

Bradford Initial assessment report

Glenaire Court - Baildon

November 2016

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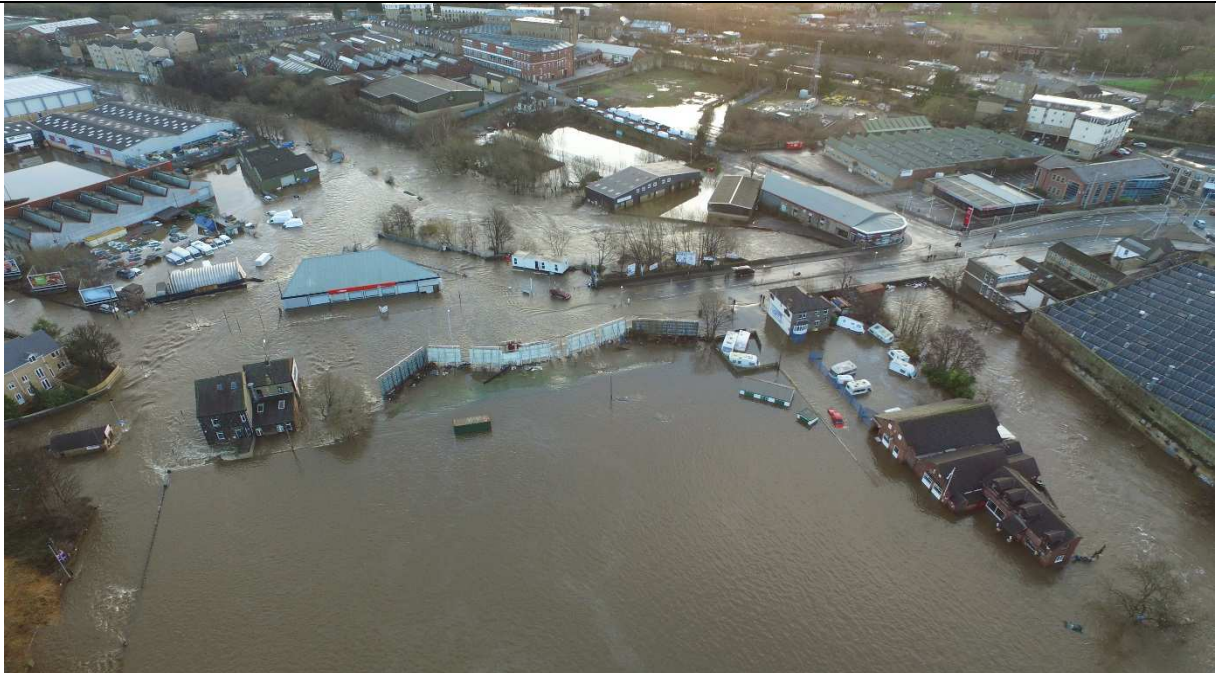
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1 Initial Assessment Report

Scheme or project location name

Yorkshire Area Initial Assessment:
Glenaire Court, Baildon



Glenaire Court (left bank), Baildon

Date

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Version

1

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1.1 Introduction and background

1.1.1 Background

In May 2016 CH2M were commissioned by the Environment Agency to undertake Yorkshire Area Initial Assessments report for Lower Holme in Baildon providing guidance on measures to reduce flood risk and potential funding availability. A site visit for this Initial Assessment was undertaken on 18th of July 2016. This report is based on information from the site visit and previous studies and reports that are relevant to this Initial Assessment.

1.1.2 Description of Location

Baildon is a town located 5km to the north-east of Bradford. It is part of the Metropolitan District of the City of Bradford. The Leeds and Liverpool Canal and the River Aire run through the town. The area is within the River Aire Middle Catchment Flood Warning Area.

The Baildon/ShIPLEY area is comprised of five individual benefit areas; Aire Close, Baildon Bridge, Glenaire Court, Lower Holme and Masons Mill.

Glenaire Court cell is located on the left bank of the River Aire, stretching downstream of Baildon Bridge to Baildon Bridge Retail Park. A location plan of the site is shown in Appendix H.

According to the Index of Multiple Deprivation (IMD), the study area lies within the 30% most deprived areas in the country.

1.1.3 Description of Watercourses and Geology

The River Aire is a major watercourse in Yorkshire flowing from Malham in the Yorkshire Dales, through the urban areas of Bradford and Leeds, before joining the River Ouse at Airmyn. The Aire is approximately 114km in length from its source to its confluence.

The River Aire around ShIPLEY and Baildon is heavily urbanised and the floodplain is constrained by development. There is also a large number of structures such as bridges and weirs in this area.

The underlying bedrock of the Area of Baildon is Millstone Grit, overlain by lower coal measures. Ground condition could be described as slowly permeable seasonally wet acid loamy and clayey soils.

1.1.4 History of Flooding

The properties in Baildon have been flooded several times in the past. During the December 2015 event flooding occurred most likely due to high river levels in the River Aire overtopping the river banks and flood defences.

Six historic flood events in ShIPLEY have been identified from previous reports and studies – in 1909, 1967, 1980, 2000 and 2008. ShIPLEY is on the south side of the river Aire whilst Baildon is on the north, opposite bank, and it is therefore assumed that both locations were affected at the same time.

1.1.5 Summary of modelling analysis

In 2008 hydraulic and hydrological modelling of the Upper River Aire was completed by JBA to support the development of the Flood Risk Management Strategy. For this study the River Aire was modelled from High Hill Weir upstream of Gargrave to Fleet Weir downstream of Leeds. The Upper River Aire model is a 1D hydrodynamic ISIS model containing 1922 nodes.

This 2008 study aimed to define flood risk within this area and identify potential flood risk management options. This informed the Flood Risk Management Strategy for the Upper Aire which proposed flood risk management options for the short, medium and long-term. These recommendations included progressing a flood management scheme for defences at Baildon.

Following the December 2015 flood event the detailed modelling is being undertaken by the EA National Flood Modelling Team and it is still subject to confirmation. For the purpose of the Initial Assessment report, initial review of modelled options shown below, have been provided:

- Three Weir Study – Re-run the Aire Model using the estimate December 2015 flows to investigate the removal of three weirs around Shipley and Baildon.
- Baildon Bridge Blockage Analysis – Re-run the Aire Model using the estimated December 2015 flow to complete blockage analysis on Baildon Bridge.
- Wall Scenario Downstream of Baildon Weir – Following the December 2015 event a riparian owner has raised the height of a flood wall on the right bank. Various modelling runs have been carried out to determine the impact of the raise wall on flood risk to the left bank.

1.1.6 Drivers, Constraints and Opportunities

The Aire River falls under the Aire Catchment Flood Management Plan and is covered by sub-area 3 – Worth and Aire. The CFMP can be found here: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289346/River_Aire_Catchment_Flood_Management_Plan.pdf. The designated policy for the area at risk is 'Policy Option 5: Areas of moderate to high flood risk where we can generally take further action to reduce flood risk.'

The following drivers, constraints and opportunities have been identified within the study area.

Political Drivers	Summary Description
Catchment Flood Management Plan	River Aire Catchment Flood Management Plan
Catchment Flood Management Policy	5 - areas of moderate to high flood risk where we can generally take further action to reduce flood risk
Economic Drivers	Summary Description
Funding Time Constraints	Must be obtained within 6 year programme of capital investment
Social Constraints	Summary Description
Existing Public Space	Residential and commercial space in the town
Environmental Constraints	Summary Description
World Heritage Site	A desk study of MAGIC reveals the eastern boundary of the Saltaire World Heritage Site approximately 1km to the west of the benefits area. Works to the site have the potential to impact the World Heritage Site. A full impact assessment should be conducted once an option has been selected.
Site of Special Scientific Interest (SSSI)	The benefits area lies approximately 2km east of the Trench Meadows SSSI. This is a biologically important site. The benefits area thus lies within a SSSI impact risk zone.

Ancient Woodland	There is an Ancient Replanted Woodland - Fairbank Wood 0.3 kilometres to the north west; Ancient Woodlands - Midgeley Wood 1 kilometre to the north west; Old Spring Wood 1.2 kilometres to the south west and Thackley West Wood 1.3 kilometre to the north east.
Contaminated Land	There are no records of historical landfill sites within the benefits area.
Tree Preservation Orders	There are no tree preservation orders within the benefits area, however, there are several protected trees adjacent to the benefits area along the A6038.
Ground Conditions	Slowly permeable seasonally wet acid loamy and clayey soils
Scheduled Monument	Scheduled monument 0.7 kilometres to the north; another one 0.7 kilometres to the south
Listed Buildings/Structures	There are no listed buildings on or in the vicinity of the benefit area.
Historical Park & Gardens	Roberts Park 1.1 kilometres to the north west.
WFD Body	River Aire (River Worth to Gill Beck)
WFD Status	Moderate

Refer to Appendix B for the full list of constraints that were considered.

1.2 Problem and objectives

1.2.1 Problem

Based on the evidence provide and local anecdotal knowledge, it is very likely that the flooding during the December 2015 event was predominantly from fluvial sources. There are approximately 19 properties at fluvial flood risk within the study area.

The current standard of protection for the study area is unknown at the time this report is written, however investigations are ongoing and should be used in any future studies.

During the December 2015 flood event, the River Aire overtopped due to high water levels caused by prolonged, heavy rainfall. In addition to the high flows two containers were swept into the river and became stuck under Baildon Bridge constricting the flow in that section.

Based on all the available information, EA had estimated that the December flood event has 1.3% – 1% annual exceedance probability (AEP). It means, that an event has between 1 in 80 and 1 in 100 chance of occurring in any single year.

This report will identify potential solutions to the flooding and determine if there is scope to determine the best cost/benefit solution to manage this flood risk.

1.2.2 Objectives

The primary objective of this initial assessment is to identify the flood risk issues and viable solutions for the affected properties and to identify any other potential flood risk management measures which are consistent with the current CFMP policy.

The purpose of this report is to lay the groundwork and, where applicable, provide a business case for future more detailed appraisal. The report aims to achieve the following:

- Confirm the need for a project;

- Identify the issues and Political, Environmental, Societal, Technological, Legislative and Economic (PESTLE) drivers and opportunities related to the need;
- Identify the options to address the need and problem;
- Demonstrate that viable options exist based upon the available information;
- Provide sufficient information to allow the packaging and optimisation of packages of future appraisal, design and construction packages;
- Provide sufficient information for the appraisal scope to be prepared;
- Make an assessment on the deliverability of the project;
- Provide a basis/starting point for discussion with communities and partner organisations for use in the development of potential schemes and negotiations regarding funding contributions.

1.3 Benefits

In this area the primary benefit associated with a reduction in flood risk would be the reduction in economic damages to properties. This would result in reducing disruption to local transport, businesses, private residences and other infrastructure.

Social benefits relate primarily to a reduction in stress, health effects (including risk to life) and loss of memorabilia for those at risk.

An appraisal period of 100 years is assumed, over which the current Standard of Protection of existing assets is expected to decrease as a result of climate change.

Table 1.1 shows the properties at risk within the study area.

Table 1.1 Number of Properties at Risk (based on current outlines)

Property Type	Flood Risk	Number of Properties
Residential	≥1 in 20 year (5% AEP) (Very Significant Risk)	0
	<1 in 20 year (5% AEP) ≥1 in 75 year (1.33% AEP) (Significant Risk)	9
	<1 in 75 year (1.33% AEP) ≥1 in 200 year (0.5% AEP) (Moderate Risk)	0
Non-Residential	≥1 in 20 year (5% AEP) (Very Significant Risk)	0
	<1 in 20 year (5% AEP) ≥1 in 75 year (1.33% AEP) (Significant Risk)	10
	<1 in 75 year (1.33% AEP) ≥1 in 200 year (0.5% AEP) (Moderate Risk)	0

Detail of the methodology used for assessing the benefits of each option is detailed in Appendix C.

1.4 Options

A long list of options has been compiled. The table on the following page shows the large range of long list options considered and the reasoning for or against them being taken forward to the short list of options to be assessed.

Category	Long Option	List	Water Course Areas Affected /	Description	Take Forward for assessment?	Reasoning / Notes / Past Study Reference
Do nothing	Do nothing			All operational and maintenance activities cease	Yes	Required to support development of business case and benefit cost ratios.
Do minimum	Do Minimum			Continue with current operational and maintenance activities.	Yes	Required to support development of business case and incremental b/c ratio.
Non-structural (by EA)	Improved flood warning			Enhanced flood warning to allow residents to prepare plus appropriate implementation of flood action plans	No	A flood warning system is already in place for Baildon. Not funded via the capital programme
Non-structural (by EA)	Flood action plans			Improved direction of reactionary flood defence measure (fire crews, temporary pumps, etc.)	No	Recommended as best practice, and a plan must be in place to respond to a breach in defences. Not taken forward for assessment as not part of capital programme of works.
Property level protection	Property level protection			Protection to individual properties (e.g. via air brick covers, door guards etc.).	Yes	Passive solutions to be considered as an option (flood doors, automatic airbricks, pumps, external sealant)
Operational (by Others)	Improve operation/design			Remove or lower Baildon weir.	Yes	Baildon weir is located adjacent of the site. Lowering or removing the weir will lower the water levels adjacent to the site.
Planning	Land re-designation			Re-designation / reuse of land in affected areas - long-term (100yr).	No	Not a solution for the main problem.

Category	Long Option List	Water Course Areas Affected	Description	Take Forward for assessment?	Reasoning / Notes / Past Study Reference
Land management	Attenuate flows in urban areas (SUDS)		Use of SUDS drainage on new developments, make changes to urban areas to reduce speed of runoff.	No	Flooding only due to overtopping of defences. This would not have an impact on risk.
Urban drainage	Improve urban drainage.		Improve surface water drainage system.	No	Flooding only due to overtopping of defences. This would not have an impact on risk.
Structural	Linear Defences		Repair and strengthen existing flood defences.	Yes	The existing defences along the river bank were overtopped. Repair and raise existing flood defences to increase standard of protection.
Structural	Linear Defences		Replace the existing defences flood along the river front.	Yes	The existing defence may not be able to be increased in height, in this situation the entire defence will need to be replaced.
Structural	Conveyance		Channel deepening or widening	Yes	Shoal clearance should be made but it should be considered as an additional option rather than a main option.
Structural	Conveyance		Supplementary bypass channels, tunnels or floodway	No	The site in an urban location, there is insufficient space for a bypass due to consistent development within that area

Category	Long Option	List	Water Course Areas Affected	Description	Take Forward for assessment?	Reasoning / Notes / Past Study Reference
Flood storage area	Online			Use of active structures and re-profiling to store water online. (River Worth).	Yes	Online flood storage area North of Haworth. The Upper Aire SFRA identified two potential storage areas on the River Worth upstream of Keighley. Use of these sites would reduce peak flows in Keighley increasing the standard of protection provided by the Worth scheme.
Flood storage area	Online			Use of active structures and re-profiling to store water online.	Yes	Leeds FAS Phase 2 modelling study to be completed by the end of February 2018 It will be worth to take them into account in the future before any works carrying on.
Flood storage area	Offline			Gravity or pumping to offline storage area	No	Not considered as an option. No suitable areas identified.
Floodplain storage	Washlands-type scheme			Enhance/increase natural floodplain attenuation with cascade of passive storage areas in existing floodplain	Yes	Cricket ground and floodplain areas upstream of the site could be considered as a floodplain storage areas.

1.4.1 Shortlisted options description

Do Nothing

The Do Nothing option is defined as taking no action whatsoever; under this option all management activities would cease, including maintenance and repair work to existing assets.

Under this assumption, the natural deterioration of the river channel will occur, leading to an increase in flood risk.

There could be some advantages of this option in the form of habitat creation due to wetting of dry areas and naturalisation of channel, however, this is also likely increase the risk to people and wildlife.

The Do Nothing option is not to be taken forward as a viable option as it results in an unacceptable increase in flood risk to people and property due to failure and deterioration of assets and blockages to the channel, however it is required to be assessed in order to develop the business case.

Do Minimum

The Do Minimum option is defined as the minimum level of action or intervention necessary to maintain defence at their current level presently offered throughout the study area. Under the Do Minimum scenario the existing defences are maintain until the end of their design life but are not replaced.

The advantage of Do Minimum is that it sustains current standard of service within the study area and minimises initial capital outlay.

Option 1 – Property Level Protection

This option considers providing property level protection measures for the properties that were affected by the December 2015 flood event. PLP can take the form of barriers in doorways, non-return valves fitted to drains, and airbrick/vent covers. Properties can also be made more flood resilient, using waterproof plaster, solid concrete floors or tiled floor coverings in order to reduce the amount of time and money needed to recover from a flood event. PLP is generally used as an option for properties that experience less than 500mm of flooding.

The EA have requested the use of passive measures to maximise the effectiveness of the measures, ensuring the measure are installed at times of flooding.

Property level protection prevents water entering the property but water will still retained by the building structure. Furthermore, PLP does not provide any wider environmental benefits and does not prevent the flooding of areas surrounding the property.

There are currently no properties in the very significant flood risk category, therefore this option will not be eligible for FDGiA funding.

This option is repeated for the other sites in Baildon, however the costings are based on the number of properties at risk in each individual benefit area. Therefore the costs will be different for each benefit area.

Option 2 – Removal of Baildon Weir

Baildon Weir is located downstream of Baildon Bridge and is owned by a 3rd party. This option involves removing the weir to lower the upstream water level. It is recommended that further detailed hydraulic modelling of this option is undertaken to confirm the changes in water levels as the bridge upstream and confluence with the Bradford Beck downstream makes the hydraulics complex.

The EA have already completed modelling for the 3 Weirs Project. The modelling involved running the estimated December 2015 flows with the removal of three weirs in the River Aire; Hirst Weir, Saltmill Weir and Baildon Weir. The results show that the removal of Baildon Weir has a small impact on water levels around Baildon. However the modelling completed to date only considers one flood event and the removal of the weir could be more beneficial at lower order events.

Option 3 – Repair Linear Defence

The Glenaire Court cell is already protected by flood defences. The existing flood wall runs along the river frontage. Within the cell a landowner has raised the level of the flood wall. No construction details have been provided for the wall therefore it cannot be determined if the wall is suitable for a flood defence.

This option looks at repairing and maintaining the existing defences throughout the 100 year appraisal period. As it cannot be determined if the 3rd party walls are built to acceptable standards they have been excluded from this option.

This option is repeated for the other sites in Baildon, however the costings are based on the length of river frontage along individual benefit areas. Therefore the costs will be different for each benefit area.

Option 4 - Improve Linear Defence

The Glenaire Court cell is already benefitting from flood defences. This option proposes providing a uniform standard of protection of 1% (1 in 100 year) AEP and maintain the standard over the 100 year appraisal period. This option includes extending the existing flood wall and tying into high ground to prevent the defences being outflanked.

As mentioned in option 3, a 3rd party has already raised the flood wall. As the construction detail of the wall is unknown it has been assumed that a new wall will be required.

Raised defences at Baildon were proposed as part of the long-term plan for the Upper Aire Flood Risk Management Strategy (2009).

Limited water level data is available for this assessment, therefore a nominal defence height of 1m was assumed for this option. Further analysis will be required to refine the defence height if the option is carried forward.

This option is repeated for the other sites in Baildon, however the costings are based on the length of river frontage along individual benefit areas. Therefore the costs will be different for each benefit area.

Option 5 – Flood storage areas (River Worth)

The 2014 Upper Aire SFRA identified a site near Lord Lane north of Haworth that could potentially be used as a flood storage area. This option provides a reduction in flood risk from the River Aire further downstream. The SFRA estimated the use of this area could potentially result in a 7% reduction in peak Aire flow and a 50mm reduction in flood depths in Leeds.

The impact of the storage area on Baildon will be to reduce flood risk however the magnitude of the impact is uncertain. This option can be used in conjunction with other options, for example reducing the flood defences.

The scheme will also provide a reduction in flood risk beyond the study area. As a result the benefit-cost ratio for the option will be artificially low, being limited to the Baildon benefits. Therefore the economic analysis for the option is not presented in this report but the option should be considered in any future studies.

Option 6 – Flood storage areas (River Aire)

The Leeds FAS Phase 2 scheme has identified three locations that could be potentially used as flood storage areas; Keighley Holden Park, Marley Bridge and Rodley. The Rodley site is downstream of our study area but the other two sites could potentially provide benefits for Baildon. The Upper Aire FRMS has estimated a reduction of 300mm to 400mm for a 1% (1 in 100 year) AEP event at Leeds Station. The impact at Baildon, however, is uncertain but is expected to be significant on peak water levels.

The scheme will also provide a reduction in flood risk beyond the study. As a result the benefit-cost ratio for the option will be artificially low, being limited to the Baildon benefits. Therefore the economic analysis for the option is not presented in this report but the option should be considered in any future studies.

Option 7 – Floodplain storage

This option considers maximising the potential floodplain storage. There is currently one designated washland site identified by the EA; the sports ground and adjacent area on the left bank of the River Aire, opposite Masons Mill, upstream of Baildon Bridge

The proposal is to lower the existing ground level of these washland areas to allow the areas to fill earlier and store a larger quantity of floodwater, reducing the river water levels. The option is to reduce the existing levels of the site by 1m and create circa 38,200m³ of additional storage.

This option requires testing in the hydraulic model to confirm its viability and effectiveness. The option is technically feasible however there are risks associated with gaining land owner consent. The standard of protection provided by this scheme is highly uncertain until further modelling is carried out.

This option is repeated for the other sites in Baildon, the costing for the option will be the same for all the benefit areas.

Additional works

Raising Baildon Bridge has been proposed as an option for the other sites in Baildon/Shipleigh in proximity of Glenaire Court site. This option proposes to raise the height of the bridge deck by 1m to increase the conveyance under the bridge and reduce the chance of blockages.

This option requires hydraulic modelling to confirm its viability and effectiveness, passing more water beneath the bridge is likely to reduce upstream flood risk but could also increase flood risk downstream, within the Glenaire Court site.

1.4.2 Costs of options

Confirm that the options costs (initial implementation and whole life) are within the estimates identified in the approved Strategy or agreed System Asset Management Plan, briefly explaining the implications, if any, of any variance

The costs for the options were calculated using the Environment Agency's Project Cost Tool and Long Term Costing Workbook. The maintenance and operation costs relate to mechanical maintenance of the assets to Target Condition 3.

It is assumed that a major replacement of assets will be required at some point during the appraisal period after the initial construction phase. The timing of these replacements is based on the EA's Asset Deterioration Guidance (2013), and the assumptions are outlined in Appendix B.

An appraisal period of 100 years has been used. A detailed breakdown of costs across this period is included in Appendix B.

Table 1.2 shows the build-up of costs for all options.

Table 1.2 Project costs (£k)

Item	Do Minimum	Option 1	Option 2	Option 3	Option 4	Option 7
Construction Costs		125	2,456	136	1,015	1,551
Environment Agency staff		20	182	21	75	115
Consultant fees (appraisal)		8	128	9	53	81
Consultant fees (design)		27	349	29	144	220
Consultant fees (construction)		7	145	8	60	92
Site investigation & survey		2	98	2	41	63
Land purchase		0.1	12	0.1	5	8
Optimism Bias (44%)		83	1,482	90	613	937
TOTAL		272	4,851	295	2,005	3,065
Annual Operation and Maintenance Costs (including optimism bias)		0.4	0.4	0.4	0.4	0.4

1.5 Initial environmental assessment

The main impacts of each option are summarised in Table 1.3:

Table 1.3 Key environmental impacts, mitigation and opportunities

Key positive impacts	Key negative impacts	Mitigation/ enhancement opportunity
Option 1		
Reduced risk of flooding.	Option only protects properties and not surrounding land.	
Option 2		

Key positive impacts	Key negative impacts	Mitigation/ enhancement opportunity
Reduced risk of flooding. Reduces future maintenance costs for properties at risk	Construction work takes place in a watercourse. Risk of pollution incidents and disruption to area during construction. Construction work takes place in a watercourse. Risk of health hazards - possibility of contaminated water and water borne diseases.	Best practice should be followed including referring to EA Pollution Prevention Guidance. The designer should give consideration to any options which may reduce the effect of the identified hazards.
Option 3		
Reduced risk of flooding. Reduces future maintenance costs for properties at risk	Construction work takes place alongside watercourse. Risk of pollution incidents and disruption to area during construction.	Best practice should be followed including referring to EA Pollution Prevention Guidance.
Option 4		
Reduced risk of flooding. Reduces future maintenance costs for properties at risk	Construction work takes place alongside watercourse. Risk of pollution incidents and disruption to area during construction. Visual impact of raising wall	Best practice should be followed including referring to EA Pollution Prevention Guidance.
Option 5		
Reduced risk of flooding.	Construction work takes place alongside watercourse. Risk of pollution incidents and disruption to area during construction.	Best practice should be followed including referring to EA Pollution Prevention Guidance.
Option 6		
Reduced risk of flooding.	Construction work takes place alongside watercourse. Risk of pollution incidents and disruption to area during construction.	Best practice should be followed including referring to EA Pollution Prevention Guidance.
Option 7		
Reduced risk of flooding.	Construction work takes place alongside watercourse. Risk of pollution incidents and disruption to area during construction.	Best practice should be followed including referring to EA Pollution Prevention Guidance.

1.6 Consultation

The options in this appraisal were developed in consultation with the Environment Agency and Bradford MDC. No public consultations were held at this stage as the work is a high-level assessment of potential options. Stakeholder engagement will take place at subsequent stages of the project.

If this project is taken forward for further appraisal it is recommended that consultation is focused on, but not limited to, the following:

- Residents in the area at risk
- Landowners and developers for the upstream storage option.
- Riparian landowners, especially owners of riverside walls acting as informal defences

1.7 Economic summary and preliminary preferred option

Table 1.4 summarises the economic assessment carried out for all options. The calculations for PV benefits area shown in Appendix D. The options are ordered by benefit (lowest benefit first).

This benefit values are estimates based on the methodology detailed in Appendix C. There is significant uncertainty in these estimates, which are based on Weighted Annual Average Data (WAAD) from the Multi-Coloured Manual (MCM, 2015/16). If this project progresses to further appraisal the benefits of these options should be more accurately assessed though hydraulic modelling and use of the more detailed flood depth / damage data from MCM.

Table 1.4 Benefit-cost assessment

	PV costs (£k)	PV benefits (£k)	Av. BCR	Incr' BCR	Option for iBCR calc	Comments
Do Nothing						
Do Minimum	11	Low 106	9.5			Highest ABCR
		Mid 142	12.6			
		High 177	15.8			
Option 3	717	Low 986	1.4	1.3	Do Minimum	Positive ABCR
		Mid 1,314	1.8	1.7		
		High 1,643	2.3	2.1		
Option 1	563	Low 2,005	3.6	3.4	Do Minimum	Positive ABCR
		Mid 2,674	4.7	4.6		
		High 3,342	5.9	5.7		
Option 7	3,076	Low 2,408	0.8	0.2	Option 1	Positive ABCR
		Mid 3,211	1.0	0.2		
		High 4,014	1.3	0.3		
Option 2	4,863	Low 2,317	0.5	0.1	Option 1	
		Mid 3,090	0.6	0.1		
		High 3,862	0.8	0.1		
Option 4	1,999	Low 2,658	1.4	0.5	Option 1	Positive ABCR
		Mid 3,544	1.8	0.6		
		High 4,430	2.3	0.8		

The Do Minimum scenario has the highest ABCR justifying the continuation of the current maintenance regime.

Option 1, Property Level Protection, is the Do Something option with the highest ABCR. There is uncertainty over the effectiveness of a PLP scheme, further investigation into suitability of the properties to be fitted with property protection measures. The option can be carried forward to the next stage however it is not eligible for FDGiA funding. The Flood and Coastal Resilience Partnership Funding (EA) document states that property level protection can be funded under OM2 for residential properties only if they are within the very significant risk category. There are no residential properties in the very significant category in the benefit area therefore the option will need to be wholly funded by another funding stream e.g. local levy funding.

Option 4, improve existing defences, also has an ABCR above parity but lower than Option1. However, Option 4 offers community wide protection compared to Option1, which only protects the properties and should be taken forward.

1.7.1 Funding and contributions

Preliminary estimates for Partnership Funding scores for Option 4 has been calculated as shown in Table 1.5. Due to the FDGiA funding rules option 1 is not eligible for GiA funding so no funding calculation has been undertaken.

Table 1.5 FDGiA Funding Calculator

Contributions to outcome measures	Option 4
OM1 – Economic Benefit:	
<i>Benefit period used for Partnership Funding calcs</i>	100
<i>PV Benefits (£k)</i>	3,544,397
<i>PV Costs (£k)</i>	1,998,991
<i>Benefit/Cost ratio</i>	1.8
OM2 – No. of households moved out of any flood probability category to a lower category	9
OM2b – No. of households for which the probability of flooding or coastal erosion is reduced from the very significant or significant category to the moderate or low category	0
OM2c – No. of households in the 20% most deprived areas moved from the very significant or significant flood probability category to the moderate or low category	0
Partnership Funding (PF) Score	11%
Contributions required for a PF score of 100%	£1,772,515
Contributions required for a PF score of 120%	£1,810,244

. Other potential funding sources identified include:

- Community Infrastructure Levy
- Benefitting local businesses
- Council Tax
- Local Enterprise Partnerships

1.7.2 Key delivery risks (economic, social and environmental)

Key delivery risk and recommendations for mitigating these risks are shown in the table below.

Table 1.6 Risks and mitigation

Risk	Key Mitigation
Insufficient 3 rd party Funding available to allow scheme to progress.	Assess potential funding options before progressing scheme appraisal further.
Risk of reducing the aesthetics of buildings (PLP)	When considering resistance measures keep in mind their impact on aesthetics of buildings (PLP)
Risks associated with gaining land owner consent.	Early consultation with landowners should be undertaken.
Inaccurate benefits assessment due to limited understanding of flood risk hence unreliable approach to economic damage calculations used for IA's.	A more accurate damages assessment based on hydraulic modelling and flood depth damage data should be considered before progressing to further appraisal.

1.8 Project Scoring

The data used in this assessment has been subjected to a RAG assessment. RAG status reporting is used to indicate the level of confidence in the data used in each aspect of the assessment, using the traffic light system. This gives a three figure score with the first number being the number of reds (showed as a letter R)), where there is significant uncertainty or challenges. The second and third numbers are the numbers of amber (A) and greens (G). The results are shown below:

- A – Problem Definition: The fluvial flooding mechanism are well understood but the other sources of flooding are currently unknown – **AMBER**
- B – Economic Case: The benefits assessment has been based on moving properties from flood risk bands and weighted average annual damages – **RED**
- C – Funding: The options are likely to require external funding. Alternative funding sources have been identified – **AMBER**
- D – Engineering case: Solutions taken to outline design and are tried and tested defence options, however may need significant change due to other flooding sources – **RED**
- E – Permissions & Consents: Solution are unlikely to require unusual permissions or consents – **GREEN**
- F – Environmental sensitivities: Initial environmental assessments has been completed based on outline options – **AMBER**
- G – Opportunities: Some potential opportunities for partnership working but minimal environment opportunities – **AMBER**

Model.	Econ.	Funding	Eng.	Permission	Env.	RAG	Opps.
A	B	C	D	E	F		G
2	3	2	3	1	2	231	2

1.9 Further work requirements

If the project is taken forward for further appraisal it is recommended that the following work is carried out:

- Investigate the impacts of upstream storage options proposed by the Leeds Phase 2 PAR and Upper Aire SFRA. The findings should be used to review and update the economic assessment.
- Option 2 – Further investigation and hydraulic modelling of the removal of Baildon weir, including lower order return periods. The impacts of the scheme should also be investigated outside of the Aire Close benefit area to identify additional benefits.
- Option 7 – upstream storage will have benefits outside of the study area. Hydraulic modelling of this option should be carried out to assess if the changes in downstream water level potentially provide additional benefits.

1.10 Conclusions and Recommendation

The conclusions and recommendations made in this section are based on the limited data available at the time. It is strongly recommended that further investigation into all sources of flooding is undertaken.

Based on the evidence provided, it is understood the main risk of flooding within Shipley/Baildon is fluvial from the overtopping of river banks. The existing fluvial flood risk is moderate to high. There was significant flooding in the area during Boxing Day 2015 from the River Aire.

Option 1, property level protection is the highest scoring Do Something option, however due the funding rules is unable to gain any FDGiA funding. There is uncertainty over the effectiveness of a PLP scheme, further investigation into suitability of the properties to be fitted with property protection measures.

Option 4, improve existing defences is the next highest scoring option, and offers community wide protection, unlike Option 1 and therefore should be the preferred option. If the option is classified as Capital Maintenance it would be eligible for 11% of the costs being funded by FDGiA funding.

It is recommended that the flood storage options are considered further in a wider strategic assessment as they could benefit a large area on the Upper Aire.

The Baildon/Shipley area is comprised of five individual benefit areas; Aire Close, Baildon Bridge, Glenaire Court, Lower Holme and Masons Mill. It is recognised that there is potential to manage flows upstream and provide further benefits to all areas. Potential storage sites have been identified between Hirst Mill and Baildon Bridge, see figure 2 in Appendix H. It is recommended that further hydraulic modelling be undertaken to investigate the impact of these storage areas on water levels within the Baildon/Shipley area and further downstream.

Based on the limited information we have available, we recommend option, Do Minimum scenario, to be the most appropriate. However, we recommend further investigations are undertaken to determine all flood risk sources, and how they can be managed.

Appendices