

Flood Risk Management Strategy for Bath & North East Somerset

Background

Major development is needed on brownfield sites across Bath & North East Somerset over the short, medium and long term to ensure the regeneration ambitions of the district are met. Furthermore, over the next twenty years the national growth agenda will result in a step-change in employment and housing development which will require development on greenfield sites to meet demand. At the same time, the Council is undertaking a comprehensive review of its planning policy through the Local Development Framework.

There is a serious risk to the Council's Regeneration Vision (The Future for Bath, for Keynsham and for the Somer Valley) that development on greenfield sites will be more attractive to the market than redevelopment on brownfield, thereby preventing urban renewal and detracting from our existing urban areas. Regeneration of urban areas is essential in creating the places that we all want to live & work in and that promote sustainable lifestyles. The Council's Regeneration Vision seeks to realise a number of the ambitions of the Community Strategy and to enable delivery of the Economic Development and Enterprise section of the Local Area Agreement.

Appendix 1: The Future for Bath, for Keynsham and for the Somer Valley

The draft Regional Spatial Strategy sets out the strategic context for the development of Bath & North East Somerset. Whilst the levels of growth proposed in the Regional Spatial Strategy are yet to be finalised there remains a regeneration driver to redevelop existing brownfield sites. The Core Strategy will set out the role of the main urban areas within the district and allocate growth targets for housing and employment. To supplement the emerging Core Strategy, Bath & North East Somerset Council are producing Regeneration Delivery Plans for the urban centres within the district. These Regeneration Delivery Plans will set out qualitative values and what is to be delivered, when, where and how in Bath, Keynsham, Midsomer Norton & Radstock.

Core Strategy

Planning Policy Statement 25 (PPS25) Development and Flood Risk states that Local Planning Authorities should prepare a Local Development Document that sets out policies for the allocation of sites and the control of development which avoids flood risk to people and property where possible and manages it elsewhere, reflecting the approach to managing flood risk in PPS25. A sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy statement and should be applied at all levels of the planning process.

The Core Strategy proposes a number of Strategic Sites; some are located in Flood Zones 2 and 3. The Council needs to consider flood risk against other issues including economic, regeneration and housing growth and the role of Bath as a Strategically Significant City proposed by the draft Regional Spatial Strategy.

Regeneration Delivery Plans (RDPs)

The Regeneration Delivery Plans will provide clarity over future proposals for the urban centres giving greater certainty for investors (public & private). They will provide a sound basis for the Council to manage and influence delivery of development. They will set the standard for achieving sustainable urban centres which will support the planned growth in the district.

The Regeneration Delivery Plans will highlight the constraints and opportunities of each development site and identify where there are potential funding gaps and where the value of sites complement each other to reduce those gaps. The emphasis of the documents is maximising the benefits of increased levels of development for the district, seeking amenity value for users and seeking opportunities to implement solutions to existing development constraints.

See:

Appendix 2: Regeneration Delivery Plan project brief

Appendix 3: Development site maps

In order to ensure the Regeneration Delivery Plan sites are able deliver regeneration outcomes for the district, Bath & North East Somerset Council requires a detailed understanding of the flood risk management opportunities and costs afforded by redevelopment opportunities.

Bath & North East Somerset River Catchments

The River Avon is a major river in South West England and is the largest river within Bath & North East Somerset. It rises in Wiltshire and flows through Bath and Bristol before joining the River Severn at Avonmouth. The river is known as Lower Avon when it flows through the centre of Bath. Downstream of Bath, the river forms the northern boundary of Bath & North East Somerset district. Flow on the Lower Avon through Bath is controlled by a series of weirs. Flooding is controlled by a series of embankments and walls in Bath.

The River Chew rises from the limestone hills of the Mendips in the western side of Bath & North East Somerset. It flows north west through Chew Valley Reservoir, a large artificial reservoir that attenuates flow, before flowing through the Chew Valley towards its confluence with the River Avon at Keynsham.

The Cam and Wellow Brooks are two tributaries of the River Avon that join to form the Midford Brook at Midford. Both the brooks rise from springs in the south of Bath & North East Somerset near Midsomer Norton. The valleys are well defined with the brooks free to meander across their floodplain. Flooding on the River Somer, a tributary of the Wellow Brook, is controlled in Midsomer Norton by a bypass tunnel.

(Taken from the Strategic Flood Risk Assessment for Bath & North East Somerset, Capita Symonds)

The Commission

The Flood Risk Management Strategy will recommend options for flood risk management based on different combinations of measures and a detailed evaluation of the impacts of each option. The options should be both strategic and site based solutions which are costed and implementable.

This commission is focused on providing detailed solutions to flood management in Bath & North East Somerset and the cost and wider issues of implementation. There are a number of studies available which highlight where the major flood risk areas are in the district and the causes of flood risk. There is also some work undertaken on existing flood management infrastructure and further possible solutions. In order to assess the deliverability of sites it is now necessary to investigate flood mitigation options with direct reference to potential re-development opportunities assessed alongside further strategic solutions such as floodwater retention. This commission will build upon that existing work, drawing from it the flood risk issues and further exploring and building upon the suggested solutions.

The commission will contribute to the Infrastructure Delivery Plan for Bath & North East Somerset and inform the allocation of strategic sites and site development briefs. The commission will include;

- Context: linked to development and redevelopment opportunities within the Core Strategy strategic sites
- Flood risk management options including;
 - Strategic flood risk management options
 - Site based appraisals of flood management opportunities
 - Opportunities for introducing Sustainable Urban Drainage systems into redevelopments
 - Costs of implementation
- Options appraisal highlighting;
 - Possible combinations of solutions based on;
 - § a number of site development options
 - § a variety of costed solutions and assessment of impacts
 - Preferred option based on the options appraisal matrix produce by Capita Symonds (see section on existing work)
- Opportunities for linking river amenity use and flood management
- Opportunities for linking flood management measures to management of surface water flooding in high risk areas identified in the SFRA
- Identifying the respective roles and responsibilities of those implementing the adopted strategy
- Identifying possible flood defence / maintenance funding streams

The commission will not repeat the work already undertaken in the Strategic Flood Risk Assessments, but will refer to existing documents which highlight the problems.

Existing work available

There is a significant amount of work available identifying what the flood risk issues in Bath & North East Somerset are and some work on possible

solutions. Capita Symonds have been commissioned to undertake a Scoping Study for Strategic Flood Management Options (brief attached). The scoping study will draw together the findings of work which has already been undertaken, identify strategic options (including those not already considered), provide an appraisal of those options based on agreed success criteria and make recommendations on how Bath & North East Somerset may take the preferred options forward.

Appendix 4: Brief for Scoping Study for Strategic Flood Management Options

This commission will be expected to use the scoping study as a basis for the more detailed work to be undertaken and to draw upon the success criteria established by the scoping report when making recommendations. The Scoping Study will be available in draft form from February 2009.

Existing work undertaken includes;

- Black & Veatch (2005) Bath Flood Defence Scheme Option Identification Appraisal
 - The Scheme assesses flood risk against existing defences and proposes options from doing nothing to upgrading defences to a 1 in 200 year standard. This work, whilst the most detailed available, only addresses improvements within the framework of existing defences and does not consider strategic flood management opportunities or the opportunities afforded by new development.
- Haskoning UK Ltd (2006) River Avon Regeneration Pre-Feasibility Study
- Environment Agency (2007) Catchment Flood Management Plan
 - Provides an overview of flood risk management in the Bristol Avon catchment as a whole, proposing further action is taken in Bath; Investigate opportunities for short-term improvements to flood risk; Identify an overall strategy for future protection of Bath; Investigate how to support the Bath Vision Strategy.
- Capita Symonds (2008) Strategic Flood Risk Assessment
 - Bath & North East Somerset Level 1
 - Bath Level 2
 - The SFRA provides an evidence base to support the Local Development Framework highlighting flood risk issues and some strategic solutions within the SFRA Level 2.
 - Updates are currently underway to provide a Level 2 SFRA for Bath & North East Somerset and updating the Bath Level 2 SFRA following changes to PPG25

Appendix 5: Strategic Flood Risk Assessment for Bath & North East Somerset

Collaboration

As key stakeholders in Bath & North East Somerset engagement with Bath & North East Somerset Council, the Environment Agency and Wessex Water will be required throughout the study.

Reporting:

The project is being lead by the Development & Regeneration Team, with support from colleagues in Planning Policy, Property Services, Housing, Culture and Leisure, Policy and Partnerships through the Council's Development Delivery Group. The main contact for the commission will be Kate Jenner, although the consultant will be expected to work with any relevant members of the project team to progress the commission. The project team will include Council Officers from Development & Regeneration, Planning Policy and Property Services as well as the Environment Agency and Wessex Water.

The consultant will be expected to attend an inception meeting at the beginning of the commission and further meetings to present draft and final reports.

Outputs:

For each Core Strategy Strategic Site and linked to both site specific and wider strategic opportunities -

- A written report provided in Microsoft Word and pdf highlighting;
 - Area based
 - Strategic flood risk management options
 - Site based appraisals of flood management opportunities
 - Opportunities for introducing Sustainable Urban Drainage systems into redevelopments
 - Costs of implementation
 - Opportunity specific options appraisal highlighting;
 - Possible combinations of solutions based on a number of site development options and a variety of costed solutions and assessment of impacts
 - Preferred option based on the options appraisal matrix produce by Capita Symonds (see section on existing work)
 - An assessment of appropriate ownership and maintenance responsibilities for flood management solutions
 - Opportunities for linking river amenity use and flood management
- Maps where they support illustration of recommendations and understanding provided as MapInfo tables or workspaces / MIF / JPEG / PDF as agreed with client
- Graphics where they support illustration of recommendations and understanding provided as JPEG / PDF / DWG or DXF as agreed with client
- Client meetings
- Stakeholder workshops involving all stakeholders
- Bibliography

Programme

A broad programme is set out below, although the final programme will be negotiated and agreed between the consultant and the Council.

§ Confirm appointment	w/c 9 th March 2009
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§	First interim report (tba with consultant)	1st April 2009
§	Second interim report (tba with consultant)	6th May 2009
§	Draft final report	3 rd June 2009
§	Final report	1st July 2009

It is anticipated that the work will be undertaken on all Core Strategy Strategic Sites, these should be presented on a Strategic Site basis. As such the City of Bath should be given priority and a draft report on this area may be brought forward prior to that on North East Somerset. Preference will, however, be given to consultants who have the capacity to complete all areas as parallel strands.

Experience and Skills required:

- Proven ability to propose cost effective flood management solutions as part of a complex strategy
- Proven experience of producing flood management strategies which integrate solutions across a number of sites
- An in-depth understanding of Sustainable Urban Drainage Systems, their costs and benefits and ability analyse suitability for a range of sites
- Ability to apply principles of sustainability and innovation to the commission
- Ability to draw upon a wider team to ensure a value added, multi-disciplinary approach
- Ability to undertake GIS based flood modelling to support conclusions
- Effective stakeholder engagement including independently liaising with project team members as appropriate
- Ability to manage the commission effectively and deliver the Flood Risk Management Strategy within the timescale agreed between the consultant and the Council

Proposal

Proposals in response to the brief must include;

- 1) Proposed methodology, phases, programme and working arrangements.
This should include;
 - i) an indication of the level and nature of Council officer involvement proposed and the disciplines within the Council you would want to work closely with
 - ii) An outline of the phases involved in the delivery of the Study and timescales (taking the dates above into consideration).
 - iii) Proposed client / stakeholder engagement.
- 2) Details of your firm's experience of undertaking similar projects.
- 3) Details of the staff who would be assigned to the project, the number of days it is anticipated that each would spend on the project, together with their usual daily fee or rate, their qualifications and experience and details of relevant work previously undertaken by them.
- 4) The names and addresses of two referees from organisations you have undertaken similar work for.
- 5) Details of any actual or potential conflict of interest.

- 6) The fee for which your firm will undertake this consultancy. This should be a fixed lump sum to include all expenses and disbursements. All costs should be expressed exclusive of VAT. The lump sum fee is to be broken down according to the outputs and outcomes proposed.
- 7) If the submitted proposal is on behalf of a team of consultancy firms, please specify which consultant will lead the project and ensure that information is provided in respect of each member of the team.

Bid Submission

Proposals must be received no later than 12 noon on Wednesday 4th March 2009. Interviews if required will be held at any time on Thursday 12th March 2009.

Please e-mail the following address to confirm that you have received this brief and supporting information: katherine_jenner@bathnes.gov.uk

Three hard copies and one electronic copy on CD of your firm's proposal must be sent in a sealed envelope bearing no indication of the senders' identity to the following address.

Administration Manager
Bath & North East Somerset Council,
Post Room, Plymouth House
Monmouth Street
Bath
BA1 2EL

A template for the address label that must be attached to the tender envelope(s) is attached.

Appendix 6: Address label template

Tenders should not attempt to 'qualify' your bid in anyway or accompany it with any covering letter or statement that may place your bid on a different footing to the other bids received. Any such bids are liable to be rejected by the Council.

Tenders will be assessed on both quality and price and the Council is not bound to accept any quotation or tender.

The successful consultant will be required to enter into a formal contract for carrying out the work set out in this brief for an agreed fee. A standard contract template is attached.

Appendix 7: Standard contract template

Further Information

If you require further information or have any queries or questions in relation to this consultancy brief please contact Kate Jenner on 01225 477 573 or by e-mail: katherine_jenner@bathnes.gov.uk

All queries and responses will be circulated.

Appendices

Appendix 1: The Future for Bath, for Keynsham and for the Somer Valley

Appendix 2: Regeneration Delivery Plan project brief

Appendix 3: Development site maps

Appendix 4: Brief for Scoping Study for Strategic Flood Management Options

Appendix 5: Strategic Flood Risk Assessment for Bath & North East Somerset
[\(on CD\)](#)

Appendix 6: Address label template

Appendix 7: Standard contract template