JBA W	VARRINGTON Borough Council																						
consulting	Borough Council	~ ·																					
Warrington Borou	ugh Council		•	Summary Tab	DIE																		
	Level 1 SFRA Local Plan Sites Assessment - Extra Sites					Fluv a T da Flood Zone Cove age						R sk of Flooding			ooding from Sur ace Water								
19 July 2018				Flood Zon	ne 1	F cod 2	one 2	Food	1 Zone 3a	Flood	one 3b	Low R sk (1 is		Med um R sk (High Risk (1							
15 July 2016	Proposed Use	Numbe o Stes	Area (ha)	Area (ha)	No 100%	A ea (ha)	No	A ea (ha)	No	A ea (ha)	No	A ea (ha)	No	A ea (ha)	No	A ea (ha)	No						
	Residential	2	729.29	314.29	1	23.56	- 1	331.90	1	59.55		35.07	2		2	3.10	2						
	Mixed Use TOTAL	3	55.85 785	55.13 369	1	0.17 24	2	332	2	0.55 60.1	2	1.81 37	3	0.16 7	3	0.36	3						
Key		_																					
	The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of et whether the site should or shouldn't be developed for flooding reason			Main Table																			
Flood Zone 1	developed for recounty reason	-	Flood Zone 1		Fluv a T da Flood Zone Cove as								sk of Flooding from Sur ace Wat Med um R sk (1 in 100 year										
				Flood Zon	10 1	F 000 2	one 2	F 000	1 Zone 3a	Ficod 4	one 3b	outin											
S to Reference													ne	outir		out r	•	S on ficant Sur ac	e Flood Risk Vij ne ability				
o w Reservice	S e Name	Proposed Use	Area (ha)	A ea (ha)	%	A ea (ha)	%	A ea (ha)	%	A ea (ha)	%	A ea (ha)	ne %	A ea (ha)	%	A ea (ha)	%	S gn ficant Sur ac Water R sk?	e Flood R sk Vu ne ability C assification NPPF	Level 1 S a eg c Recommenda on	Developmen V ability		Counc Comments
R18/P2/152		Proposed Use	Area (ha) 55.85	A ca (ha)	% 98.71	A ca (ha)	% 0.30	A ea (ha)	%	A ea (ha)	% 0.99		% 3.25				% 0.64			Level 1 S a eg c Recommenda on	Developmen V ability Consider layout and design	JBA Commen s Nak confined to south eackemboundary along Bradley Brook, Recommend outing boundary back from Bradley Brook to remove faulid risk. Nominal surface water risk	Counc Comments
					98.71	A ca (ha)	0.30	A ea (ha)	%	A ea (ha)	% 0.99		% % 3.25				% 0.64		Cassification NPPF		Consider layout and	Risk confined to south eastern boundary along Bradley Brook. Recommend juding boundary back from Bradley Brook to remove fluvial risk. Nominal surface water risk.	Counc Comments
					98.71	A ca (ha)	0.30	A ea (ha)	0.00	A ea (ha)	0.99		% % 3.25				0.64		Cassification NPPF		Consider layout and	list confract is such eatern boundary along finding block. Necomment valing boundary back from Braidey Brook to remove fluid at Normal surface water risk. Nearly Nat of this set is within FZBs. The risk is prodomizedly stail from the Menny with some houle risk from the Manchester Ship Canal. The	Counc Comments
					98.71	A ca (ha)	0.30	A ea (ha)	%	A ea (ha)	0.95		ne % 3.25				0.64		Cassification NPPF		Consider layout and	Nak confined to south eastern boundary along Bradey Brook. Recommend pulling boundary back from Bradey Brook to remove flurial risk. Nominal surface water First State	Counc Comments
					\$6.71	A ea (ha)	0.30	A ea (ha)	0.0	A ea (ha)	0.99		% 3.25				0.64		Cassification NPPF		Consider layout and	ask and ment to each eastern beauting aboy tradely brook histormand soling boundary beauting	Counc Comments
					98.71	A ea (ha)	0.30	A oa (ha)	0.00	A ea (ha)	0.00		% 3.25				%		Cassification NPPF		Consider layout and	National to such institutionally along the large from National Joseph Southern South Called South to Immon Nation Fine. Nomerol Inflate was for the Southern Southern Southern Southern Southern Annual Fine of the Southern Zing. The early implementable from National National Plant Southern Southern Southern Southern Southern National National Plant Southern Southern Southern Southern National National Plant Southern Southern Southern Southern National National Plant Southern Southern Southern National Na	Counc Comments
	sand at Cherry Lane, Lymn	Mixed use	55.85		98.71	A ca (ha)	0.30	A ca (ha)	0.00	A sa (ha)	100		% % 3.25				%		Cassification NPPF	Recommendation C	Consider tayout and design	Not content to could realize forming along tradery force. A Recommendating boundary to the middley decorate by all hand below given be to remove that along however the Annual An	Counc Comments
					98.71	A ca (ha)	0.30	A ca (ha)	0.05	A sa (ha)	% 0.99		3.25 3.4 78				0.64		Cassification NPPF		Consider layout and	Note contract to each resident basishing along the larkey folion. A Reconstruct, having boundary but not linkey to be to know that fire. Normal facilities were not been supported by the state of the state of the having hard of the subsect TZNs. The relating residence by Each from the Manage was power basis and the note that predictioned by Each from the Manage was power basis and the note that predictioned by Each from the Manage was power to be a subsect to the state of all subsections that the state of the state of the state of all subsections that the state of the state of the state of the subsection that the state of the state of the state of the state of the state of the state of the state of the state of development and allowed to have facilities to each of the state of development and allowed to have facilities to each of the state of development and allowed to have facilities to each of the state of the state of the stat	Count Comments
	sand at Cherry Lane, Lymn	Mixed use	55.85		98.71	A ca (ha)	% 0.30	A ca (ha)	0 0.0	A ea (ha) 0 0.55	% 0.99		3.25 3.478				% 0.54		Cassification NPPF	Recommendation C	Consider tayout and design	Not content to could realize forming along tradery force. A Recommendating boundary to the middley decorate by all hand below given be to remove that along however the Annual An	Counc Comments
	sand at Cherry Lane, Lymn	Mixed use	55.85		98.71	A ea (ha)	% 0.30	A oa (ha)	% 0 0.6	A sa (ha)	0.99		3.25 3.478				0.64		Cassification NPPF	Recommendation C	Consider tayout and design	Note contract to each resident basishing along the large freed in Recommendating boundary but no midsay though to the remove that first in Normand Antique could be not to the service that of the first in the service of the service	Counc Comments
	sand at Cherry Lane, Lymn	Mixed use	55.85		% 98.71	A ca (ha)	% 0.30	A oa (ha)	% O.S.	A sa (ha)	0.99		3.25				0.64		Cassification NPPF	Recommendation C	Consider tayout and design	Note to find the basis the basis by along the late by the Recommend producting but the basis by the basis of a submitted one of the Charlesman of a line but the basis of a submitted basis by the basi	Counc Comments
	sand at Cherry Lane, Lymn	Mixed use	55.85		98.71	A ca (ha)	% 0.30	A oa (ha)	0.00	A ca (ha) 0 0.55	0.99		3.25 3.25 4.76				0.64		Cassification NPPF	Recommendation C	Consider tayout and design	Note contract to each resident basishing along the large freed in Recommendating boundary but no midsay though to the remove that first in Normand Antique could be not to the service that of the first in the service of the service	Counc Comments