

Justification for Sites not requiring a Level 2 SFRA

Sites with a small proportion of land in Fluvial Flood Zones

The Environment Agency (EA) identified four sites (SHEELA reference: 012, 021, 075a/b and 113) where a small part of land lies within Flood Zone 2 and expressed some concern as to why these had not been put through a more detailed Level 2 assessment. The reasons for this are explained for each site below.

Churchill Hospital (012)

As can be seen from Figure 1, a very tiny amount of Flood Zone 2 is present towards the north western corner of the site. Given the overall size of the site and the negligible extent of Flood Zone 2 within the site boundary, it is considered feasible to locate any proposed development entirely outside areas of flood risk. On this basis, it was deemed disproportionate to undertake a more detailed assessment under a Level 2 assessment. Any residual risk will be assessed at the planning stage with a site-specific Flood Risk Assessment (FRA).

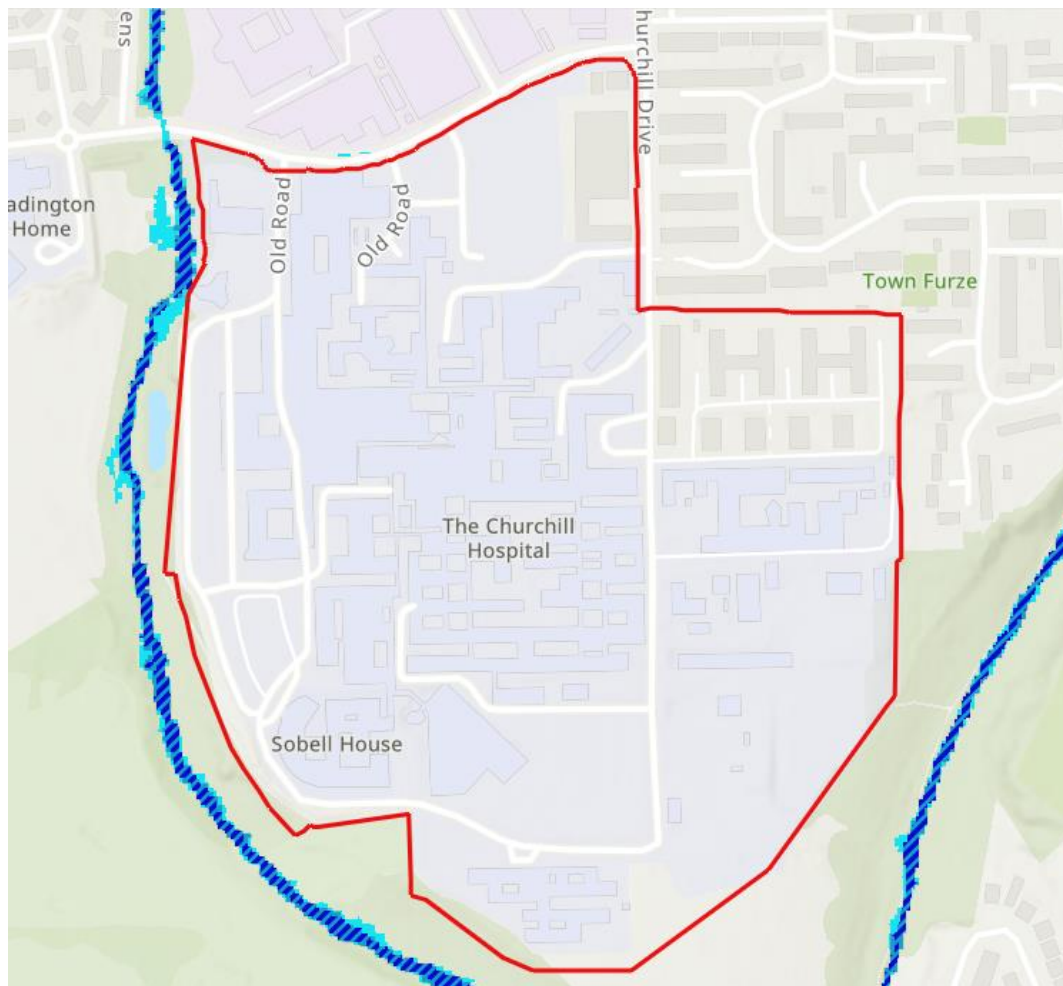


Figure 1- Fluvial Flood Mapping at Churchill Hospital (012)

Faculty of Music (021)

Figure 2 indicates that a very small area in the south-eastern corner of the site lies within Flood Zone 2. As this area is adjacent to the Trill Mill Stream, the required 10 m buffer between the watercourse and any new development would mean that all development will be located outside of the flood zone. Any residual risk from the watercourse will be managed through the draft site allocations policy, which requires any flood risk to be addressed through a site-specific FRA. Considering all of the above, it was deemed disproportionate to undertake a more detailed assessment under a Level 2 assessment.



Figure 2- Fluvial Flood Mapping at Faculty of Music (021)

Oxford Railway Station and Becket Street Car Park (075 (a, and b))

Figure 3 shows that a very small proportion of the site lies within Flood Zone 2, mainly along the southern edge of the northern parcel and the eastern edge of the southern parcel. Given the overall size of the site and the negligible extent of Flood Zone 2 within the site boundary, it is considered feasible to locate any proposed development entirely outside areas of flood risk. On this basis, it was deemed disproportionate to undertake a more detailed assessment under a Level 2 assessment. Any residual risk will be assessed at the planning stage with a site-specific FRA.



Figure 3- Fluvial Flood Mapping at Faculty of Music (021)

Redbridge Paddock (113)

Figure 4 shows that a very small proportion of the site lies within Flood Zone 2 and 3a, mainly along the northern and southern edges of the site. Given the overall size of the site and the negligible extent of Flood Zone 2 within the site boundary, it is considered feasible to locate any proposed development entirely outside areas of flood risk. On this basis, it was deemed disproportionate to undertake a more detailed assessment under a Level 2 assessment.

It is noted that the mapping indicates a potential access route to the site, the Southern Bypass Road as lying within Flood Zone 3b. This is due to it crossing a watercourse, it should be noted that in reality the road is significantly elevated above the river so the mapping does not give an accurate representation of flood risk, which is expected to be negligible.

Any residual risk to the site and its access will be assessed at the planning stage with a site-specific FRA.

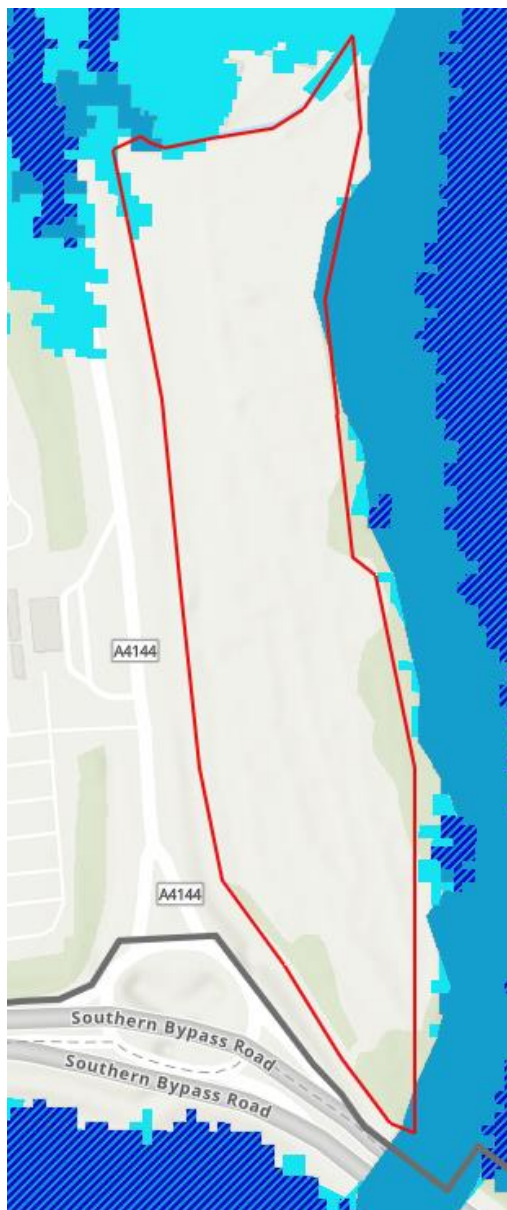


Figure 4- Fluvial Flood Mapping at Redbridge Paddock (113)

Sites containing or close to ordinary watercourses

The EA has identified 10 sites that are wholly located within Flood Zone 1 but either contain, or are adjacent to, an Ordinary Watercourse. Given the relatively low level of flood risk at these sites, the preparation of a full Level 2 SFRA was considered disproportionate. However, a high-level assessment has been undertaken, including a review of the EA's Surface Water Flood Maps which provide a representation of flood risk from these watercourses. A summary of the assessment for each site is provided below.

Oxford North remaining phases (001a1)

The EA has identified an ordinary watercourse adjacent to the northern boundary of the site. The surface water flood risk mapping indicates that small patches of high flood risk appear towards the centre and south of the site, with a more significant area towards the northern corner of the site, south of Red Barn Farm Cottage. This latter area is likely associated with the ordinary watercourse. Overall, the at-risk areas shown in the surface water mapping account for a very small proportion of the site and it should be possible to locate all development outside of significant flood risk areas. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.

Pear Tree Farm (001e)

The EA has identified an ordinary watercourse within the site which appears to be present centrally and towards the upper western boundary of the site. The surface water flood risk mapping indicates that large patches of high flood risk appear within the northern half of the site. Given that this accounts for a significant proportion of the site, it is recommended that a site-specific FRA should be included within any policy allocation so that the flood risk can be investigated further.

Churchill Hospital (012)

An ordinary watercourse lies in fairly close proximity to the northwest and east of the site and the EA have noted that it runs through the site. The surface water flood risk mapping indicates that small patches of medium and high flood risk appear in isolated areas across the site. However, none of these are widespread or concentrated in areas around the watercourse. The fluvial mapping does appear to capture flood risk from the watercourse, which is limited to a very small portion of the site in the northeast.

Considering all of the above, it should be possible to locate all development outside of flood risk areas. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.

Elsfield Hall, Elsfield Way (20b2)

The EA has identified an ordinary watercourse running adjacent to the north of the site. A site visit confirms that an ordinary watercourse is not present at the surface, although it may have been culverted. The surface water flood risk mapping indicates no presence of surface water flood risk at this site. In this regard, flood risk is not considered a barrier to development at this site.

John Radcliffe Hospital (27)

The EA has identified an ordinary watercourse running adjacent and through the west sections of the site. The surface water flood risk mapping indicates at risk areas along this watercourse, however they are very constrained and will not affect the scale of development proposed. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.

Littlemore Mental Health Centre (33)

The EA has identified an ordinary watercourse running through the site. The surface water flood risk mapping indicates that small patches of medium and high flood risk appear across the site. There are little patches located along the watercourse (towards the northwest of the site) but these represent a very small area. Slightly larger patches appear to be where there are existing buildings present. Overall, the total area effected is very small and does not present a barrier to development. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.

Thornhill Park (phase 2) (38a2)

The EA has identified an ordinary watercourse running adjacent to the (east of) the site. The surface water flood risk mapping indicates that very small patches of medium and high flood risk appear across the northern part of the site. These are located away from the watercourse and due to the watercourse very small scale, it is not considered to pose a major risk. The surface water extents in general are also very limited.

Considering all of the above, it should be possible to locate all development outside of flood risk areas. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.

Unipart Site (120)

The EA has identified an ordinary watercourse running through and adjacent to the site. The surface water flood risk mapping indicates that isolated patches of medium and high flood risk appear across the site, mainly adjacent to the curtilages of existing buildings. Some areas are located along the watercourse; however, these are present when it is outside of the site. Overall, the surface water extents are also limited, and it should be possible to locate all development outside of flood risk areas. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.

Ruskin Field (463)

The EA has identified an ordinary watercourse running through the site. The surface water flood risk mapping indicates that small patches of medium and high flood risk appear close to the watercourse. However, it accounts for a very small proportion of the overall site and it should be possible to locate all development outside of flood risk areas. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.

MINI Plant, Oxford (497)

The EA has identified an ordinary watercourse running through and adjacent to the site. The surface water flood risk mapping indicates that patches of medium and high flood risk appear across the site. There are little patches located along the watercourse (towards the north central part of the site) but these represent a very small area. Significantly larger patches do appear on the high-risk mapping but these mainly appear to be confined to where there are existing building present. Any residual risk to the site will be assessed at the planning stage with a site-specific FRA.