

Flood Risk Assessment Appendix 7

Contents

Lambert Smith Hampton e-mail 090511

Oxfordshire County Council e-mail 100511

Oxfordshire County Council Letter and Attachments 26th June

Thames Water Property Insight letter 030511

From: Waterson Richard [rwateron@lsh.co.uk]

Sent: 09 May 2011 11:07

To: Andy Robertson

Subject: RE: Request for Information for a Flood Risk Assessment - Osney Lane, (Former South End Goods Yard), Oxford - OS NG Ref. 450678m E, 205975m N
Andy

You were copied in on the response below from our management department - Geoff Smith. Locally, the only knowledge I have of flooding affecting the site is during the July 2007 floods and I have copied an extract from the BBC website describing the situation in Oxford generally at the time.

Could you please provide an estimate of completion for your report?

Regards

Richard

Last Updated: Wednesday, 25 July 2007, 07:58 GMT 08:58 UK

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Thames flood sees homes evacuated

Hundreds of homes in Oxfordshire have been evacuated as flood waters continue to rise dramatically in the county.



Andrew Roland took this picture of Botley Road in Oxford

The Environment Agency said levels are peaking in Abingdon, where 585 homes were flooded, and will peak in a few hours in Wallingford and Henley.

Osney Mead substation, which supplies Oxford with electricity, had been under threat but fire crews using pumping equipment have managed to protect it.

Two of the main roads in to the city, Botley and Abingdon Roads, are closed.

Thames Valley Police said emergency services had begun to evacuate people from about 250 homes in the Osney area of Oxford overnight. More than 90 people had left their homes by Wednesday morning.

“ There's now a whole-scale evacuation of homes in the area, hundreds of homes are being evacuated because they've been flooded ”

Police were advising residents who needed shelter to make their way to Oxford United's Kassam Stadium.

Dr Evan Harris, MP for Oxford West and Abingdon

Over the weekend, the county council transformed the stadium into a makeshift centre ready to house up to 1,500 people.

Sandbags have been made available in Bridge End car park in Dorchester and Kings Road car park in Henley, while a further delivery of 60 tons of sand is expected in Henley.

Many primary schools were forced to shut early for the summer holidays because of the threat of flooding and many roads were closed.

RICHARD WATERSON BSc MRICS
Professional
Lambert Smith Hampton

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www.lsh.co.uk

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From: Smith Geoff
Sent: 03 May 2011 13:54
To: Waterson Richard
Cc: 'Andy Robertson'; Barry Gilbert
Subject: RE: Request for Information for a Flood Risk Assessment - Osney Lane, (Former South End Goods Yard), Oxford - OS NG Ref. 450678m E, 205975m N

Richard / Andy

I've never heard of it flooding and there's nothing on the management file to suggest this has been a problem however Barry may know better than I as personally I've only managed the site for the last 3 or 4 years so don't go back too far.

Not much help I guess.

Geoff

GEOFF SMITH
Director - Transport Consultancy
Lambert Smith Hampton

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From: Waterson Richard
Sent: 03 May 2011 13:49

From: Hunt, Gordon - Environment & Economy - Highways & Transport
[Gordon.Hunt@Oxfordshire.gov.uk]

Sent: 10 May 2011 10:31

To: Andy Robertson

Subject: RE: Request for Information for a Flood Risk Assessment - Osney Lane, (Former South End Goods Yard), Oxford - OS NG Ref. 450678m E, 205975m N

Hi Andy

Sorry for the delay in replying

There were more floods in 2007 encompassing Botley Road area but I do not know if the floods covered your site.

I would suggest speaking to the Environment Agency

Regards

Gordon Hunt

From: Andy Robertson [mailto:arobertson@peterbrett.com]

Sent: 21 April 2011 17:07

To: Hunt, Gordon - Environment & Economy - Highways & Transport

Subject: Request for Information for a Flood Risk Assessment - Osney Lane, (Former South End Goods Yard), Oxford - OS NG Ref. 450678m E, 205975m N

Hello Gordon

We've been asked to update the information we received from yourself in 2006, attached.

Please advise if you have any record of flooding since then.

Many thanks in advance

Kind regards,
Andy

Andy Robertson BSc CEng MICE MCIWEM C.WEM
for and on behalf of Peter Brett Associates LLP

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Peter Brett Associates LLP is a limited liability partnership registered in England and Wales. Registered number: OC334398. Roger Tym & Partners and Baker Associates are part of Peter Brett Associates LLP. A list of members is open to inspection at our registered office. Registered Office: Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN. UK T: +44 (0)118 950 0761 F: +44 (0)118 959 7498.

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**OXFORDSHIRE
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S.C.D

Gemma Brinkworth
Peter Brett Assoc.
Caversham Bridge House
Waterman Place
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Berkshire
RG1 8DN

Tel: 01865 815700
Fax: 01865 815085

26 June 2006

My ref: GH/10.11.320

Your ref:
18183/CBH/SCD/ASR/G
B

Direct line: 01865 815571

Please ask for: Gordon Hunt

gordon.hunt@oxfordshire.gov.uk

Dear Ms Brinkworth

Osney Lane: Oxford – Flood Risk Assessment

I refer to your letter dated 15th June 2006. My comments are as follows.

The only records that would be of use to you are the flood plain map (see attached) and a copy showing the major Highway drainage outfalls in this area.

If you have any further questions please do not hesitate to contact me

Yours sincerely

Gordon Hunt

Drainage Engineer

PlanChest

MAIN DRAINAGE OUTFALLS



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Scale: 1:2500.01
Plot Date: 26/6/2006
By: g
Dept:

PlanChest



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Scale: 1:2500.01

Plot Date: 25/6/2006

By: g

Dept:

Sewer Flooding

History Enquiry



Thames Water Property Insight
12
Vastern Road
Reading
RG1 8DB

Search address supplied	Former South End Goods Yard Osney Lane Oxford
Your reference	N/A18153/CBH/ASR/SC-D/RF
Our reference	SFH_SFH Standard_2011_1993959
Search date	3 May 2011

Thames Water Utilities Ltd

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Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Sewer Flooding

History Enquiry



Search address supplied: Former South End Goods Yard, Osney Lane,
Oxford

This search is recommended to check for any sewer flooding in a specific address or area

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Sewer Flooding

History Enquiry



History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

Although Thames Water does not have records of public sewer flooding within the vicinity, please be aware that property owners are not legally obliged to report this flooding to Thames Water. In addition flooding from private sewers, watercourses and highways drains are not the responsibility of Thames Water, and such incidents may not be noted in our records. We therefore strongly advise you to contact the current owners and occupiers of the premises and inquire about sewer flooding.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0845 9200 800 or website www.thameswater.co.uk

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