

NOTE TO FILE

JBA Project Code 2018s1367
Contract South Worcestershire Councils Level 1 SFRA
Client The South Worcestershire Councils
Author Lucy Finch
Subject Site Screening Covering Note

JBA
consulting

1 Summary

This document outlines the site screening data provided to accompany the Level 1 SFRA.

The SHELAA Sites were screened against Flood Zones 2, 3a and 3b, surface water flood maps, the historic flood map and reservoir inundation extents, to determine the percentage area of the site covered by the above data. Criteria were then outlined to determine whether development of a particular site should be considered or not.

2 Level 1 Screening – How the data were screened

The sites used in the screening process were the SHELAA Sites provided by the South Worcestershire Councils in March 2019. These sites were screened against the following data, to determine the percentage area of the site which was covered by the following:

- Flood Zones 2, 3a and 3b
 - FZ1 + FZ2 = 100%. FZ3a and FZ3b extents overlap with FZ2, hence this is incorporated into the FZ2 %.
 - Detailed models were used to produce the Flood Zones, and where detailed modelling was not available, the Environment Agency Flood Map for Planning was used:
 - Flood Zone 2 – undefended 1000-year fluvial model extents, EA Flood Map for Planning Flood Zone 2 was used where detailed models were not available
 - Flood Zone 3a – undefended 100-year fluvial model extents, EA Flood Map for Planning Flood Zone 3 was used where detailed models were not available
 - Flood Zone 3b – defended 20-year (or 25-year if unavailable) fluvial model extents, EA Flood Map for Planning Flood Zone 3 was used where detailed models were not available
 - As both FZ3a and FZ3b used the EA's Flood Map for Planning Flood Zone 3 where detailed modelling was not available, it is common in the screening outputs for the percentage of the site in FZ3a to be the same as the percentage of the site located in FZ3b, as they will only differ where modelled data is available.
- Surface water flood map 30-year, 100-year and 1,000-year
 - 1,000yr encompasses both 100yr & 30yr %s; 100yr encompasses 30yr % (datasets overlap)
- Historic flood map

2.1 How to use the screening results

The table below shows the sources of flood risk and flood risk information used in the site screening and briefly outlines some criteria to determine whether development of a particular site should be considered or not, using the following colour coded "levels of concern".

Showstopper – Development should not occur if a site has this criterion. It is highly unlikely this site can pass the Exception Test.

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Advisory – Development may be possible with the considerations outlined in the recommendation column in the table below. It should be possible for the Exception Test to be passed, following the application of the Sequential Test.

No concern – Development can occur based on this criterion (subject to passing the Sequential Test)

Note that the “Levels of concern” and recommendations are not based on any formal guidance or legislation and can be altered should the LPA wish.

Flood risk source/ information source	Result	Level of concern	Recommendations
Fluvial - Flood Zones	>50% of site in Flood Zones (2 and 3)	Showstopper	Development should not occur if a site has this criterion and site is not in an area benefitting from defences
	<50% of site in Flood Zones (2 and 3)	Advisory	Development may be possible however the sequential and exception approach to development should be undertaken to avoid developing in the flood zones as much as possible.
	Site Located in Flood Zone 1	Advisory	Development can occur based on this criterion, however catchments <3km ² in area are not covered by the Environment Agency Flood Zones and there may be a risk of flooding from small watercourses and/or other sources. The surface water data often highlights areas at risk of flooding from smaller watercourses.
Surface Water	>50% of site across all 3 surface water events	Showstopper	Development should not occur if a site has this criterion and site is not in an area benefitting from defences
	<50% of site across all 3 surface water events	Advisory	Development can be considered however a Level 2 SFRA would be advised before development. The Flood and Water Team at WCC should be consulted.
	0%	No concern	Development can occur based on this criterion.
Historic flood map	>0%	Advisory	Sites located in areas that have historically flooded should not be ruled out of development, however further investigation will be required regarding the severity and frequency of the historic flooding and technical work will be required to inform this at the site-specific FRA stage.
	0%	No concern	Development can occur based on this criterion.

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The logo for JBA consulting, featuring the letters 'JBA' in a large, bold, white font above the word 'consulting' in a smaller, white font, all set against a teal background with rounded corners.

3 Output

A site screening table spreadsheet has been created showing the results.

Information on how to use the spreadsheets is included in the "Read me - LAs" sheet of the spreadsheet. The buttons at the top of the sheet "Level 1 Screening" allow the user to show sites above a user-defined % for the Flood Zones, surface water and historic flood map datasets.