

Warrington Borough Council
Level 1 SFRA Local Plan Sites Assessment - Extra Sites

19 July 2018

Summary Table

Proposed Use	Number of Sites	Area (ha)	Fluvial Flood Zone Coverage												Risk of Flooding from Surface Water					
			Flood Zone 1			Flood Zone 2			Flood Zone 3a			Flood Zone 3b			Low Risk (1 in 1000 year return)		Medium Risk (1 in 100 year return)		High Risk (1 in 30 year return)	
			Area (ha)	No. 100%	No.	Area (ha)	No. 100%	No.	Area (ha)	No. 100%	No.	Area (ha)	No. 100%	No.	Area (ha)	No.	Area (ha)	No.	Area (ha)	No.
Residential	2	122.92	114.69	1	23.52	1	111.62	1	0.52	1	0.00	2	0.12	2	3.10	1				
Mixed Use	1	55.85	55.13	0	11.17	1	0.00	1	0.55	1	1.81	1	0.15	1	0.35	1				
TOTAL	3	178.77	169.82	1	34.69	2	111.62	2	1.07	2	2.36	3	0.27	3	3.45	2				

Key

Flood Zone 3c	This colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason
Flood Zone 3a	
Flood Zone 2	
Flood Zone 1 & Surface Water	
Flood Zone 1	

Main Table

Site Reference	Site Name	Proposed Use	Area (ha)	Fluvial Flood Zone Coverage												Risk of Flooding from Surface Water						Site Flood Risk Water Risk?	Flood Risk Vulnerability Classification: NPPF	Level 1 Strategic Recommendation	Development Viability	JBA Comments	Council Comments
				Flood Zone 1			Flood Zone 2			Flood Zone 3a			Flood Zone 3b			Low Risk (1 in 1000 year return)		Medium Risk (1 in 100 year return)		High Risk (1 in 30 year return)							
				Area (ha)	%	No.	Area (ha)	%	No.	Area (ha)	%	No.	Area (ha)	%	No.	Area (ha)	%	Area (ha)	%	Area (ha)	%						
B18P2152	Land at Cherry Lane, Lyren	Mixed use	55.85	55.13	0.00	0.00	0.00	0.00	0.55	0.99	1.81	3.25	0.15	0.35	0.35	0.35	no	More vulnerable	Recommendation C	Consider layout and design	Risk contrast to South Eastern boundary along Bradley Brook. Recommendation setting boundary back from Bradley Brook to reduce flood risk. Normal surface water risk						
Waterford	Waterford	Residential	122.92	110.00	42.77	25.86	3.25	31.90	48.77	30.93	0.51	34.69	4.75	0.65	0.65	2.94	3.41	no	More vulnerable	Recommendation B	Exception Test	Nearly half of this site is within FZ3a. The risk is predominantly local from the Marney with some fluvial risk from the Marchwood Siph Canal. The Marney flows directly through the site and would need to be kept free of obstruction and the EA recommend a 8 metre buffer from both banks of a watercourse that should be kept free of development. The Exception Test should have to be carried out and passed and the areas within FZ3a should be left free of development and allowed to flood naturally. Scale of development may have to be revised (ie reduction in number of housing units) to reduce water risk.					
B18P2151	Land north of A17, Holby Green	Residential	4.20	4.20	100.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.01	1.70	0.15	3.75	no	More vulnerable	Recommendation D	PRA required	PRA required Risk contrast to South Eastern boundary along Bradley Brook. Recommendation setting boundary back from Bradley Brook to reduce flood risk. Normal surface water risk						