wa	ater Levels		1 in 100 year
Bank	of flooding	Cross section	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing \	(mAOD)	hiect to Ongo	ing Review and	Modelli	na	Peak Wa	iter Level		
Existing (18.9	RC041	17.73	18.	14	18.52	18.86	19.01	19.60
Riaht									
0									
Compens	atory Storage Vol	lume Required	d to Offset Deve	eloped F	ootprin	t			
				440	m³				
Site S	pecific Option	ons							
Option	-	Descriptio	on			30 Year	r Maintenance (Cost	Cost
а	Integrated Buildin raised floor levels to small size of de	g Defences su or raised pavin evelopment are	ich as perimeter ng levels require ea.	walls, ed due			£10k		£30k
SUDS Op	tions				1				
а	Source Control (g limited by size an	reen roofing, p d nearby browr	permeable paving nfield site.	g)			£6k		£100k

Bath & North East Somerset Council - Flood Risk Management Study

Re	developr	nent S	ite The	Foru	ım				
	Refe	erence	ID B6g						
			<u>Grid Co-Orc</u> E: 374,998 N: 164,460	linates			EgmeFour		
Existir	ng site inforr	nation							
• •	Site area = 2,08 Unique grade 2 Site located arc	30m ² listed confere ound the perim	ence and concer eter of the The F	t venue, ⁻ orum bui	lding,				
Propos	sed site info	rmation							
•	Retail strategy i Extension along	identifies as a g Ambury may	zone of opportur be redeveloped	nity - St J	ames S	St West (eastern	section).		
Water	Levels								
<u> </u>	Approx threshold	Nearest	4 . 40	4 : 05		Design Wa	ater Levels	4	1 in 100 vear
Bank	of flooding	section	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing V	Vater Levels – Sul	ject to Ongo	ing Review and	Modellin	ng	Peak wa	ter Levei		
	18.9	RC044	17.89	18.3	30	18.70	19.05	19.20	19.81
Right									
Compens	atory Storage Volu	ume Required	to Offset Deve	loped Fr	otorin	l d			
oompens				1872	m ³				
Site S	pecific Optic	ons							
Option		Descriptio	on			30 Year	Maintenance (Cost	Cost
а	Integrated Building limited area and c boundary. These of perimeter walls, pa	g Defences du onstraints to n could take the aving levels or	e to site's locatio eighbouring build form of raised floor levels.	on, ding's			£20k		£200k
SUDS On	tions								
a	Source Control (gr limited room availa	reen roof, pern able and proxir	neable paving) d mity to brownfield	lue to d.			£6k		£100k

NTKINS

R	edevelop	ment S	ite Gree	en Park	Station			
	Ref	erence	ID B7					
× CD			<u>Grid Co-Orc</u> E: 374,500 N: 164,786	<u>dinates</u>			BT Green P2 rk Stater	
Existi	ng site infor							
•	Site area = 24, Site located ne Bus station and	ext to the River d shopping cen	Avon within the tre.	perimeters of the	e market, shops o	compound,		
Propo	osed site info	ormation						
•	Sainsburys like Important pede Retail strategy	ely to move to E estrian link and identifies as a	38, site to be red opportunity for r zone of opportu	eveloped for mix iverside amenity nity - St James S	ked uses v/open space St West (western	section).		
Water	Levels	1			De sieus Mar			
Bank	Approx threshold of flooding (mAOD)	Nearest Cross section	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
Existing	Water Levels – Su	bject to Ongo	ing Review and	Modelling	Feak Wal	er Lever		
	18.1	RC038ds	17.57	17.97	18.36	18.69	18.84	19.42
Right	21.1	RC037ds	17.41	17.79	18.17	18.49	18.63	19.38
	21.1	RC037	17.39	17.77	18.15	18.47	18.61	19.16
Compen	satory Storage Vol	lume Required	I to Offset Deve	loped Footprin	t			
Site S	nacific Onti	200		4650 111				
Option		0115	Description			30 Year M	laintenance Cos	Cost
a	btionDescription30 Year Maintenance CostCostIntegrated building defences have been identified as the most appropriate flood defence measure because no other measure would provide an adequate flood defence. Measures assumed in the cost estimate (right) are hard defences such as raised river walls, tying in to a perimeter defence to the boundary where required and architecturally designed to remain in keeping with existing development. Should the developer wish to take the opportunities available in improving the riverside aspect (this would of course exceed the estimated figure) the hard defences could be incorporated into a terraced inlet channel opening up the riverside aspect for views, footpath and recreation or general public areas – though no real flood defence benefit would be achieved such a channel may provide an alternative to providing compensatory storage upstream. Were remodelling of Green Park into a small flood detention area be incorporated into the development, this would definitely achieve this.£20						£220k	
2002.0	Filtration (bioroton)	tion (oon ho inc	arranted into a	hannol/inlot disc	ussed above)		Cel	04504
	Fillration (bioreten	tion (can be inc	corporated into c					
a	filter trench, filter d	frain)					£0K	£150K
a b c	filter trench, filter d Source Control (gr Open Channel, Sw	tion (can be inc Irain) reen roof, perm vale	eable paving)				£6k £10k	£150k £100k £100k

Bath & North East Somerset Council - Flood Risk Management Study

	Redev	/elopi	ment S	ite BWF	R East				
		Refe	erence	ID B8					
×				<u>Grid Co-Orc</u> E: 374,214 N: 164,752	dinates			SE CHIP EST	A BE Green Park score
Exis	ting sit	e infor	mation						
• •	Site Brov Site	area = 52, wnfield com located ac	770m ² Imercial site ross the river fi	rom Green Park	Station and con	sists of a Homeb	ase store and o	office buildings.	
Prop	osed s	site info	ormation						
•	Relo resident	ocation of S tial and hote	Sainsburys onto el uses	o this site with or	without retentio	n of existing Hom	ebase, majorit	y office provision	with some
Wate	er Leve	ls							
		Approx	Nearest		[Design Wat	er Levels	1	
Bar	nk of	flooding	Cross section	1 in 10 year	1 in 25 year	1 in 50 year Peak Wat	1 in 75 year	1 in 100 year	1 in 100 year +CC
	,					i out trut	E E E E E E E E E E E E E E E E E E E		
Existin	g Water Lo	evels – Su	bject to Ongo	ing Review and	Modelling				
Existin	g Water Lo	evels – Su 18.8	bject to Ongo RC38ds	ing Review and 17.57	Modelling 17.97	18.36	18.69	18.84	19.42
Existin	g Water Lo	evels – Su 18.8 21.0	bject to Ongo RC38ds RC037us	ing Review and 17.57 17.51	Modelling 17.97 17.91	18.36 18.30	18.69 18.64	18.84 18.79	19.42 19.38
Existin	g Water Lo	evels – Su 18.8 21.0 21.0	bject to Ongo RC38ds RC037us RC037ds	ing Review and 17.57 17.51 17.41	Modelling 17.97 17.91 17.79	18.36 18.30 18.17	18.69 18.64 18.49	18.84 18.79 18.63	19.42 19.38 19.19
Existin Lef	g Water Lo	evels – Su 18.8 21.0 21.0 21.0	bject to Ongo RC38ds RC037us RC037ds RC037	ing Review and 17.57 17.51 17.41 17.39	Modelling 17.97 17.91 17.79 17.77	18.36 18.30 18.17 18.15	18.69 18.64 18.49 18.47	18.84 18.79 18.63 18.61	19.42 19.38 19.19 19.16
<u>Existin</u> Lef	g Water Lo	evels – Su 18.8 21.0 21.0 21.0 18.5	bject to Ongo RC38ds RC037us RC037ds RC037 RC036	ing Review and 17.57 17.51 17.41 17.39 17.27	Modelling 17.97 17.91 17.79 17.77 17.65	18.36 18.30 18.17 18.15 18.02	18.69 18.64 18.49 18.47 18.34	18.84 18.79 18.63 18.61 18.48	19.42 19.38 19.19 19.16 19.04
<u>Existin</u> Lef	ft	evels – Su 18.8 21.0 21.0 21.0 18.5 17.9	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20	Modelling 17.97 17.91 17.79 17.77 17.65 17.558	18.36 18.30 18.17 18.15 18.02 17.95	18.69 18.64 18.49 18.47 18.34 18.28	18.84 18.79 18.63 18.61 18.48 18.43	19.42 19.38 19.19 19.16 19.04 19.04
Existin Lef	g Water Lo	evels – Su 18.8 21.0 21.0 21.0 18.5 17.9 Storage Vol	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035 ume Required	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 I to Offset Deve	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 Ioped Footprin	18.36 18.30 18.17 18.15 18.02 17.95 t	18.69 18.64 18.49 18.47 18.34 18.28	18.84 18.79 18.63 18.61 18.48 18.43	19.42 19.38 19.19 19.16 19.04 19.04
Existin Lef	g Water Lo	evels – Su 18.8 21.0 21.0 21.0 18.5 17.9 torage Vol	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035 ume Required	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 to Offset Deve	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 eloped Footprin 21,108 m ³	18.36 18.30 18.17 18.15 18.02 17.95 t	18.69 18.64 18.49 18.47 18.34 18.28	18.84 18.79 18.63 18.61 18.48 18.43	19.42 19.38 19.19 19.16 19.04 19.04
Existin Lef Compe	g Water Lu	evels – Sul 18.8 21.0 21.0 21.0 18.5 17.9 torage Vol ic Optic	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035 ume Required	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 to Offset Deve	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 eloped Footprin 21,108	18.36 18.30 18.17 18.15 18.02 17.95 t	18.69 18.64 18.49 18.47 18.34 18.28	18.84 18.79 18.63 18.61 18.48 18.43	19.42 19.38 19.19 19.16 19.04 19.04
Existin Lef Compe Site Optio n	g Water Lo	evels – Sul 18.8 21.0 21.0 21.0 18.5 17.9 ctorage Vol	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035 ume Required	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 I to Offset Deve Description	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 eloped Footprin 21,108	18.36 18.30 18.17 18.15 18.02 17.95 t	18.69 18.64 18.49 18.47 18.34 18.28 30 Year N	18.84 18.79 18.63 18.61 18.48 18.43	19.42 19.38 19.19 19.16 19.04 19.04 19.04
Existin Lef Compe Site Optio n a	g Water Ld ft ensatory S Specifi Integrated for this sit space on this is not along the or public o The Lowe pedestriar raising wo are not in	evels – Sul 18.8 21.0 21.0 21.0 18.5 17.9 torage Vol torage Vol torag	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035 ume Required DNS Defences is the isatory storage oundary or the n the cost estim and this would e on the develo bad may becom the site at its is n to the Midlan the cost estimat	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 to Offset Deve Description only economica could be provide recreation ground hate figure to the present an oppo- pment site. In evulnerable du northern bounda d Bridge Road be e figure to the rig	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 Ploped Footpring 21,108 m ³ Ploped Footpring 21,108 m ³ Ploped Footpring 21,108 m ³ Ploped Footpring 21,108 m ³ Ploped Footpring Ploped Footpri	18.36 18.30 18.17 18.15 18.02 17.95 t	18.69 18.64 18.49 18.47 18.34 18.28 30 Year M	18.84 18.79 18.63 18.61 18.48 18.43	19.42 19.38 19.19 19.16 19.04 19.04 5t Cost
Existin Lei Compe Site Optio n a SUDS	g Water Ld it ensatory S Specifi Integrated for this sit space on this is not along the or public o The Lowe pedestriau raising wo are not im Options	evels – Sul 18.8 21.0 21.0 21.0 18.5 17.9 itorage Vol itorage Vol itorage Vol itorage Vol itorage Vol itorage Vol et a Building D itorage Vol et a Building D itorage Vol et a Building D itorage Vol itorage V	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035 ume Required DNS Defences is the isatory storage oundary or the the cost estim and this would on the develo bad may becom the site at its i n to the Midlan the cost estimat	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 1 to Offset Deve Description only economica could be provide recreation ground hate figure to the present an oppo- pment site. Ine vulnerable du northern bounda d Bridge Road be e figure to the rig	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 cloped Footpring 21,108 m ³ lly effective floor ed by utilising the opposition on the opposition on the opposition of	18.36 18.30 18.17 18.15 18.02 17.95 t	18.69 18.64 18.49 18.47 18.34 18.28 30 Year M	18.84 18.79 18.63 18.61 18.48 18.43	19.42 19.38 19.19 19.16 19.04 19.04 5t Cost £290k
Existin Lei Compe Site Optio n a SUDS a	g Water Ld ft ensatory S Specifi Integrated for this sit space on this is not along the or public o The Lowe pedestriau raising wo are not im Options Filtration	evels – Sul 18.8 21.0 21.0 21.0 18.5 17.9 torage Vol ic Optic d Building D te. Compen the north b t included in the north b t included in the open space or Bristol RC n access to orks, tying in cluded in the (bioretentio	bject to Ongo RC38ds RC037us RC037ds RC037 RC036 RC035 ume Required DDS Defences is the statory storage oundary or the the cost estim and this would on the develo bad may becom the site at its i n to the Midlan the cost estimat and filter trench,	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 to Offset Deve Description only economica could be provide recreation ground hate figure to the present an oppo- pment site. Ine vulnerable du northern bounda d Bridge Road be e figure to the rigonal filter drain)	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 Ploped Footpring 21,108 m ³ Ploped Footpring Ploped	18.36 18.30 18.17 18.15 18.02 17.95 t d defence solution e green open ite bank, although ooundary lies a visual amenity oding and so cured with footward ch access works	18.69 18.64 18.49 18.47 18.34 18.28 30 Year M	18.84 18.79 18.63 18.61 18.48 18.43 18.43	19.42 19.38 19.19 19.16 19.04 19.04 5t Cost £290k £290k
Existin Lei Compe Site Optio n a sUDS a b	g Water Ld ft ensatory S Specifi Integrated for this sit space on this is not along the or public o The Lowe pedestriau raising wo are not im Options Filtration	evels – Sul 18.8 21.0 21.0 21.0 18.5 17.9 torage Vol ic Optic d Building D te Compen the north b t included in th open space or Bristol Rc n access to orks, tying in cluded in th (bioretentio ontrol (gree	bject to Ongo RC38ds RC037us RC037ds RC037ds RC036 RC035 ume Required DDS Defences is the isatory storage oundary or the n the cost estim and this would e on the develo bad may becom the site at its is n to the Midlan he cost estimat m, filter trench, en roof, permea	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 to Offset Deve Description only economica could be provide recreation ground hate figure to the present an oppo pment site. Ine vulnerable du northern bounda d Bridge Road b e figure to the rig filter drain) able paving)	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 Ploped Footpring 21,108 m ³ Ploped Footpring 21,108 m ³ Ploped Footpring 21,108 m ³ Ploped Footpring 21,108 m ³ Ploped Footpring Ploped Footpri	18.36 18.30 18.17 18.15 18.02 17.95 t d defence solution e green open ite bank, although ooundary lies a visual amenity oding and so cured with footwar ch access works	18.69 18.64 18.49 18.47 18.34 18.28 30 Year M	18.84 18.79 18.63 18.61 18.48 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.61 18.64 18.64	19.42 19.38 19.19 19.16 19.04 19.04 5t Cost £290k £290k £150k £100k
Existin Lei Compe Site Optio n a SUDS a b c	g Water Ld ft ensatory S Specifi Integrated for this sit space on this is not along the or public of The Lowe pedestriau raising wo are not in Source C Open Cha brownfield	evels – Sul 18.8 21.0 21.0 21.0 18.5 17.9 itorage Vol itorage	bject to Ongo RC38ds RC037us RC037ds RC037ds RC036 RC035 ume Required Defences is the satory storage oundary or the the cost estimand this would con the develo bad may becom o the site at its i n to the Midlan he cost estimata n, filter trench, en roof, permea le – there is mo o care must be	ing Review and 17.57 17.51 17.41 17.39 17.27 17.20 1 to Offset Deve Description only economica could be provide recreation groun hate figure to the present an oppo pment site. Ine vulnerable du northern bounda d Bridge Road b e figure to the rig filter drain) able paving) ore than sufficient e taken if adopted	Modelling 17.97 17.91 17.79 17.77 17.65 17.558 Ploped Footprin 21,108 m ³ Illy effective flood ed by utilising th nd on the oppos right. The site b ortunity to created ring times of flood ry should be seed ring times of flood ry should be seed ry should	18.36 18.30 18.17 18.15 18.02 17.95 t d defence solution e green open ite bank, although poundary lies a visual amenity oding and so cured with footward ch access works ption but site is a	18.69 18.64 18.49 18.47 18.34 18.28 30 Year N	18.84 18.79 18.63 18.61 18.48 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.43 18.61 18.48 18.43 18.61 18.64 18.65 18.65 18.61 18.48 18.43 18.43 18.65 18.65 18.61 18.48 18.48 18.43 18.43 18.45 18	19.42 19.38 19.19 19.16 19.04 19.04 t Cost £290k £150k £100k £100k

NTKINS

Re	develop	ment S	ite Sou	th Quay	1			
	Refe	erence	ID B9a					
×			<u>Grid Co-Ord</u> E: 374,632 N: 164,484	dinates		Da Soft Out		Aven Street car & cosch perfe
Existir	ng site infor	mation						
• • •	Site area = 9,2 Short-term plan Site located be Brownfield com	44m ² nning developn tween main roa nmercial site, for design sch	nent (2009-2014 ad and River Ave), on and is opposi 17 and rejected c	te Avon Street ca	r and coach pa	ark.	
Propo	sed site info	ormation			in nood hok groun			
Water	Allocated for of Could be on sti Footbridge acrushould any floc	fice developme ilts to ameliorat oss to B6a is d oding cut off the	ent with small ele te flood plain iss esired and dry a e Lower Bristol R	ement of light inc ues, Saturday m ccess must be n Road.	dustrial arkets beneath naintained at all ti	mes in order to	o provide an esca	ape route
	Approx	Nearest			Design Wat	er Levels		
Bank	threshold of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
Existing \	(mAOD)	hiect to Ongo	ing Review and	Modelling	Peak Wate	er Level		
	18.7	Rc041	17.73	18.14	18.52	18.86	19.01	19.60
Compone			te Offeet Deve	lanad Fastaria				
Compens	atory Storage Vol	ume Required	a to Offset Deve		t			
Cite C	a a lí a Oratia			7393 11				
Ontion	becine Optic	JII5	Description			30 Vear M	aintenance Cos	t Cost
а	Integrated Buildin solution for this si Park on the oppos figure to the right. structure (such as would present an the development exercised in terms dry access way sl	g Defences is i te. Compensat site bank, altho Alternatively, 1 s on stilts). The opportunity to site and/or rive s of contaminat nould be maint	the only econom ory storage coul ough this is not in the building coul site boundary li create a visual a rside habitat or v tion, as area is a ained at all times	ically effective fl d be provided by ncluded in the co d be built as an o es along the rive amenity or public wetland creation. brownfield site. s.	ood defence / utilising Green st estimate elevated r bank and this open space on . Care should be A permanent	SU TEAT MA	£20k	£270k
SUDS Op	tions	tion (ocn he in	corporated inte					
а	filter trench, filter	drain)	icorporated into	channel/iniet dis	cusseu adove),		£6k	£150k
b	Source Control (g	reen roof, pern	neable paving)	(a			£6k	£100k
с	open Channel, S brownfield site.	wale – there is	sufficient room l	for such an optio	n dut area is a		£10k	£100k
						•		•

	edevelopr	ment S	ite RBP	to Trav	vis Perkin			
	Refe	erence	ID B9b					
N CD			<u>Grid Co-Orc</u> E: 374,443 N: 164,564	<u>dinates</u>				
Existin	ng site infori	mation						
• • • • • •	Site area = 16, Long-term plan Site located op No immediate p wholly within flo Brownfield com	940m ² ning developm posite the park proposals for re pod risk zone 3 <u>mercial builde</u>	nent (2020-2024) and next to the edevelopment/va a. rs merchants.	River Avon. acation;				
Propos	sed site info	rmation						
•	Site has a large	e paved parkin	a area enablina i	it to support a ra	اسم مسمر ملما من دملم کم مسم	h nronoolo i	a second a second second second second	
			<u>g</u>		nge of development	proposais e	e.g. residential +	office
Water	Levels	• •	<u> </u>				e.g. residential +	office
Water Bank	Levels Approx threshold of flooding (mAOD)	Nearest Cross section	1 in 10 year	1 in 25 year	Design Water 1 in 50 year	Levels 1 in 75 year	1 in 100 year	office 1 in 100 year +CC
Water Bank	Levels Approx threshold of flooding (mAOD)	Nearest Cross section	1 in 10 year	1 in 25 year	Design Water 1 in 50 year Peak Water	Levels 1 in 75 year Level	a.g. residential +	1 in 100 year +CC
Water Bank Existing V	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5	Nearest Cross section bject to Ongo RC040	1 in 10 year ng Review and	1 in 25 year Modelling	Design Water 1 in 50 year Peak Water 18.47	Levels 1 in 75 year Level 18.83	a.g. residential +	1 in 100 year +CC 19.61
Water Bank Existing V	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7	Nearest Cross section bject to Ongo RC040 RC039	1 in 10 year ing Review and 17.65 17.64	1 in 25 year Modelling 18.06 18.05	Design Water 1 in 50 year Peak Water 18.47 18.46	Levels 1 in 75 year Level 18.83 18.82	1 in 100 year	0ffice 1 in 100 year +CC 19.61 19.59
Water Bank Existing V Left	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1	Nearest Cross section bject to Ongo RC040 RC039 RC038	1 in 10 year ing Review and 17.65 17.64 17.57	1 in 25 year Modelling 18.06 18.05 17.97	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36	Levels 1 in 75 year Level 18.83 18.82 18.69	1 in 100 year 18.99 18.97 18.84	0ffice 1 in 100 year +CC 19.61 19.59 19.42
Water Bank Existing V Left	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1	Nearest Cross section bject to Ongo RC040 RC039 RC038	1 in 10 year ing Review and 17.65 17.64 17.57	1 in 25 year Modelling 18.06 18.05 17.97	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36	Levels 1 in 75 year Level 18.83 18.82 18.69	1 in 100 year	1 in 100 year +CC 19.61 19.59 19.42
Water Bank Existing V Left Compense	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required	1 in 10 year ing Review and 17.65 17.64 17.57 to Offset Deve	1 in 25 year Modelling 18.06 18.05 17.97 eloped Footprin 16.040	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t	Levels 1 in 75 year Level 18.83 18.82 18.69	1 in 100 year 1 8.99 18.97 18.84	1 in 100 year +CC 19.61 19.59 19.42
Water Bank Existing V Left Compense	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Requirec	1 in 10 year ing Review and 17.65 17.64 17.57 to Offset Deve	1 in 25 year Modelling 18.06 18.05 17.97 eloped Footprin 16,940 m ³	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t	Levels 1 in 75 year Level 18.83 18.82 18.69	1 in 100 year 18.99 18.97 18.84	1 in 100 year +CC 19.61 19.59 19.42
Water Bank Existing V Left Compense	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Requirec	1 in 10 year ing Review and 17.65 17.64 17.57 to Offset Deve	Modelling 18.06 18.05 17.97 Ioped Footprin 16,940	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t	Levels 1 in 75 year Level 18.83 18.82 18.69	1 in 100 year	1 in 100 year +CC 19.61 19.59 19.42
Water Bank Existing V Left Compensa Site Sp Option	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required	1 in 10 year ing Review and 17.65 17.64 17.57 to Offset Deve Description	1 in 25 year Modelling 18.06 18.05 17.97 Ioped Footprin 16,940 m³	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t	Levels 1 in 75 year Level 18.83 18.82 18.69 30 Year N	1 in 100 year 18.99 18.97 18.84 Iaintenance Cos	1 in 100 year +CC 19.61 19.59 19.42
Water Bank Existing V Left Compense Site Sp Option	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic Integrated Building solution for this sit green open space bank, although thi negate a requirer along the river bar amenity or public The Lower Bristol	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required DNS g Defences is te. Compensat on the north to s is not include tent for compen- sk and this wor open space or Road may bee	1 in 10 year ing Review and 17.65 17.64 17.57 1 to Offset Deve Description the only econom ory storage coulo boundary or the r ed in the cost est nsatory storage uld present an op the development come vulnerable	1 in 25 year Modelling 18.06 18.05 17.97 eloped Footprin 16,940 m ³ ically effective fld dbe provided by recreation ground imate figure to the elsewhere. The pportunity to create nt site. during times of the	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t t c c c c c c c c c c c c c c c c c	Levels 1 in 75 year Level 18.83 18.82 18.69 30 Year N	1 in 100 year 18.99 18.97 18.84 laintenance Cos	office 1 in 100 year +CC 19.61 19.59 19.42 t Cost £270k
Water Bank Existing V Left Compensa Site Sp Option	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic Decific Optic Integrated Building solution for this sit green open space bank, although thi negate a requirem along the river bar amenity or public The Lower Bristol pedestrian access	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required DNS g Defences is is the Compensate on the north b s is not include the north b s is not inclu	1 in 10 year ing Review and 17.65 17.64 17.57 1 to Offset Deve Description the only econom ory storage coulo boundary or the reading the cost est nsatory storage uld present an op the development come vulnerable its northern bound the Midland Priceson	1 in 25 year Modelling 18.06 18.05 17.97 cloped Footprin 16,940 m ³ ically effective fld dbe provided by recreation ground imate figure to the elsewhere. The pportunity to create during times of the idary should be set idary should be set	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t t ood defence vutilising the d on the opposite he right but would site boundary lies ate a visual flooding and so secured with A dagin such	Levels 1 in 75 year Level 18.83 18.82 18.69 30 Year N	2.g. residential + 1 in 100 year 18.99 18.97 18.84 laintenance Cos	office 1 in 100 year +CC 19.61 19.59 19.42 t Cost £270k
Water Bank Existing V Left Compense Site Sp Option	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic Integrated Building solution for this sit green open space bank, although thi negate a requirem along the river bar amenity or public The Lower Bristol pedestrian access footway raising wo access works are	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required on Required on the north b s is not include te on the site at is orks, tying in to not included in	1 in 10 year ing Review and 17.65 17.64 17.57 to Offset Deve Description the only econom ory storage coulo coundary or the r ed in the cost est nsatory storage uld present an on the development come vulnerable ts northern boun on the Midland Brid the cost estima	1 in 25 year Modelling 18.06 18.05 17.97 Hoped Footprin 16,940 m³ ically effective fld dbe provided by recreation ground imate figure to the elsewhere. The portunity to created by indary should be staday during times of fidary should be staday dige Road bridge te figure to the of	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t 0 od defence v utilising the d on the opposite he right but would site boundary lies ate a visual flooding and so secured with a Again, such ight.	Levels 1 in 75 year Level 18.83 18.82 18.69 30 Year N	2.g. residential + 1 in 100 year 18.99 18.97 18.84 laintenance Cos	1 in 100 year 19.61 19.59 19.42 Cost £270k
Water Bank Existing V Left Compense Site Sp Option a SUDS Opt	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic Integrated Building solution for this sit green open space bank, although thi negate a requirem along the river bar amenity or public The Lower Bristol pedestrian access footway raising wo access works are tions	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required on Required on the north b s is not include to on the north b s is not include to on the north b s is not include open space or Road may bed to the site at it orks, tying in to not included in	1 in 10 year ing Review and 17.65 17.64 17.57 1 to Offset Deve Description the only econom ory storage could boundary or the r ed in the cost est insatory storage uld present an op the development come vulnerable its northern bound to the Midland Brid the cost estima	1 in 25 year Modelling 18.06 18.05 17.97 Hoped Footprin 16,940 m ³ ically effective fld dee particle flogue to the deve reation ground- timate figure to the elsewhere. The poportunity to created by during times of the dary should be adder to the te figure to the te figure to the	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t bood defence v utilising the d on the opposite he right but would site boundary lies ate a visual flooding and so secured with a. Again, such ight.	Levels 1 in 75 year Level 18.83 18.82 18.69 30 Year N	2.g. residential + 1 in 100 year 18.99 18.97 18.84 laintenance Cos	office 1 in 100 year +CC 19.61 19.59 19.42 t Cost £270k
Water Bank Existing V Left Compense Site Sp Option a SUDS Opt a	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic Integrated Building solution for this sit green open space bank, although thi negate a requirem along the river bar amenity or public The Lower Bristol pedestrian access footway raising wo access works are tions Filtration (bioreten	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required on Required on the north b s is not include to on the north b s is not include to on the north b s is not include open space or Road may bee to the site at i orks, tying in to not included in	1 in 10 year ing Review and 17.65 17.64 17.57 1 to Offset Deve Description the only econom ory storage could boundary or the r ed in the cost est insatory storage uld present an op the development come vulnerable its northern bound o the Midland Brid the cost estima ch, filter drain)	1 in 25 year Modelling 18.06 18.05 17.97 Hoped Footprin 16,940 m ³ ically effective fld be provided by recreation ground- timate figure to the elsewhere. The pportunity to create the structure of the during times of the during times of the dary should be so dge Road bridge te figure to the right	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t bood defence v utilising the d on the opposite he right but would site boundary lies ate a visual flooding and so secured with a. Again, such ight.	Levels 1 in 75 year Level 18.83 18.82 18.69 30 Year N	2.g. residential + 1 in 100 year 18.99 18.97 18.84 laintenance Cos	office 1 in 100 year +CC 19.61 19.59 19.42 19.42 t Cost £270k £270k
Water Bank Existing V Left Compense Site Sp Option a subs Opt a b	Levels Approx threshold of flooding (mAOD) Vater Levels – Sul 18.5 18.7 18.1 atory Storage Vol Decific Optic Decific Optic Integrated Building solution for this sit green open space bank, although thi negate a requirem along the river bar amenity or public The Lower Bristol pedestrian access footway raising wo access works are tions Filtration (bioreten Source Control (gr	Nearest Cross section bject to Ongo RC040 RC039 RC038 ume Required on Required on S g Defences is the compensate on the north b s is not include on the site at i orks, tying in to not included in titon, filter trend reen roof, perm	1 in 10 year ing Review and 17.65 17.64 17.57 1 to Offset Deve Description the only econom ory storage could boundary or the r ed in the cost est insatory storage uld present an op the development come vulnerable its northern boun the the cost estimation the cost e	1 in 25 year Modelling 18.06 18.05 17.97 Ioped Footprin 16,940 m ³ ically effective flid de provided by recreation ground imate figure to the elsewhere. The pportunity to creation ground idary should be so dge Road bridge te figure to the rigure to the	Design Water 1 in 50 year Peak Water 18.47 18.46 18.36 t t ood defence v utilising the d on the opposite he right but would site boundary lies ate a visual flooding and so secured with e. Again, such ight.	Levels 1 in 75 year Level 18.83 18.82 18.69 30 Year M	2.g. residential + 1 in 100 year 18.99 18.97 18.84 aintenance Cos £20k £20k £6k	office 1 in 100 year +CC 19.61 19.59 19.42 19.42 5t Cost £270k £270k £150k £100k





Re	edevelopi	ment Si	ite Low	er Brist	ol Road			
	Refe	erence	ID B13	b				
N CD		_	<u>Grid Co-Orc</u> E: 373,161 N: 164,767	dinates			Statistical	
Existi	ng site infori	mation						
• • • •	Site area = 13, Medium-term p Site located ne Application to c It is a Listed str design for of the fo The building is On the English	360m ² , lanning develo xt to the River / change use (B2 ructure with a u rmer BCM facto vacant and not Heritage 'Build	pment (2015-20 Avon and adjace to supermarket inique structural ory. t watertight altho lings At Risk' rea	119), ent to Locksbroc) and develop a frame, 'Mero sp ough boarded up gister	k site, dditional A1 units wa ace frame technolo to prevent vandalis	as recently r gy', an innov :m	efused (09/0004 ative, cost-effect	5/FUL), iive, functional
Propo	sed site info	rmation						
•	Development o Likely to be a s	pportunity wou upermarket wit	ld improve this s h some light ind	site as the existii lustrial	ng structures are no	longer safe	to use.	
Water	Levels							
	Approx	Nearest			Design Water	Levels		1 : 100
Bank	of flooding	Cross section	1 in 10 year	1 in 25 year	1 in 50 year	year	1 in 100 year	+CC
Eviating	(mAOD)	hiaat ta Ongai	ing Daviaw and	Medalling	Peak Water	Level		
Existing	18 4	RC024	16.52	16.85	17 17	17.45	17.57	18.09
	18.7	RC023	16.43	16.76	17.07	17.35	17.48	17.99
Left	18.7	RC022	16.37	16.68	16.99	17.27	17.39	17.90
Compen	satory Storage Vol	ume Required	to Offset Deve	eloped Footprin	t			
				0 m ³				
Site S	pecific Optic	ons						
Option			Description			30 Year N	laintenance Cos	st Cost
a No defence raising is required although ensuring a low level boundary to the site, particularly along the river side and with adjoining properties (if necessary) would be prudent. The cost estimate to the right reflects this. this site presents an ideal opportunity for improvements to riverside amenity by opening up the view of the river, creation of habitat/wetland by forming berms for example, along the rivers edge or a public open space.							£130k	
SUDS Op	otions							
а								
	Flitration (bioretent	tion, filter trench	h, filter drain)				£10k	£35k

Re	edevelopi	ment S	ite Low	er Brist	ol Road			
	Refe	erence	ID B13	С				
			<u>Grid Co-Orc</u> E: 372,891 N: 164,716	dinates	included Ballow Proposition		H 4 L CLISTORI E 12 L LOWE EINSTA ROBS	BISS.C
Existir	ng site infor	mation						
• • •	Site area = 402 Site located be Next to the Rive Brownfield com Site is not at di	29m ² tween Lower E er Avon and op imercial site rect risk of floo	Bristol Road D an oposite Locksbro ding	nd Lower Bristol ook site.	Road B.			
Propos	sed site info	rmation						
•	Redevelopmen	t for office						
Water	Levels							
	Approx	Nearest		L	Design Wat	er Levels		4
Bank	of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
	(mAOD)	Section			Peak Wate	er Level		
Existing V	18 7	RC021	Ing Review and	Modelling 16.75	17.07	17 35	17.48	18.00
1 - 4	10.1	110021	10.12	10.10		11.00	11110	10.00
Len								
Compone	atory Storago Vol		to Offect Deve	lanad Eastaria	<u>د</u>			
Compens	atory Storage voi	une Required	a to Onset Deve		It			
Site Si	pecific Optio	ons		• …				
Option			Description			30 Year Ma	aintenance Cost	Cost
a	No defence raising is required although ensuring a low level boundary to the site, particularly along the river side and with adjoining properties (if necessary) would be prudent. The cost estimate to the right reflects this. This site presents an ideal opportunity for improvements to riverside amenity by opening up the view of the river, creation of habitat/wetland by forming berms for example, along the rivers edge or a public open space. Cost reflects SUDs provision only. £5k £35k							
SUDS Op	Filtration (bioretor	tion filter trop	ch filter drain)				£10k	£35k
b	Source Control (a	reen roof. pern	neable paving)				£10k	£35k
-		, point	,					30011

Re	develop	ment S	ite Low	er Brist	ol Roa	d		
	Refe	erence	ID B13	d				
N CD			Grid Co-Orc E: 372,709 N: 164,730	dinates	And Road E		E fáb Lower Bristol Road	
Existir	ng site infor	mation						
• • •	Site area = 541 Site located be Next to the Riv Brownfield com	I8m ² tween Lower E er Avon and op nmercial site	Bristol Road E ar	nd Lower Bristol pok site.	Road C			
Propos	sed site info	ormation						
•	Site is open to	a range of dev	elopment opport	unities e.g. offic	e plus residen	tial		
Water	Levels							
	Approx	Negroot			Design	Nater Levels		
Bank	threshold of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
Evicting V	(mAOD)	hight to Ongo	ing Poviow and	Modelling	Peak V	Vater Level		
Existing v	17 4	RC019	16 31	16 64	16.96	17 24	17.36	17.88
1.4	16.7	RC018	16.25	16.58	16.90	17.18	17.30	17.83
Lett								
Compens	atory Storage Vol	lume Required	d to Offset Deve	loped Footprin	t			
0.1 - 0.				4334 m ⁻				
Site S	pecific Optio	ons						
Option			Description		te This	30 Year Mair	ntenance Cost	Cost
а	site also presents by opening up the berms for exampl these are not refle	an ideal oppo an ideal oppo view of the riv e, along the riv	rtunity for improv ver, creation of have a put rers edge or a put st figure to the rid	rements to rivers abitat/wetland by ublic open space	site. This side amenity y forming e (although	£	10k	£85k
SUDS Op	tions			g/.				
а	Filtration (bioreter	ntion, filter tren	ch, filter drain)			£	12k	£35k
b	Source Control (g	reen roof, perr	neable paving)			£	12k	£35k

Rede	evelopme	nt Site	Low	er B	rist	ol Road			
	Ref	erence	ID B13	е					
× ()			<u>Grid Co-Orc</u> E: 372,595 N: 164,767	linates	assrul 3e Low	e Beres Rose E E Stat over Print Rose D		B 12 I OFISION	Trans
Existin	ng site infor	mation							
٠	Site area = 194	18m ²							
•	On left bank op	posite Locksbr	ook Island						
Propo	sed site info	ormation							
•	Light industrial Integrated Buil	ding Defences	& SUDS, raised	hard def	ence to	o northern proper	ty edge.		
Water	Levels								
	Approx threshold	Nearest				Design Wa	ater Levels		1 in 100 year
Bank	of flooding	Cross section	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing	(mAOD)	hiect to Oncoi	ing Review and	Modelli	na	Peak Wa	ter Level		
Existing	16.7	RC018	16.25	16.	58	16.90	17.18	17.30	17.83
l eft	17.9	RC017	16.18	16.	50	16.82	17.10	17.22	17.74
2011									
Compens	atory Storage Vol	ume Required	to Offset Deve	loped Fe	ootprin	it		1	1
	~			97	′4 m³				
Site S	pecific Option	ons							
Option		Descriptio	on		-	30 Year	Maintenance (Cost	Cost
а	a Integrated Building Defences raised hard defence to £5k £50k						£50k		
SUDS Op	tions								
а	Source Control (g	reen roof, perm	neable paving)				£6k		£35k



Bath & North East Somerset Council - Flood Risk Management Study



Existing site information

- Site lies on the north bank of the River Avon and is the area between the river and the main A4 road.
- Unknown site area as not all of site is for re-development.
- 65% in FRZ 1, 10% in FRZ 2 and 25% in FRZ 3.

Proposed site information

- Site has a range of potential uses although only part of it is up for development
- Future developments may be constrained to suit industrial environment and space for Bus Rapid Transit corridor

Water Levels										
	Approx	Nearast			Design Wa	ater Levels				
Bank	threshold of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC		
	(mAOD)	Section			Peak Wa	ter Level				
Existing W	ater Levels – Su	bject to Ongo	ing Review and	Modelling	•		•			
	17.0	RC026	16.63	16.96	17.29	17.58	17.70	18.22		
	18.0 RC025 16.58 6.9 18.5 RC024 16.52 16.		6.91	17.24	17.52	17.64	18.16			
	18.5	RC024	16.52	16.85	17.17	17.45	17.57	18.09		
	17.8 RC023 16.43 16		16.76	17.07	17.35	17.48	17.99			
Right	Right 17.3 RC022		16.37	16.68	16.99	17.27	17.39	17.90		
	17.2	RC021	16.42	16.75	17.07	17.35	17.48	18.00		
17.2 RC020 16.40 16.73 17.05 17.34 17.46								17.98		
	17.2	RC019	16.31	16.64	16.96	17.24	17.36	17.88		
	18.1	RC018	16.25	16.58	16.90	17.18	17.30	17.83		
Compensatory Storage Volume Required to Offset Developed Footprint										
				6500 m [°]						
Site Sp	ecific Optic	ons								
Option		Descriptio	on		30 Year	Maintenance	Cost	Cost		
a	Integrated Buildin berms as bounda forming margin ha improvement and The coach/vehicle relocated to the d	g Defences: So ry flood defence abitat/wetland a to open up the e trailer parking isused Maybey	et back defence e measure, bern area for environn e riverside area v area could be bridge and orig	with ns nental risually. inal	- £30k					
parking area remodelled to provide in-line flood detention/Ground remodelling could incorporate a bay or a beach and provide additional storage.										
SUDS Opti	ons									
a	Filtration (bioreter	ntion, filter tren	ch, filter drain)			£6k		£85k		
b	Source Control (a	reen roof, pern	neable paving)			£6k		£85k		
С	Open Channel, S	wale.	, 3/			£6k		£85k		
L L										



About Helion Gara								
E21 Abun / Hitton Gano								
Proposed site information								
in 100 year +CC								
19.04								
18.96								
18.91								
18.79								
18.71								
18.66								
Cost								
£270k								
£85k								
COEL								
1 1 A A A								
LOOK								

Re	develop	ment S	ite BWF	R Phase	Three			
	Ref	erence	ID B17					
N			<u>Grid Co-Orc</u> E: 373,794 N: 164,857	dinates		ET/LEV/KFrigss Two	Prase Three School	BIO CONTONE
Existir	ng site infor	mation						
• • •	Site area = 62, Short-term plan Site is located Full planning c Requires reloc	190m ² nning developm between Winds onsent in place ation of civic wa	nent (2009-2014 sor Bridge Road e for several hun aste facility,), and Midland Ro dred homes and	ad and runs alo associated com	ngside of the Ri munity services	ver Avon.	
Propos	sed site info	ormation						
• Watar	Extant planning	g permission fo	r residential-led	development.				
water	Leveis				Design Wa	ater Levels		
Bank	threshold of flooding	Nearest Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
Evicting	(mAOD)	biest to Ongo	ing Poviow and	Modelling	Peak Wa	ter Level		
	19.9	Rc030	16.98	17.33	17.68	17.99	18.12	18.66
l eft	21.3	RC030	16.98	17.33	17.68	17.99	18.12	18.66
Lon								
Compens	atory Storage Vol	lume Required	to Offset Deve	loped Footprin	t			
		•		0 m ³				
Site Sp	pecific Option	ons						
Option		C	Description			30 Year Maint	enance Cost	Cost
а	Site is not at imm adopted as a pred ground level raisin purposes of brow estimate figure). (features as part of	ediate flood ris cautionary mea ng, assuming c nfield site amel Create wetland of development	K. Integrated Bui isure and can be apping fill requir lioration work (no as SUDs competion (see below).	economically a economically a ed for importatio ot included for in ensatory flood w	could be chieve by on for the cost ater	£5	ik	£32k
SUDS Op	tions							
а	Filtration (bioreter to have a phased area of developed drainage system	ntion, filter trend implementation d area and so h is a necessary	ch, filter drain) a n, Source Contro nas not been cor part of the site ir	s development lo ol is dependant o nsidered. The filt nfrastructure.	ooks likely on unit ration and	£	ik	£32k
					I			

Bath & North East Somerset Council - Flood Risk Management Study

Re	edevelop	ment S	ite Wes	stmark					
	Ref	erence	ID B18						
N CD			<u>Grid Co-Orc</u> E: 373,617 N: 165,146	dinates				error t	
Existir	ng site infor	mation							
• • • •	Site area = 733 Short term plat Site runs along No insurmount Cleared brown Preferable to r Mostly in FRZ2	20m ² nning developm gside Windsor E able heritage c field site. elocate civic wa 2+3.	nent (2009-2014) Bridge Roa, Upp onstraints, aste facility first.), er Bristol Road a	and the R	iver Av	on.		
Propo	sed site info	ormation							
•	Site for future Potentially 88	residential deve dwellings	elopment. Not at	immediate flood	l risk.				
Water	Levels								
	Approx	Nearest			Des	ign Wa	ter Levels		1 in 100 voor
Bank	of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50	year	1 in 75 year	1 in 100 year	+CC
Fair (in a)	(mAOD)				Pe	eak Wa	ter Level		
Existing	10.4		16 01	17.25	176	30	17.00	19.02	19.57
	18.5	RC028	16.82	17.25	17.0	50	17.30	17.91	18.43
Right	10.0	110020	10.02				11.10	11.01	10.10
Compens	atory Storage Vo	lume Required	to Offset Deve	eloped Footprin	t				
				0 m ³					
Site S	pecific Option	ons							
Option	•	De	scription			3	30 Year Mainte	nance Cost	Cost
а	No integrated bui	Iding defences	required.						
01100 0									
SUDS Op	tions		mooble new in a		r		051		C001-
а	Source Control of	niy requirea: Pe	enneable paving				±5K		£20K
	1								

NTKINS

Re	edevelop	ment S	ite Con	nfortable	e Place	/TA Cen	tre	
	Ref	erence	ID B19					
N			<u>Grid Co-Orc</u> E: 374,005 N: 165,113	dinates				
Existin	ng site infor	mation						
Propo	Site area = 597 Medium term (Site is located Site has suitab No insurmount Brownfield. Mostly in Flood Potentially 61 of Sed site info	79m ² 2015-2019) between the R le access for re able heritage o d Risk Zone 2+ dwellings @ 1 prmation	tiver Avon and U esidential, constraints, -3. 00dpa (edge of c	pper Bristol Roa centre site).	d and covers th	e TA Centre com	npound.	
•	Site proposed	for residential	development.					
Water	Levels							
	Approx	Nearest		_	Design W	ater Levels	_	_
Bank	threshold	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year
	(mAOD)	section			Peak Wa	ater Level		+00
Existing	Water Levels – Su	bject to Ongo	ing Review and	I Modelling				
	18.1	RC032	17.08	17.45	17.81	18.11	18.25	18.79
Right	17.7	RC031	17.02	17.38	17.73	18.03	18.17	18.71
								+
Compens	atory Storage Vol	lume Required	d to Offset Deve	5082 m ³	t			
Site S	pecific Optio	ons						
Option	opine opine		Description			30 Year Mai	intenance Cost	Cost
a	Integrated Buildin the most direct flo area in order to o there is little room	g Defences alo bod defence be pen up the visu n for the creation	ong riverside edgenefit. It could be ual aspects of the on of berms.	ge. This solution worked in with a e riverside bound	would provide a raised patio dary, although	£	£10k	£250k
SUDS Op	tions							
a	Filtration (bioreter	ntion, filter tren	ch, filter drain)				£5k	£35k
b	Source Control (g	reen roof, perr	meable paving)				£5K	£35k

Red	evelop	ment Si	ite One	ga Cent	re					
	Ref	erence	ID B20							
			<u>Grid Co-Orc</u> E: 374,114 N: 165,066	dinates		Complete to Bicc				
Existing	site infor	mation								
• • • •	 Site area = 2967 m² Short-term planning (2009-2014), Site is located between the River Avon and Upper Bristol Road and is adjacent to the TA Centre. No insurmountable heritage constraints Brownfield Mostly in FRZ 2+3 									
Propose	d site info	ormation								
•	Potentially 36	dwellings								
Water Le	evels									
	Approx	Nearest			Design W	ater Levels		1 in 100 voor		
Bank	of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	+CC		
Existing Wat	(mAOD)	biost to Ongoi	ng Boylow and	Modelling	Peak Wa	ter Level				
Existing wat	er Levels – Su 19.2	RC033	17,16	17.53	17.90	18.22	18.36	18.91		
Pight	10.2	110000		11.00	11.00	TOLE	10.00	10.01		
Right										
Compensato	ry Storage Vo	lume Required	to Offset Deve	loped Footprin	t					
	., e.e. ago 70			0 m ³	-					
Site Spe	cific Optio	ons								
Option		De	scription			30 Year Mainte	nance Cost	Cost		
	o flood defence	measures requ	iired.							
a Fil	tration (bioreter	ntion, filter trend	ch. filter drain)			fek		£50k		
b Sc	ource Control (g	reen roof, pern	neable paving)			£6k		£50k		

Re	edevelop	ment S	ite Hint	on G	Gara	age			
	Refe	erence	ID B21			-			
N CO			<u>Grid Co-Orc</u> E: 374,211 N: 165,030	dinates		B1 Abor	Verific of Garage		
Existir	ng site infor	mation							
•	Site area = 443 Long-term plan Site is located Allocated in Lo Retail strategy	36m ² ining (2020-202 between the Ri cal Plan but co identifies as a	24) iver Avon and U mplex compact zone of opportu	pper Bris site alrea nity - Mils	tol Roa dy in vi com Qu	d and is adjacer able use as a co arter.	it to the Onega (ommercial garag	Centre. je.	
Propo	sed site info	ormation							
•	Potential devel	opment site vie	ewed as an oppo	ortunity fo	r regen	eration.			
Water	Levels								
	Approx threshold	Nearest		[Design Wa	ater Levels		1 in 100 year
Bank	of flooding	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Evicting	(mAOD)	biost to Ongo	ing Poviow and	Modelli	20	Peak Wa	ter Level		
Existing	19.5	RC034	17.19	17.	56	17.93	18.25	18.39	18.96
Right					-				
rtight									
Compens	atory Storage Vol	ume Required	to Offset Deve	loped F	ootnrin	l t		1	
Compens	atory otorage vor			lopeur	0 m ³				
Site Si	pecific Optio	ons			<u> </u>				
Option		Descriptio	on				Benefit		Cost
	No flood defences	s required.							
SUDS On	tions								
a	Source Control (g	reen roof, pern	neable paving)				£5k		£15k
b	Pond/Wetland or This would provid	other form of a e some habitat	bove ground sto t/wetland improv	rage. ement.			£5k		£15k
									I

Re	edevelop	ment Si	ite Som	nerdale/	/Cadbur	ys		
	Refe	erence	ID KM1					
×			<u>Grid Co-Or</u> E: 365,774 N: 169,440	dinates		Econerdate / Castour		
Existir	ng site infor	mation						
• • •	Site area = 253 Short to Mediu Site is located surroundings is Brownfield site	3,100m ² ; m term (2009-2 between the se s of fields and r ,	2019); ewage works and ailway track;	d Avon Bridge a	and the area stret	ches near to Lo	ndonderry Whar	fand
Propo	sed site info	ormation						
•	Business Grow	th & Employm	ent Land Study i	identifies potent	ial for high-qualit	y office on much	n of site, and maj	or
•	Developer seel	istraints and pa ks at least 250	art flood plain; residential units	before 2011. U	lp to 975 are ach	ievable in total;		
• Water	Developer seel	istraints and pa ks at least 250	art flood plain; residential units	before 2011. U	lp to 975 are ach	ievable in total;		
• Water	Levels Approx	Istraints and pa ks at least 250 Nearest	art flood plain; residential units	before 2011. U	p to 975 are ach Design Wa	ievable in total; ater Levels		1 in 100 year
• Water Bank	Levels Approx threshold of flooding (mAOD)	Istraints and pa ks at least 250 Nearest Cross section	Int flood plain; residential units 1 in 10 year	before 2011. U	p to 975 are ach Design Wa 1 in 50 year Peak Wa	ievable in total; ater Levels 1 in 75 year	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V	Approx threshold of flooding (mAOD)	Instraints and pa ks at least 250 Nearest Cross section bject to Ongo	Int flood plain; residential units 1 in 10 year ing Review and	before 2011. U	Design Ward Design War	ievable in total; ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V	Approx threshold of flooding (mAOD) Water Levels – Su	Instraints and pa ks at least 250 Nearest Cross section bject to Ongo	Int flood plain; residential units 1 in 10 year ing Review and	1 in 25 year	Design Wa Design Wa 1 in 50 year Peak Wa	ievable in total; ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right	Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section	Int flood plain; residential units 1 in 10 year ing Review and	1 in 25 year	p to 975 are ach Design Wa 1 in 50 year Peak Wa	ievable in total; ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right	Levels Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section	Int flood plain; residential units 1 in 10 year ing Review and	1 in 25 year	p to 975 are ach Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right Compens	Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section bject to Ongo	Int flood plain; residential units 1 in 10 year ing Review and to Offset Deve	1 in 25 year Modelling	p to 975 are ach Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Bank Existing V Right Compens	Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol	Nearest Cross section bject to Ongo	Int flood plain; residential units 1 in 10 year ing Review and to Offset Deve	1 in 25 year Modelling	p to 975 are ach Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right Compens	Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol	Nearest Cross section bject to Ongo	In the flood plain; residential units 1 in 10 year ing Review and to Offset Deve	before 2011. U 1 in 25 year Modelling bloped Footpri 0 m ²	p to 975 are ach Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right Compens Site S Option	Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol	Nearest Cross section bject to Ongo ume Required DNS Descript	In the flood plain; residential units 1 in 10 year ing Review and to Offset Development ion	before 2011. U 1 in 25 year Modelling bloped Footprig 0 m	p to 975 are ach Design Wa 1 in 50 year Peak Wa nt 30 Yea	ater Levels 1 in 75 year ter Level	1 in 100 year	1 in 100 year +CC
• Bank Existing V Right Compens Site S Option	Approx threshold of flooding (mAOD) Water Levels – Su atory Storage Vol Decific Optic None required as adequate protecti development worl defences or repla Opportunity is als adding to public o	Nearest Cross section bject to Ongo bject to	It in 10 year ing Review and ing Subbalant ing Subbalant ing Subbalant ing Subbalant ing Subbalant ing Subbalant ing Subbalant ing Review and ing Re	a before 2011. U 1 in 25 year I Modelling Bloped Footprin 0 m e provide these tive. ments s.	p to 975 are ach Design Wa 1 in 50 year Peak Wa nt 30 Yea	ater Levels 1 in 75 year ter Level ar Maintenance	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right Compens Site S Option	Approx threshold of flooding (mAOD) Water Levels – Su atory Storage Vol Decific Optic None required as adequate protecti development worl defences or repla Opportunity is als adding to public o tions	Nearest Cross section bject to Ongo bject to Ongo ume Required DDS Descript previous defer on. Care must k to either avoic ce them with a o presented for open space type	It flood plain; residential units 1 in 10 year ing Review and ing Review and it o Offset Deve ion ince works to site be taken with ar d compromising suitable alterna r SUDs improver e enhancements	a before 2011. U 1 in 25 year Modelling Modelling Dom	Ip to 975 are ach Design Wa 1 in 50 year Peak Wa a 1 30 Yea	ater Levels 1 in 75 year ter Level ar Maintenance	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right Compens Site S Option	Approx threshold of flooding (mAOD) Water Levels – Su atory Storage Vol Decific Optic None required as adequate protecti development worl defences or repla Opportunity is als adding to public of tions Filtration (bioreter	Nearest Cross section bject to Ongo bject to Ongo ume Required DDS Descript previous defer on. Care must k to either avoid ce them with a o presented for open space type	It flood plain; residential units 1 in 10 year ing Review and ing Review and it o Offset Deve ion ice works to site be taken with ar d compromising suitable alternar r SUDs improver e enhancements	a before 2011. U 1 in 25 year Modelling Modelling Deloped Footprin 0 m provide ny future these tive. ments 5.	Ip to 975 are ach Design Wa 1 in 50 year Peak Wa a 3 30 Yea	ater Levels 1 in 75 year ter Level ar Maintenance £6k	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right Compens Site S Option	Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol Decific Optic None required as adequate protecti development worl defences or repla Opportunity is als adding to public o tions Filtration (bioreter Source Control (g	Nearest Cross section bject to Ongo bject to Ongo ume Required DDS Descript previous defer on. Care must k to either avoid ce them with a o presented for open space type ntion, filter trend green roof, perio	It flood plain; residential units 1 in 10 year ing Review and ing Review and it to Offset Deve ion the works to site be taken with ar d compromising suitable alterna r SUDs improve e enhancements ch, filter drain) meable paving)	a before 2011. U 1 in 25 year Modelling Modelling Deloped Footpri a provide these tive. ments s. Dient room	Ip to 975 are ach Design Wa 1 in 50 year Peak Wa a 30 Year 30 Year	ievable in total; ater Levels 1 in 75 year iter Level ar Maintenance	1 in 100 year	1 in 100 year +CC
• Water Bank Existing V Right Compens Site S Option	Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol Decific Optic None required as adequate protecti development worl defences or repla Opportunity is als adding to public o tions Filtration (bioreter Source Control (g Open Channel, S' for this option but taken if this appro	Nearest Cross section bject to Ongo bject to	It flood plain; residential units 1 in 10 year ing Review and ing Review an	a before 2011. U 1 in 25 year Modelling Modelling Deloped Footpri a provide these tive. ments b cient room must be	Ip to 975 are ach Design Wa 1 in 50 year Peak Wa a 30 Year 30 Year	ievable in total; ater Levels 1 in 75 year iter Level ar Maintenance £6k £6k £10k	1 in 100 year	1 in 100 year +CC

Re	edevelopi	ment S	ite The	Cen	tre				
	Refe	erence	ID KM3	ßb					
×			<u>Grid Co-Orc</u> E: 365,546 N: 168,444	<u>dinates</u>			ho Contro	dis human Par	
Existin	ng site infor	mation							
• • •	Site area = 14, Site is located I Potential for 17 Council-owned	510m ² between Temp 5-200 dwelling	le Street and Ba s plus office/reta	ith Hill ar ail,	nd the a	rea consists of a	a library and the	fire station,	
Propo	sed site info	rmation							
•	SUDs solutions space.	s could provide	improvement op	oportunit	ies in te	rms of habitat a	nd improvement	/enlargement to	public open
Water	Levels								
	Approx	Nearest				Design W	ater Levels		
Bank	threshold of flooding (mAOD)	Cross	1 in 10 year	1 in 25	i year	1 in 50 year Peak Wa	1 in 75 year	1 in 100 year	1 in 100 year +CC
Existing	Nater Levels – Su	bject to Ongoi	ing Review and	Modelli	ng	i oun in			
Right		· · ·							
Compens	atory Storage Vol	ume Required	I to Offset Deve	loped F	ootprin	t			
					0 m ³				
Site S	pecific Optic	ons							
Option		Descriptio	on			30 Yea	r Maintenance	Cost	Cost
	Site lies outside 1	00 year (1% Al	EP) flood envelo	pe.					
SUDS Op	tions								
<u>A</u>	Filtration (bioreter	ntion, filter trend	ch, filter drain)				£12k		£150k
В	Source Control (g	reen root, pern	neable paving)	viont			£12k		£100k
С	room for this optic must be taken if the	n but site is br sis approach is	ownfield site so adopted.	care			£20k		£100k

Re	ede	evelopi	ment Si	ite Rive	Riverside Park							
-		Refe	erence	ID KM8	3							
×				<u>Grid Co-Or</u> E: 365,671 N: 168,518	dinates		AM Province Pa					
Existin	ng :	site infor	mation									
•	 Site Area = 92,600m² Site is the park and is located across the Kynesham Bypass, up to the railway tracks 											
Propos	seo	d site info	rmation									
•	(Opportunity for	Wetland Area	Creation								
Water	Le	vels										
		Approx	Nearest		T	Design W	ater Levels		1 in 100 year			
Bank		of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	+CC			
-		(mAOD)	Section			Peak Wa	ater Level					
Existing v	vate	er Leveis – Su	bject to Ungo	ing Review and	a Modelling		[[
Dist	ŀ					1	1	1				
Right	ļ											
Commerce	ater	V Storena Val		to Offect Deve	loned Feeter	nt		l				
compens	ator	y Storage VOI	ume Required	TO Unset Deve		3						
Site Sr	oec	ific Ontio	ons		• 111							
Option			Descriptio	on		30 Yea	r Maintenance	Cost	Cost			
	Site	e lies outside 1	00 year (1% Al	EP) flood envel	ope.							
SUDS Opt	tion	s	1 14	1 1 1 2								
а	a SUDS and combined with new culverts beneath road and rail embankments, includes wetland creation. £5k £0.15M											

Red	Redevelopment Site Keynsham Paper Mill									
	Ref	erence	ID KM9							
z- <u>QÞ</u>			<u>Grid Co-Orc</u> E: 366,076 N: 168,718	<u>dinates</u>			A CITARIA DE LA CITARIA DE LAC	Produced Line Weste State		
Existing	site infor	mation								
• •	Site area = 56, Site runs along Brownfield site	100m ² the railway tra	cks and covers	the compound fo	or the paper mill,					
Propose	d site info	ormation								
•	SUDS (Detenti	on basins, ope	n channels and	swales).						
Water Le	vels									
	Approx	Nearest			Design Wa	ter Levels	1			
Bank	threshold of flooding	Cross section	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC		
Existing Wat	er Levels – Su	biect to Ongoi	ng Review and	Modelling	геак wa					
Right										
Compensato	ry Storage Vol	lume Required	to Offset Deve	loped Footprin	t					
0:1-0-				0 m [°]						
Site Spe	cific Optio	ons								
Option	a line outside 1	Descriptio	n =P) flood opvolo	ne l	30 Year	Maintenance (Jost	Cost		
SUDS Option				po.						
a Sl	JDs Detention b	oasins, open ch	annels and swa	les.		£15k		£250k		

R	edevelo	pment S	ite Broa	admead	Lane Was	ste Si	te	
	Re	eference	ID KM ¹	11				
× CD		<u>Grid</u> E: 36 N: 16	<u>Co-Ordinates</u> 6,357 8,886		THE PERFIX		Intel Eroschmosd Lare Vester S	
Existi	ng site inf	ormation						
•	Site area = Site is loca	32,660m ⁻ ted north east of K	eynesham pape	er mill and covers	an area of the waste	site.		
• Prope	Designated	l as Waste Manage	ement site.					
:	Continued FD should groundwater ta	use as a waste ma be provided to ens ble.	anagement site; sure flooding doe	es not wash conta	amination back into w	atercourse	, or to seep into	the
Water	Levels		-					
Bank	Approx threshol of floodin	d Nearest Cross section	1 in 10 year	1 in 25 year	Design Water L 1 in 50 year	evels 1 in 75 year	1 in 100 year	1 in 100 year +CC
Existing	Water Levels -) Subject to Ongo	ing Review and	d Modelling	Peak Water Le	evel		
Left								20mAOD
Compen	satory Storage	Volume Required	d to Offset Dev	eloped Footprin	t			
However	, location on floc	d plain would mea	2000 In that provision	of extra compen	ely. satory storage is not i	equired in	this instance as	the impact is
unlikely to	o be noticed.	tions						
Ontion	pecific Op		Description	<u> </u>		30 Yea	ar Maintenance	Cost
Option	Integrated Buil	ding Defences. Th	is would need to	take the form of	a hard flood		Cost	COSI
а	Integrated Building Defences. This would need to take the form of a hard flood defence barrier along the flooded perimeter (northern and north-east site boundaries) extending into the ground (depth to be determined at detailed design stage and is dependant on seepage rate properties of founding soils). Softer forms would not be proof against seepage. Regular monitoring of groundwater levels either side of the FD boundary would need to be undertaken to ensure the effectiveness of the cut-off							
SUDS O	ptions	anv site drainage e	hould be consid	ered with all due	care due to the			
a	potential risk o drainage netwo the opportunity drainage netwo detecting and r type kiosk insta annual calibrat	f contaminants ent ork should have a v to halt all flow out ork. Such a device monitoring devices allation on one of t ion.	ering the watero high grade of int of the site on d would probably Capital cost as he outlet manho	tered with all due course or groundy terceptor device t etection of any co require automati ssumes a purpos oles. Maintenance	water table. Any o provide operator ontaminants in the c, electronic e built/off the shelf e cost includes for		£15k	£20k

Re	develop	ment S	ite Che	sterfie	eld House	•		
	Ref	erence	ID MN3	•				
× ()			<u>Grid Co-Orc</u> E: 366,620 N: 154,285	dinates			R encel	NEC Chesterind House
Existin	g site infor	mation						
•	Site area = 1,1 Site is located	59m ² between High \$	Street and Rack	vernal Road	and surrounds the	main building.		
Propos	ed site info	ormation						
•	Further develo	pment opportu	nity.					
Water L	evels							
	Approx	Nearest			Design Wa	ater Levels	•	
Bank	threshold of flooding	Cross	1 in 10 year	1 in 25 ye	ar 1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
Facia (in a M	(mAOD)			M - 1 - 11	Peak Wa	ter Level		
Existing W	ater Levels – Su	Dject to Ungo	ing Review and	wodelling				
Right								
Compensa	tory Storage Vol	ume Required	I to Offset Deve	eloped Foot	print			
Site Sp	ecific Onti	ns		0				
Option		Descriptio	on		30 Year	Maintenance	Cost	Cost
option	Site lies outside 1	00 year (1% A	EP) flood envelo	ppe.	00100	mannenande		0000
SUDS Opti	ons	,,	,					
a	-iltration (bioreter	ntion, filter trend	ch, filter drain)			£6k		£150k
b	Source Control (g	reen roof, pern	neable paving)			£6k		£100k
С	Open Channel, S oom for this option must be taken if t	wale – there is on but site is br his approach is	more than suffic ownfield site so adopted.	care		£10k		£100k

Re	edevelop	ment Si	ite Stre	amsi	de				
	Ref	erence	ID MN4	•					
N			<u>Grid Co-Orc</u> E: 366,555 N: 154,157	linates		tre un y street.	MI4 Stremsic		
Existi	ng site infor	mation							
•	Site area = 23 Site is located	,210m ² around South F	Road and the are	ea consists	of a l	ibrary, Telephor	ne Exchange an	d a car park.	
Propo	sed site inf	ormation							
•	Site is a devel	opment opportu	inity.						
Water	Levels								
	Approx threshold	Nearest				Design Wa	ater Levels		1 in 100 vear
Bank	of flooding	Cross section	1 in 10 year	1 in 25 y	ear	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing	(MAOD) Water Levels – Si	ubiect to Ongoi	ing Review and	Modelling	ä	Peak Wa	ter Level		
J									
Right									
Compens	satory Storage Vo	lume Required	to Offset Deve	loped Foc	m ³	t			
Site S	pecific Onti	ons		0	1.11				
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost
	Site lies outside	100 year (1% Al	EP) flood envelo	pe.					
SUDS Op	tions	ntion filtor trop	ch filtor drain)				£6k		£250k
a b	Source Control (green roof. pern	neable paving)				£6k		£150k
~	Open Channel, S	Swale – can prov	vide environmen	tal and			£10k		£150k
	visual enhancem	ent to the site.					2101		21000
	•								

Re	edevelop	ment S	ite Som	ner C	ent	re			
	Ref	erence	ID MN8	}					
× CD			<u>Grid Co-Orr</u> E: 366,810 N: 154,297	dinates	MARC	neterine i bloce	MNIS Somer Certe		
Existir	ng site infor	mation							
•	Site area = 20, Site runs along	790m² 9 Gullock Tynin	g and surrounds	the cent	re and	upto the field of	trees.		
Propo	sed site info	ormation							
•	Development of	of site provides	opportunity for e	environme	ental er	nhancements ar	nd further improv	rements to public	open space.
Water	Levels								
	Approx	Nearest		[Design Wa	ater Levels		4 100 000 000
Bank	of flooding	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
	(mAOD)	section				Peak Wa	ter Level	•	
Existing	vater Levels – Su	bject to Ongo	Ing Review and	Modelli	ng	[
District									
Right									
Company	atory Storage Vo	lume Required	to Offset Deve	loned Fr	otorin	t			
Sompens	atory otorage VU	ianie nequilet		iopeu ru	0 m ³				
Site S	pecific Optio	ons							
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost
	Site lies outside 1	00 year (1% A	EP) flood enveld	pe.					
SUDS Op	tions	Care Charact	- Chan don't)				001		0050
a b	Source Control (c	ntion, flitter trend	neable paving)	<u>کائ) ۲۵۴ ۲۵۶۸ ۲۵۶۸ ۲۵۶۸ ۲۵۶۸ ۲۵۶۸ ۲۵۶۸ ۲۵۶۸ ۲۵۶۸</u>					£250K £150k
c	Open Channel, S room for this optic must be taken if t	wale – there is on but site is br his approach is	more than suffic ownfield site so adopted.	ient care			£10k		£150k

Bath & North East Somerset Council - Flood Risk Management Study

Re	edevelopi	ment S	ite Welt	ton					
	Refe	erence	ID MN9						
<u>Grid Co</u> E: 366,5 N: 154,7	<u>-Ordinates</u> i87 752						ana and and and and and and and and and		
Existin	ng site infor	mation							
• •	Site area = 56, Site is located a Brownfield site	100m ² along North Ro	oad, north of Sta	tion Road	l and fo	llows the lane b	etween the site	and the resident	al area.
Propo	sed site info	ormation							
•	Development o	f site provides	opportunity to p	rovide en	vironm	ental enhancem	ents and improv	ed public open s	pace.
Water	Levels		I						
Bank	Approx threshold of flooding	Nearest Cross	1 in 10 year	1 in 25	year	Design Wa 1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
F uisting 1	(mAOD)		in n Deview and	Madalli		Peak Wa	ter Level		
Existing	vater Levels – Su	bject to Ungo	Ing Review and	wodelli	ng				
Right									
rtigrit									
Compens	atory Storage Vol	ume Required	to Offset Deve	eloped Fe	ootprin	t		1	
					0 m ³				
Site S	pecific Optic	ons							
Option		Descriptio	on			30 Year	Maintenance (Cost	Cost
	Site lies outside 1	00 year (1% A	EP) flood envelo	ppe.					
SUDS Op	Filtration (bioreter	tion filter tren	ch filter drain)				f6k		£150k
b	Source Control (g	reen roof, pern	neable paving)				£6k		£150k
	Open Channel, S	wale - there is	more than suffic	cient					
6	room for this optic	on and it provid	les a good oppoi	rtunity			630k		c 200k
C	tor environmental and public open space £30k £30k								
	be taken if this ap	proach is adop	oted.						

NTKINS





Re	edevelop	ment S	ite Tow	n Pa	ark l	Housing	3		
	Ref	erence	ID MN1	4					
N CD			<u>Grid Co-Ord</u> E: 368,725 N: 155,089	<u>dinates</u>	いたいとく	NS Some Contro		en Ferik Houster	
Existir	ng site infor	mation							
•	Site area = 56 Site is located	6,410m ² between the re	sidental area an	d Town F	Park.				
Propo	sed site inf	ormation							
•	Area can prov	ide SUDs meas	sures to support	future de	velopm	ents.			
Water	Levels								
	Approx	Nearest		1		Design Wa	ater Levels		1 in 100 voor
Bank	of flooding	Cross section	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing \	(mAOD)	ubject to Ongo	ing Poviow and	Modelli	na	Peak Wa	ter Level		
Existing	Water Levers - SI		ing Review and	Wouelli	iig				
Right									
rugin									
Compens	atory Storage Vo	lume Required	to Offset Deve	eloped Fe	ootprin	t			1
	,				0 m ³				
Site S	pecific Opti	ons							
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost
	Site lies outside	100 year (1% A	EP) flood enveld	pe.					
SUDS Op	tions Filtration (biorote	ntion filtor trop	ch filtor drain)				£6k		£150k
a b	Source Control (areen roof. Dem	neable paving)				£6k		£150k
	Open Channel, S	Swale, Wetland	and supporting S	SUDs					
С	infrastructure – p ecological habita	provide opportur and public ope	hity for an improven space area.	ved			£30k		£350k
					I				

	eaevelopi	ment S	ite Old	Mills In	dustrial	Estate	Extensi	on
	Ref	erence	ID MN1	7				
N			<u>Grid Co-Or</u> E: 364,903 N: 154,785	<u>dinates</u>		MATY CO MIN E dem	ст области и страниции и с С страниции и с	
Existi	ng site infor	mation						
•	Stie area = 27, Site is located	840m ² between Langl	ey's Lane and U	nderhill Lane an	d is situated ne	t to the industria	al estate.	
Propo	sed site info	ormation						
•	Development o	pportunity to e	extend an existing	g commercial es	tate.			
Water	Levels							
	Approx	Nearest			Design Wa	ater Levels		4 in 400 waar
Bank	of flooding	Cross	1 in 10 year	1 in 25 year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
	(mAOD)		<u> </u>		Peak Wa	ter Level		
Existing	Water Levels – Su	biect to Ondo	ing Review and					
1				wodelling	[[1	
				wodening				
Right								
Right								
Right Compens	satory Storage Vol	ume Required	to Offset Deve	eloped Footprin	t			
Right Compens	satory Storage Vol	ume Required	to Offset Deve	eloped Footprin 0 m ³	t			
Right Compens	satory Storage Vol	ume Required	to Offset Deve	eloped Footprin 0 m ³	t			
Right Compens Site S Option	satory Storage Vol	ume Required	to Offset Deve	eloped Footprin 0 m ³	t 30 Year	Maintenance (Cost	Cost
Right Compens Site S Option	satory Storage Vol pecific Optic Site lies outside 1	ume Required DNS Descriptic 00 year (1%AB	i to Offset Deve on EP) flood envelo	eloped Footprin 0 m ³ pe.	t 30 Year	Maintenance (Cost	Cost
Right Compens Site S Option SUDS Op	satory Storage Vol pecific Optic Site lies outside 1 stions	ume Required	to Offset Deve n P) flood envelo	eloped Footprin 0 m ³ pe.	t 30 Year	Maintenance (Cost	Cost
Right Compens Site S Option SUDS Op a	satory Storage Vol pecific Optic Site lies outside 1 tions Filtration (bioreter	ume Required DNS Descriptio 00 year (1%AB	to Offset Deve n P) flood envelo	eloped Footprin 0 m ³ pe.	t 30 Year	Maintenance (Cost	Cost
Right Compens Site S Option SUDS Op a b	satory Storage Vol Decific Optic Site lies outside 1 tions Filtration (bioreter Source Control (g Open Change 1/0	ume Required DIS Descriptio 00 year (1%AE ntion, filter tren reen roof, perr	to Offset Deve n P) flood envelo ch, filter drain) neable paving)	eloped Footprin 0 m ³	t 30 Year	E6k £6k	Cost	Cost £150k £150k
Right Compens Site S Option SUDS Op a b c	satory Storage Vol pecific Optic Site lies outside 1 stions Filtration (bioreter Source Control (g Open Channel/Sw infrastructure – pr ecological habitat manage surface w	ume Required DBS Description 00 year (1%Aff ntion, filter tren reen roof, perr vale/Wetland a ovide opportur and public ope vater drainage	to Offset Deve to Offset Deve D D D D D D D D D D D D D D D D D D	be.	t 30 Year	E Maintenance (£6k £6k £30k	Cost	Cost £150k £150k £300k

Re	develop	ment S	ite Rym	ans					
	Ref	erence	ID RK2						
N CO			<u>Grid Co-Orc</u> E: 369,103 N: 154,735	<u>linates</u>			R2 Pures		
Existi	ng site infor	mation							
• •	Site area = 2,6 Site is located Brownfield site	99m² off Frome Road	d to the south, a	nd west o	f the w	orks,			
Propo	sed site info	ormation							
•	Development o	opportunity for l	prownfield site.						
Water	Levels								
	Approx	Nearest				Design Wa	ter Levels	1	
Bank	threshold of flooding	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
	(mAOD)	section	_			Peak Wa	ter Level		
Existing	Nater Levels – Su	bject to Ongo	ing Review and	Modellin	ng				
Distri									
Right									
Compose	atory Storage Vel		to Offeet Deve	Jonad Er	otorio				
Compens	atory Storage Vol	une Required	a to Unset Deve	nopea FC	0 m ³				
Site S	pecific Optio	ons			-				
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost
	Site lies outside 1	00 year (1% A	EP) flood envelo	pe.					
	Filtration (bioreter	ation filter trees	ch filter drain)				fek		£10k
a b	Source Control (o	reen roof perm	neable naving)				f6k		£10k
c	Open Channel, S improved ecologic although space m sized installation.	wale – provide cal and open as nay prove limite	opportunity for a spect to the area of for a significar	an 1, htly			£30k		£30k

Re	ede	evelopi	ment Si	ite Cha	rlton	IS				
		Refe	erence	ID RK3						
×				<u>Grid Co-Orc</u> E: 369,045 N: 154,832	<u>dinates</u>		NT FORESULATOR	G FYOT OME:	RK4 OKE	Morry Control of the second seco
Existir	ng :	site infor	mation							
• •		Site area = 4,2 Site is located o Brownfield site.	24m ² on Frome Road	d is opposite the	Old Bake	əry,				
Propo	sec	d site info	rmation							
•	I	Development o	pportunity to a	brownfield site.						
Water	Le	vels								
		Approx	Nearest		1		Design Wa	ater Levels		4 . 400
Bank		threshold of flooding	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
		(mAOD)	section	_			Peak Wa	ter Level	•	
Existing \	Nate	er Levels – Su	bject to Ongoi	ing Review and	Modelli	ng	[1		
	-									
Right	ŀ									
-			_							
Compens	ator	y Storage Vol	ume Required	to Offset Deve	eloped Fo	otprin	t			
		ifia Onti-				υjm²				
Site S	Jec		Decerintia				20 V	Mointenance	Cost	Cost
Option	Site	e lies outside 1	00 year (1% A	FP) flood envelo	ne		JU Teal	wantenance	JUST	COST
SUDS Op	tion	s			,po.					
a	Filt	ration (bioreter	ntion, filter trend	ch, filter drain)				£6k		£10k
b	So	urce Control (g	reen roof, pern	neable paving)				£6k		£10k
С	Op imp alth size	en Channel, Su proved ecologic hough space m ed installation.	wale – provide cal and open as ay prove limite	opportunity for a spect to the area d for a significar	an a, ntly			£30k		£30k

Re	edevelop	ment S	ite Old	Bakery				
	Ref	erence	ID RK4					
N CD			<u>Grid Co-Orr</u> E: 369,103 N: 154,735	dinates	RY Forecus Rost		IKE OPTIME	arr
Existi	ng site infor	mation						
•	Site area = 6,3 Site is located Brownfield site	21m ² south of Water with unused be	loo Road and no uildings and gree	orth of the Chalto en open space.	ons.			
D								
Propo	sed site info	ormation						
Propo •	Development of	ormation	brownfield site.					
• • Water	Development of Levels	prmation	brownfield site.					
Vater	Development of Levels	ormation opportunity to a Nearest	brownfield site.		Design W	ater Levels		1 in 100 year
• • Water Bank	Development of Development of Levels Approx threshold of flooding	pportunity to a Nearest Cross section	brownfield site.	1 in 25 year	Design W	ater Levels 1 in 75 year	1 in 100 year	1 in 100 year +CC
• • • • • • • • • • • • • • • • • • •	Development of Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su	Prmation pportunity to a Nearest Cross section biect to Ongo	brownfield site.	1 in 25 year	Design W 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing	Development of Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross Section bject to Ongo	brownfield site. 1 in 10 year ing Review and	1 in 25 year Modelling	Design W 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
• • • • • • • • • • • • • • • • • • •	Development of Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section bject to Ongo	brownfield site. 1 in 10 year ing Review and	1 in 25 year Modelling	Design W 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
• • Water Bank Existing	Development of Development of Development of Development of threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section bject to Ongo	brownfield site.	1 in 25 year Modelling	Design W 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing Right Compens	Development of Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol	Nearest Cross section bject to Ongo	brownfield site. 1 in 10 year ing Review and to Offset Deve	1 in 25 year Modelling Hoped Footprin	Design W 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing Right Compens	Development of Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol	Nearest Cross section bject to Ongo	brownfield site. 1 in 10 year ing Review and to Offset Deve	1 in 25 year Modelling eloped Footprin 0 m ³	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing ' Right Compense Site S Onition	Sed site info Development of Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol	Nearest Cross section bject to Ongo ume Required	brownfield site. 1 in 10 year ing Review and to Offset Deve	1 in 25 year	Design Wa 1 in 50 year Peak Wa t	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing Right Compens Site S Option	Development of Development of Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol	Nearest Cross section bject to Ongo ume Requirec DNS Descriptic 00 year (1% A	brownfield site. 1 in 10 year ing Review and to Offset Deve	1 in 25 year Modelling eloped Footprin 0 m ³	Design Wa 1 in 50 year Peak Wa t t	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing Right Compens Site S Option SUDS Op	Sec site info Development of Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vol pecific Optio Site lies outside 1 btions	Nearest Cross section bject to Ongo ume Required DDS Descriptic 00 year (1% A	brownfield site. 1 in 10 year ing Review and to Offset Deve Dn EP) flood envelo	1 in 25 year Modelling Bloped Footprin 0 m ³ ope.	Design Wa 1 in 50 year Peak Wa t t	ater Levels 1 in 75 year ater Level r Maintenance (1 in 100 year	1 in 100 year +CC
Vater Bank Existing Right Compens Site S Option SUDS Op a	Seci site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su Satory Storage Vol Decific Option Site lies outside 1 Ditions Filtration (bioreter	Nearest Cross section bject to Ongo ume Required DNS Descriptic 00 year (1% A	brownfield site. 1 in 10 year ing Review and to Offset Deve Dn EP) flood envelo	1 in 25 year Modelling loped Footprin 0 m ³	Design W 1 in 50 year Peak Wa t t 30 Yea	ater Levels 1 in 75 year ater Level r Maintenance (£6k	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing ' Right Compens Site S Option SUDS Option a b	sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su Satory Storage Vol Site lies outside 1 Site lies outside 1 Site lies outside 1 Dions	Nearest Cross section bject to Ongo ume Required DNS Descriptic 00 year (1% A ntion, filter trend reen roof, perm	brownfield site. 1 in 10 year ing Review and to Offset Deve n EP) flood envelo ch, filter drain) neable paving)	1 in 25 year	Design Wa 1 in 50 year Peak Wa t t	ater Levels 1 in 75 year ater Level r Maintenance (£6k £6k	1 in 100 year	1 in 100 year +CC

Bath & North East Somerset Council - Flood Risk Management Study

	edevelop	ment Si	ite Post	t Office				
	Ref	erence	ID RK5					
			<u>Grid Co-Ord</u> E: 368,944 N: 154,814	<u>dinates</u>	RT FORSUB ROST	S PORTONICA	Rid Cole Rid Cole	
Existin	ng site infor	mation						
• •	Site area = 1,2 Site is located Brownfield pos	86m ² south of Fortes t office site.	scue Road and e	ast of the retail a	and residential a	area,		
Propo	sed site info	ormation						
Propo •	Sed site info	ormation	small brownfield	d site.				
Propo . Water	sed site info	ormation	small brownfield	d site.				
Propo • Water	Sed site info Development of Levels Approx threshold	opportunity to a Nearest	small brownfield	d site.	Design Wa	ater Levels		1 in 100 year
Propo • Water Bank	Sed site info Development of Levels Approx threshold of flooding	pportunity to a Nearest Cross	small brownfield	d site. 1 in 25 year	Design Wa 1 in 50 year	ater Levels 1 in 75 year	1 in 100 year	1 in 100 year +CC
Propo • Water Bank	Sed site info Development of Levels Approx threshold of flooding (mAOD)	Prmation Popportunity to a Nearest Cross section	small brownfield	d site. 1 in 25 year	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year tter Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing	Sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross Section	small brownfield	d site. 1 in 25 year Modelling	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year Iter Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing V	Sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section	small brownfield	d site. 1 in 25 year Modelling	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year tter Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing N Right	Sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section bject to Ongo	1 in 10 year	d site. 1 in 25 year Modelling	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing N Right	Sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section bject to Ongo	1 in 10 year	d site. 1 in 25 year Modelling	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year tter Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing V Right Compens	Sed site info Development of Approx threshold of flooding (mAOD) Water Levels – Su	Nearest Cross section bject to Ongo	a small brownfield 1 in 10 year ing Review and d to Offset Deve	1 in 25 year Modelling	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year Iter Level	1 in 100 year	1 in 100 year +CC
Propo • Water Bank Existing N Right Compens Site Si	Sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su Satory Storage Vol	Nearest Cross section bject to Ongo	a small brownfield 1 in 10 year ing Review and d to Offset Deve	d site. 1 in 25 year Modelling eloped Footprin 0 m ³	Design Wa 1 in 50 year Peak Wa	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo Water Bank Existing V Right Compens Site S Option	sed site info	Nearest Cross section bject to Ongo	a small brownfield 1 in 10 year ing Review and d to Offset Deve	d site. 1 in 25 year Modelling loped Footprin 0 m ³	Design Wa 1 in 50 year Peak Wa t	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo Water Bank Existing N Right Compens Site S Option	sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vo pecific Optio Site lies outside 1	Nearest Cross section bject to Ongo ume Required DDS Descriptic 00 year (1% A	a small brownfield 1 in 10 year ing Review and to Offset Deve Dn EP) flood envelo	d site. 1 in 25 year Modelling loped Footprin 0 m ³ ppe.	Design Wa 1 in 50 year Peak Wa t t	ater Levels 1 in 75 year ater Level	1 in 100 year	1 in 100 year +CC
Propo Water Bank Existing Right Compens Site S Option SUDS Op	sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vo pecific Optio Site lies outside 1 tions	Nearest Cross section bject to Ongo lume Required DNS Descriptio 00 year (1% A	a small brownfield 1 in 10 year ing Review and d to Offset Deve Dn EP) flood envelo	d site. 1 in 25 year Modelling eloped Footprin 0 m ³ ppe.	Design Wa 1 in 50 year Peak Wa t t	ater Levels 1 in 75 year ater Level ater Level	1 in 100 year	1 in 100 year +CC
Propo Water Bank Existing Right Compens Site S Option SUDS Op a	sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su satory Storage Vo pecific Optio Site lies outside 1 tions Filtration (bioreter	Nearest Cross section bject to Ongo lume Required DDS Descriptio 00 year (1% A	a small brownfield 1 in 10 year ing Review and d to Offset Deve Dn EP) flood envelor ch, filter drain)	d site. 1 in 25 year Modelling eloped Footprin 0 m ³ ppe.	Design Wa 1 in 50 year Peak Wa t	ater Levels 1 in 75 year tter Level The second s	1 in 100 year	1 in 100 year +CC
Propo Water Bank Existing V Right Compens Site S Option SUDS Op a b	Sed site info Development of Levels Approx threshold of flooding (mAOD) Water Levels – Su Satory Storage Vo Decific Option Site lies outside 1 tions Filtration (bioreter Source Control (c Open Chapped S	Nearest Cross section bject to Ongo ume Required Descriptic 00 year (1% A	a small brownfield 1 in 10 year ing Review and d to Offset Deve Dn EP) flood envelor ch, filter drain) neable paving) on	d site. 1 in 25 year Modelling eloped Footprin 0 m ³ ppe.	Design Wa 1 in 50 year Peak Wa t t	ater Levels 1 in 75 year Iter Level Tr Maintenance (£6k £6k	1 in 100 year	1 in 100 year +CC

NTKINS

Re	edevelopi	nent Si	ite Libr	ary/\	(ou	th Cent	re		
	Refe	erence	ID RK6						
N			<u>Grid Co-Orc</u> E: 368,843 N: 154,723	<u>dinates</u>					
Existi	ng site infor	mation							
•	Site area = 10, Site located ea	670m ² st of Church St	reet and covers	the librar	y and o	ar park area.			
Propo	sed site info	rmation							
•	Development o	ffers opportuni	ty to provide env	/ironment	al enha	ancement and in	nproved public a	amenity/aesthetic	.
Water	Levels								
	Approx threshold	Nearest				Design Wa	ater Levels		1 in 100 year
Bank	of flooding	Cross section	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing	(mAOD) Water Levels – Su	hiect to Ongoi	ing Review and	Modellir	າດ	Peak Wa	ter Level		
Right									
_									
Compens	atory Storage Vol	ume Required	to Offset Deve	loped Fo	otprin	t			
				0	m³				
Site S	pecific Optic	ons							
Option		Descriptio	on B) (la sal			30 Year	Maintenance (Cost	Cost
SUDS On	tions	uu year (1%AE	P) flood envelo	be.					
Detention Pond to delay discharge of surface water a runoff would also provide a habitat improvement and feature in the landscape design.									
b	Source Control (g	reen roofing, p	ermeable pavino	g)			£5k		£100k

Re	ed	evelopi	ment Si	ite Fort	esci	ie F	Road			
		Refe	erence	ID RK7	I					
× ()				<u>Grid Co-Orc</u> E: 368,905 N: 154,882	<u>dinates</u>		In Forescue Rose	For ener		
Existin	ng	site infor	mation							
• •		Site area = 1,30 Site is located t Brownfield site.	05m ² the top end of F	Fortescue Road	and east	of the	retail and reside	ntial area,		
Propo	se	d site info	rmation							
•		Development o	pportunity to a	brownfield site.						
Water	Le	vels								
		Approx	Nearest				Design Wa	ter Levels		4 1 4 9 9
Bank		of flooding	Cross	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	1 in 100 year +CC
Estada a V	N - 1	(mAOD)		Desilence and			Peak Wa	ter Level		
Existing	wate	er Leveis – Su	bject to Ongol	ing Review and	Modelli	ng		[
District										
Right										
0	-	of the second second second			land it F		4			
Compens	ato	y Storage Vol	ume kequired	I to Unset Deve	nopea Fo	0 m ³	t			
Site S	pe	cific Optic	ons			- 1				
Option	0.11		Descriptio	on			30 Year	Maintenance (Cost	Cost
	Sit	e lies outside 1	00 year (1% Al	EP) flood envelo	pe.					
a	Filt	ration (bioreter	tion, filter trend	ch. filter drain)				£6k		£50k
b	So	urce Control (g	reen roof, perm	neable paving)				£6k		£100k
С	Op imp alth siz	en Channel, So proved ecologic hough space m ed installation.	wale – provide cal and open as ay prove limite	opportunity for a spect to the area d for a significar	an 1, htly			£30k		£25k

Re	edevelop	ment Si	ite Rad	Со					
	Ref	erence	ID RK8						
			<u>Grid Co-Or</u> E: 368,683 N: 154,869	dinates					
Existi	ng site infor	mation							
• •	Site area = 18 Site is located the area cover	,080m ² between Some red is the super	rvale Road and market building	Wells Ro and elonç	ad, gated ca	ar park area.			
Propo	sed site info	ormation							
•	Development	opportunity to a	brownfield site.						
Water	Levels								
	Approx	Nearest		1		Design Wa	ater Levels		4 10 400
Bank	of flooding	Cross section	1 in 10 year	1 in 25	year	1 in 50 year	1 in 75 year	1 in 100 year	+CC
Existing	(mAOD) Water Levels – Su	biect to Ongoi	ing Review and	Modelli	na	Peak Wa	ter Level		
LAISting				modelli	.9				
Right									
right									
Compens	atory Storage Vo	lume Required	to Offset Deve	loped Fr	ootorin	t		I	l
Joinpene	atory otorage vo				0 m ³				
Site S	pecific Option	ons							
Option		Descriptio	on			30 Year	Maintenance	Cost	Cost
0115.5	Site lies outside	100 year (1% Al	EP) flood envelo	pe.					
SUDS Op	Filtration (higher	ntion filter trees	ab filtor drain)		1		Cel		C1EOL
a h	Source Control (nuon, niter trend	neable paving)				£0K £6k		£150K £250k
	Open Channel, S	wale – provide	opportunity for a	an			200L		22001
С	improved ecologi	cal and open as	spect to the area	ì.			LJUK		£5UK

