

Assessment of Flood Risk in Oldbury

To avoid inappropriate development in areas at risk of flooding, the National Planning Guidance (NPPF) at paragraphs 100-104 directs development to areas of the lowest flood risk. In plan making, development should not be allocated in high risk areas if there are other reasonably available sites in areas with a lower probability of flooding (Flood Zone 1) – this is the Sequential Test.

The proportionate SFRA2 commissioned specifically for Oldbury assessed 14 areas adjacent to the existing settlement boundary. The extent of the assessment and areas for analysis were agreed with South Gloucestershire Council **See Fig 1.**

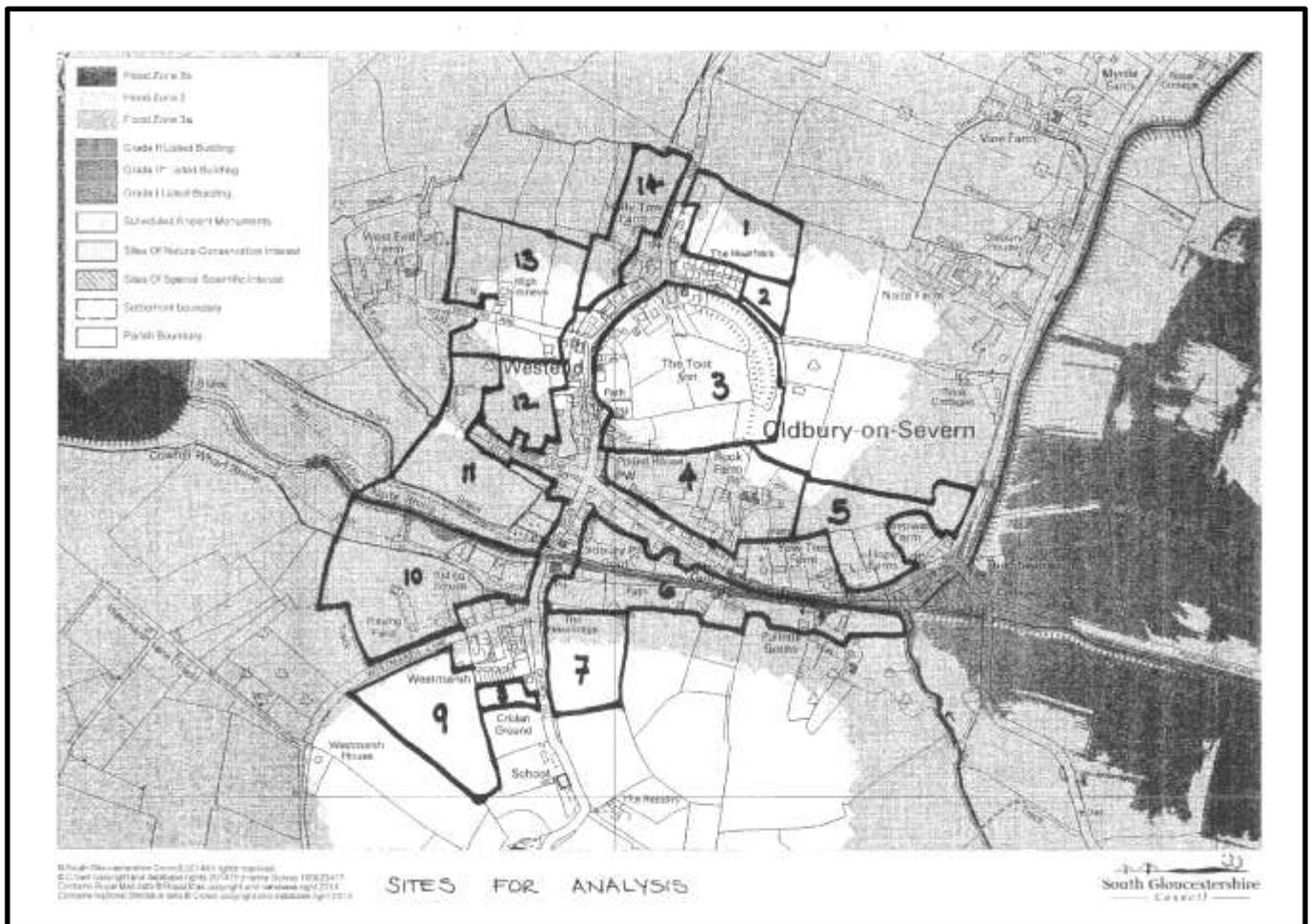


Figure 1 Sites for analysis

The Flood Risk Consultants initially screened all the sites, sites 10 and 11 were ruled out as being high risk, Site 3 was ruled out due to it being a national monument and therefore not eligible to be considered for development. The remaining sites were analysed and ranked sequentially in the order of lowest flood risk (rank 1 being the lowest risk). **See Fig 2**

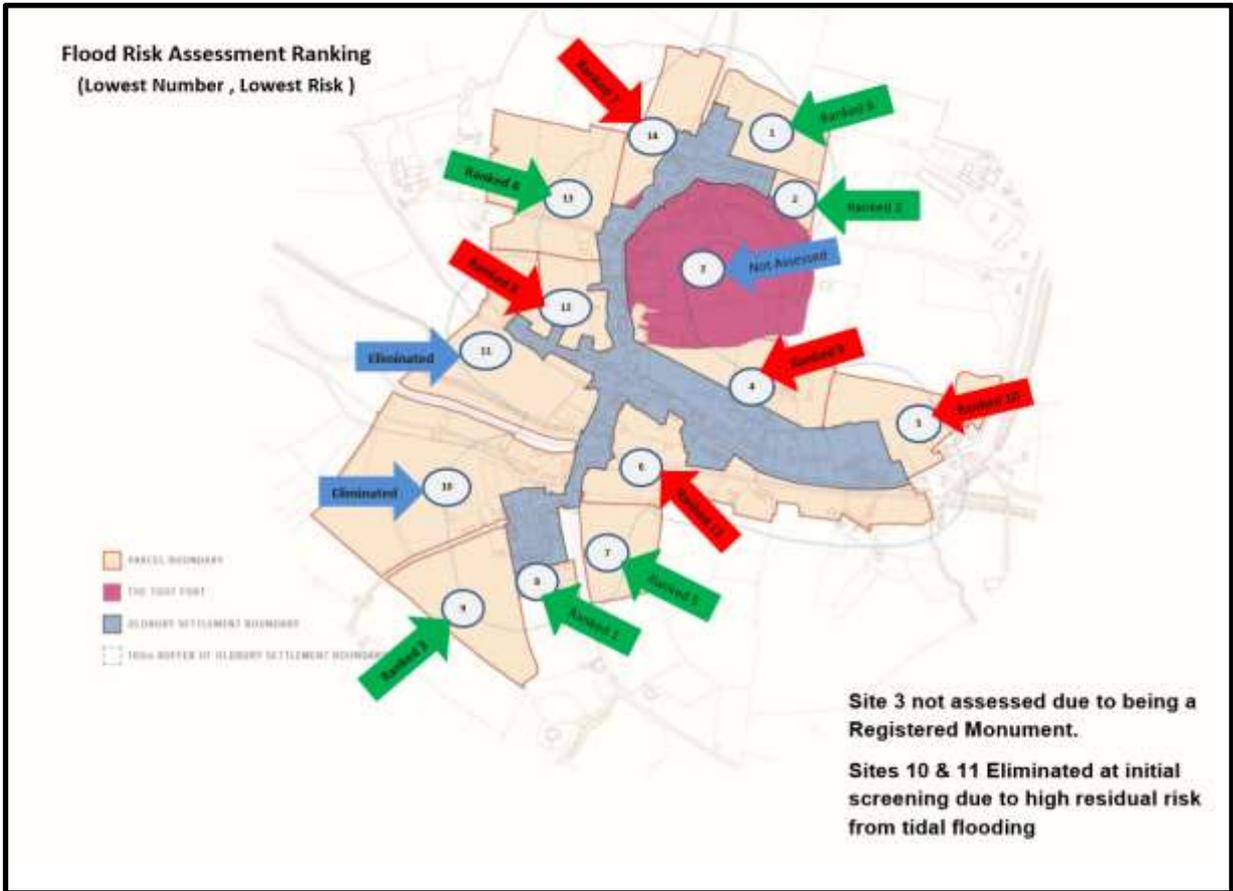
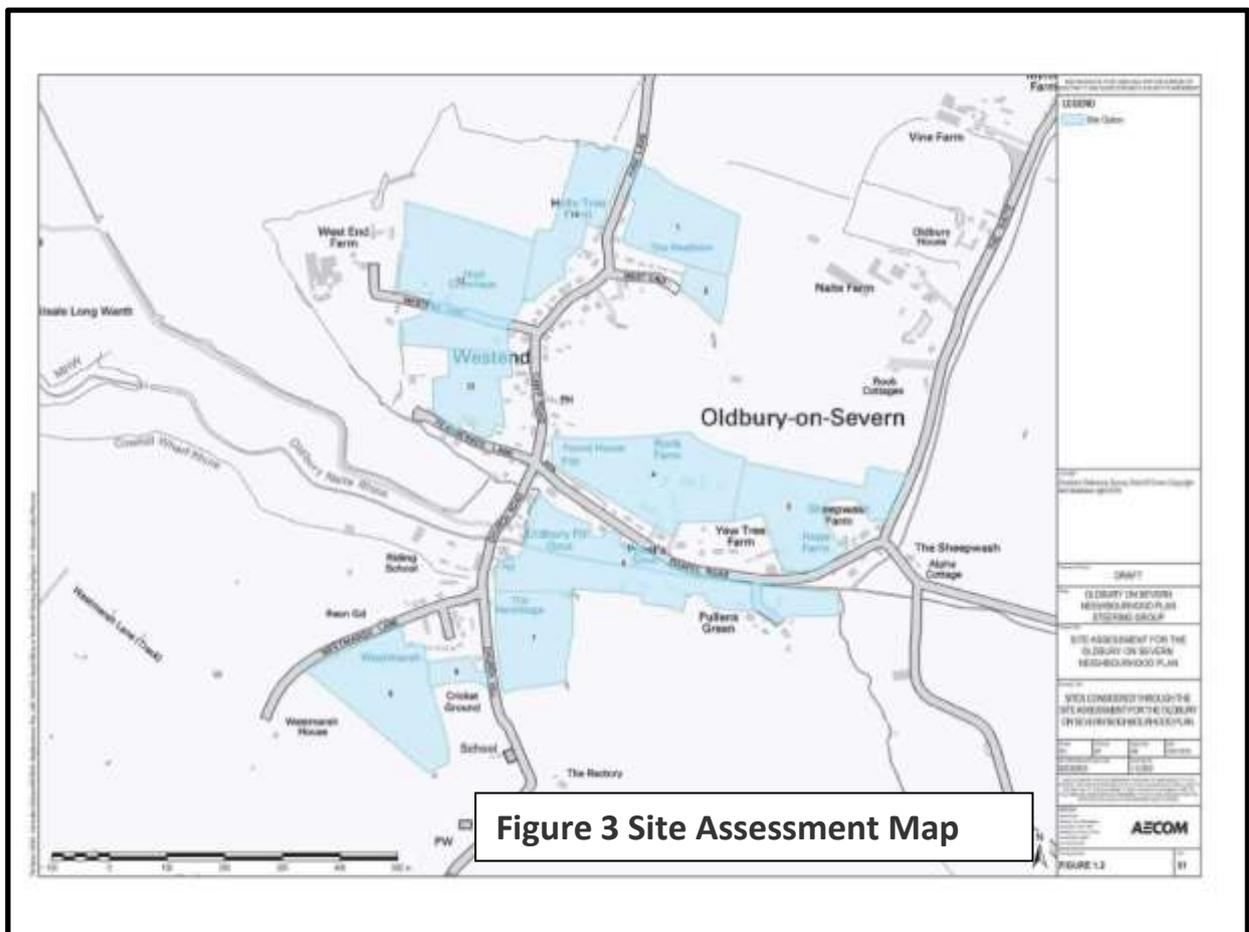


Figure 2 Sequentially Ranked Sites

The remaining 11 sites irrespective of their flood risk rating were the subject of Sites Analysis (see Figure 3).



The Level 2 SFRA considers the detailed nature of the flood characteristics within Oldbury and has been used in conjunction with the Site Assessment report to determine those sites with greatest potential for development . The sites identified at this stage were 2, 7,8,9 and 13. None of these sites has flood risk quoted as a reason not to be considered for development in the Site Assessment Report.

The Village Character Assessment and the wishes of the community require that development is predominantly linear with any new development occupying the edges of sites bounding onto existing roads and access. This reduces the amount of land take on all sites with the exception of site 2. It is expected that depending on how many sites are finally selected the land take will be no more than one hectare, this is less than 10% of the average actual size of these plots.

The Steering Group believe that all the issues required to be examined to satisfy the Exception Test have been undertaken appropriately and that the benefits to the community outweigh flood risk and that development of these sites will be safe for their lifetime and not increase flood risk overall.