

Water Environment Limited
 6 Coppergate Mews
 Brighton Road
 Surbiton
 London
 KT6 5NE

Tel: 020 8545 9720

www.WaterEnvironment.co.uk

PROJECT	Lauren House Manchester	CLIENT	Mark Wright			
TITLE	Flood Risk Statement	REFERENCE	20081-FRA-TN-01	C01		
AUTHOR		CHECKER		APPROVER		
Luna Miller BEng (Hons), Civil		Laura Sleightholme MSc DIC, BSc (Hons) Geol MCIWEM, FGS		Guy Laister MSc Eng, BSc Eng, (Civil) CEng, CEnv, C.WEM		
REV	COMMENTS	DATE	AUTH	CHKR	APPR	
P01	Draft issue for comment	23/10/2025	LM	LS	GL	
C01	Final issue	24/11/2025	LM	LS	GL	

1 Introduction

- 1.1 Water Environment was commissioned by Mark Wright to provide continuing advice on Flood Risk for the proposed development at Lauren House, Beechpark Avenue in Wythenshawe, Manchester.
- 1.2 A Flood Risk Statement (FRS) was previously prepared, by Water Environment Ltd, in November 2020. This was submitted to Manchester City Council (MCC) with planning application reference 127917/FO/2020, which was approved with conditions. This planning permission has recently expired and therefore the applicant is looking to submit a new planning application for the site.

2 Development Site

- 2.1 The site is less than 1 hectare in size and is located on the north side of Beechpark Avenue. The site is bounded by residential areas to the east and south, with an area of woodland to the north. To the west side of the site is the A5103, immediately north of the M56 at Junction 3a. The location of the site in relation to the surrounding area is shown in Figure 1.
- 2.2 The site is currently occupied by an existing block of flats, with associated gardens and car parking. There are 12 no. existing two-bedroomed units, located on ground, first and second floors. The site also includes disabled access, parking, bike storage and shared garden spaces.
- 2.3 The site previously obtained planning permission, with conditions, for the addition of two small extensions to the existing building providing additional maisonettes on the site. At present, updated plans for the development are in draft format but are expected to include two extensions at the eastern and western ends of the L-shaped building, as before, to provide a combination of units, including studios, flats and maisonettes.

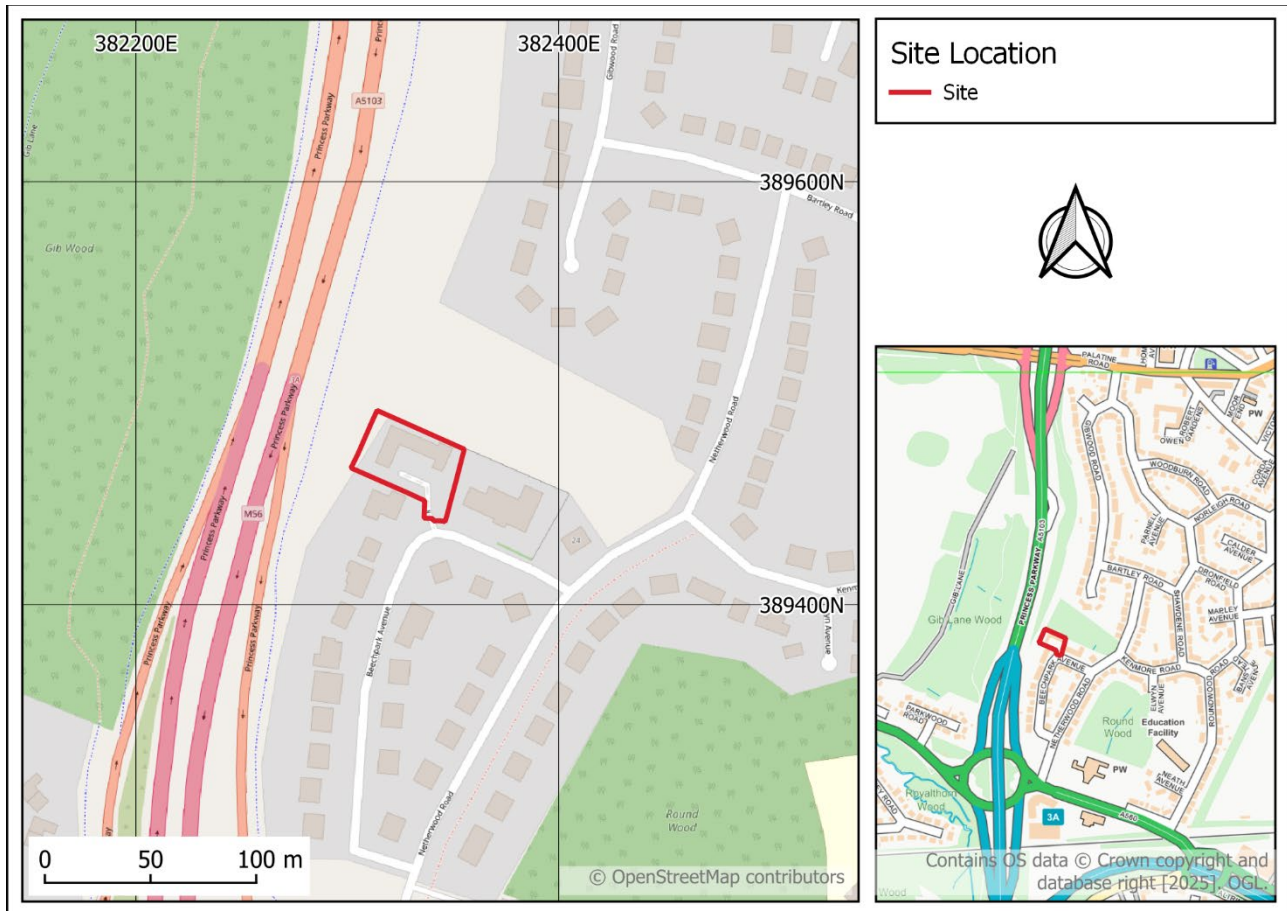


Figure 1 - Site Location

- 2.4 This updated FRS will provide an overview of the suitability of development of the site, given the present day flood risk data, ahead of designs for the development being finalised.

3 Previous Flood Risk Assessment

- 3.1 Water Environment Ltd completed a detailed assessment of flood risk to the site in November 2020, reflecting the information available at the time.
- 3.2 The flood risk for this site was complicated, driven by the fact that the site was shown, at the time (November 2020), to be located in Flood Zone 2 based on the GOV.UK Flood Map for Planning. Whilst there are no watercourses located within the immediate vicinity of the site, there are two small watercourses located approximately 350m from the site, on the southern side of Altringham Road; the Baguley Brook and the Brownley Brook.
- 3.3 Contact was made with the Environment Agency (EA) and copies of existing hydraulic models were obtained for interrogation. This included the Brownley Brook 2007 model (part of the Timperley and Sinderland 2007 model) and the Altringham 2009 model, which covered the Baguley Brook. Following all reasonable investigation of available EA output and historic flood maps for the area, it was not possible to determine the origin of the Flood Zone 2 designation around the site and therefore further, site specific analysis was required.
- 3.4 Interrogation of ground levels locally revealed that there is an area of high ground on the north side of Altringham Road. Maximum in-channel flood water level, including uplift for climate change and return periods up to and including the 1 in 1000 year event, were compared with these ground levels. Even taking into account the presence of low-lying underpasses beneath the road, the assessment concluded

that there were no possible flow paths from either the Baguley Brook or Brownley Brook towards the site without overcoming this area of high ground. Regardless of the onsite ground levels or plans for development of the site, it was concluded that there was no plausible flow route which would reach the site and therefore the genuine risk of fluvial flooding was determined to be low.

- 3.5 Consideration of flood risk from all other sources, including surface water, sewers, groundwater and artificial water bodies, concluded that risks to the site were low. Any proposed extensions will include threshold levels and / or finished floor levels raised 150mm above surrounding ground levels, sufficient to provide internal protection in the unlikely event of any localised flood event on the site.

4 **Current Flood Risk Data**

- 4.1 Flood risk data is 'live' and is regularly updated and improved nationally. Based on review of the latest data, it appears that flood zones around the site have been updated.

Fluvial River Flooding

- 4.2 The latest Flood Map for Planning as presented in Figure 2 shows the site to lie outside of both present day Flood Zone 2 and 3. The site is also outside the extended climate change flood zone (2070 to 2125).

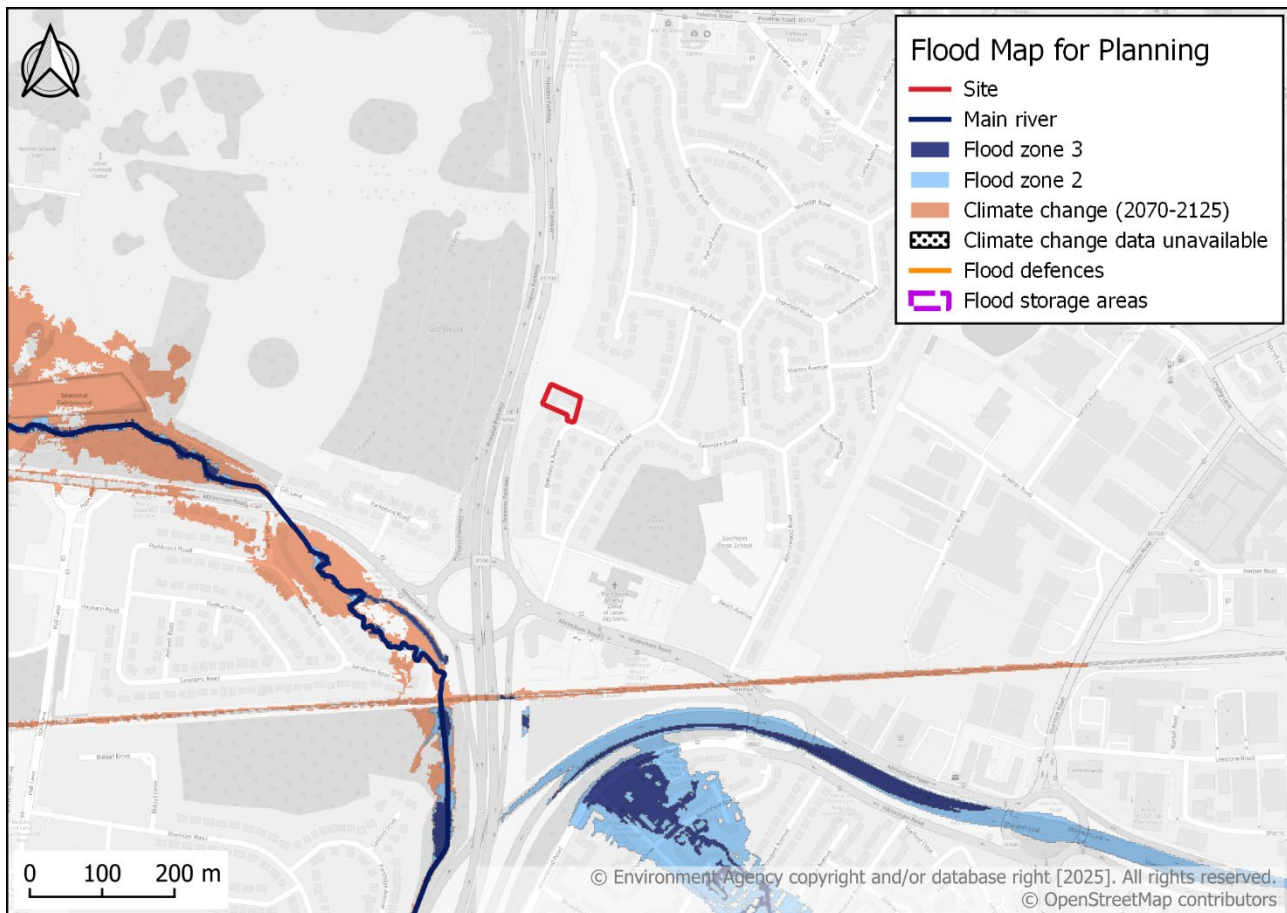


Figure 2 - Flood Map for Planning

- 4.3 The Environment Agency were contacted and their formal response (dated 7th October 2025) confirms that there is no detailed flood modelling within 250m of the site and the site is located within Flood Zone 1. The EA's formal Flood Map for Planning is included in the Appendix of the technical note. Please note that this does not include the climate change scenario shown in Figure 2.

- 4.4 The updating mapping presents significantly more detailed output than that shown in 2020, therefore indicating a major update of the hydraulic models in this area. This improves confidence in the output and suggests that removal of the unexplained area of Flood Zone 2 shown to the north of Altringham Road previously is justified. This updated modelling appears to corroborate the conclusions drawn by Water Environment Ltd in November 2020.
- 4.5 Therefore, based on the latest available data, the site is not considered to be at risk of fluvial flooding.

Surface Water and Sewer Flooding

- 4.6 Review of the current surface water flood maps also indicates that these have been updated in the past five years.
- 4.7 The updated Environment Agency Risk of Flooding From Surface Water (RoFSW) extent map for the site and surrounding area is presented in Figure 3. The updated extent mapping shows that there is no risk of flooding to the site, even in the 'low' chance event.

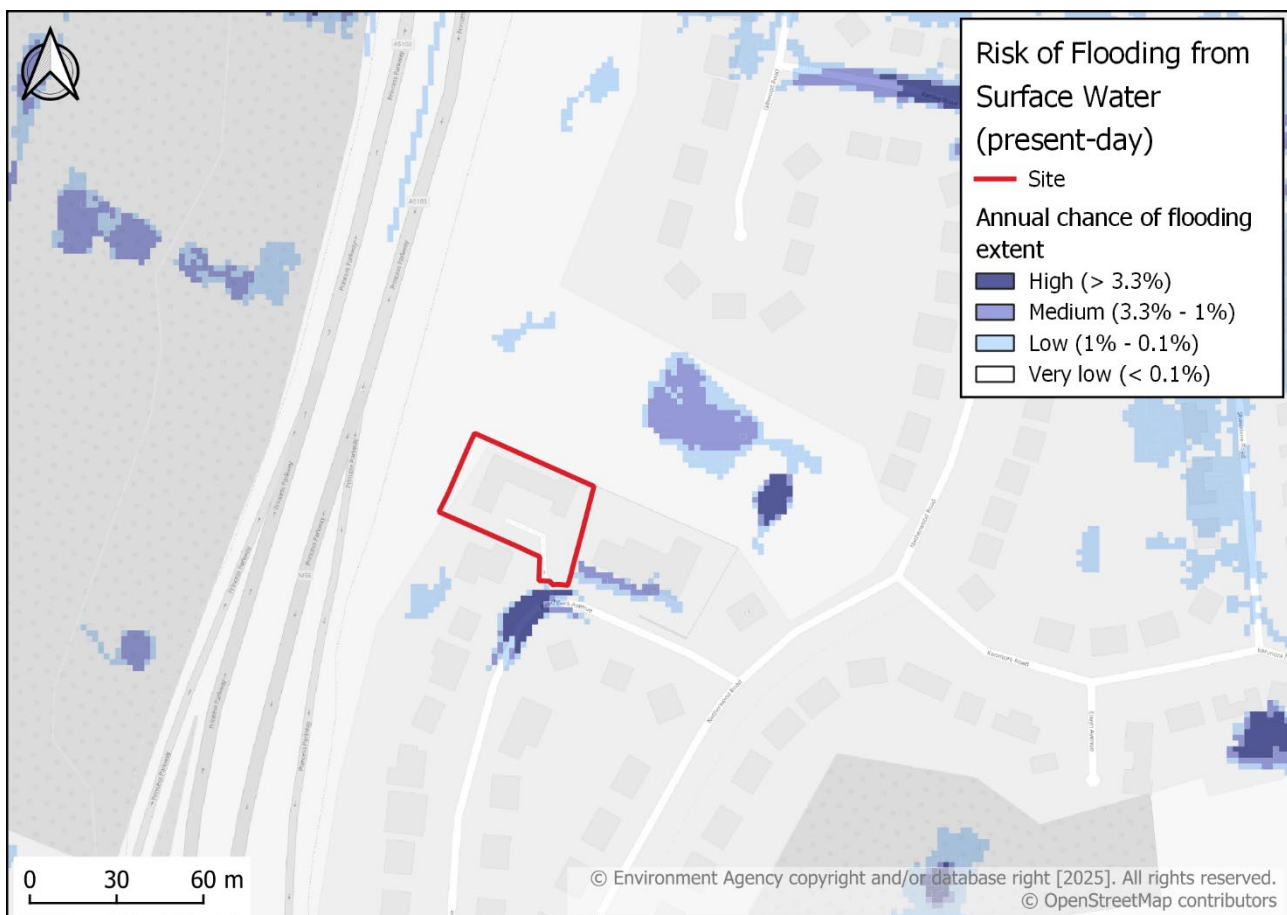


Figure 3 - Risk of Flooding from Surface Water Extents

- 4.8 Previously, surface water mapping showed a small area of ponding on the car park of the existing development site. The FRA at the time considered that raising of threshold above external ground levels (i.e. by two brick courses or 150mm), in accordance with CIRIA guidelines¹, would afford sufficient protection against the ingress of surface water ponding on site. Whilst the updated surface water mapping shows an improvement in terms of flood risk on the site, there is still an area of localised surface water flooding shown on Beechpark Avenue. Whilst this area of ponding does not pose a direct

¹ CIRIA C635 - Designing for exceedance in urban drainage - Good Practice

risk to the site, nor is it likely to be extensive enough to prevent access, it would be sensible to maintain raised thresholds within any proposed design as a precautionary measure.

- 4.9 No surface water sewers were identified on United Utilities asset plans and Beechpark Avenue. The existing flats are known to discharge to two 1500mm diameter soakaways within the site boundary. Any blockage or failure of the onsite surface water drainage system could result in areas of standing water within the car park. Raised thresholds would provide adequate protection against internal flooding, regardless of the source.

5 **Review of Planning Policy**

National Planning Policy

- 5.1 The National Planning Policy Framework² Footnote 63 confirms that *"a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use."*
- 5.2 The above update confirms that:
- Based on the latest GOV.UK Flood Map for Planning, the site is located in Flood Zone 1;
 - The site is less than 1 hectare in size;
 - The area has not been identified by the EA as having critical drainage problems;
 - The site is not at increased flood risk in the future; and
 - Any more vulnerable development on the site is not at risk from other sources of flooding.
- 5.3 As such, based on National Planning Policy the site at Lauren House does not trigger the need for a Flood Risk Assessment to be submitted with any planning application for the site.

Local Planning Policy

- 5.4 In addition to national policy, local planning policy has been consulted to confirm this position.
- 5.5 Manchester City Council (MCC) Core Strategy³ is dated July 2012, and therefore has not been updated since the previous FRA was produced. MCC Core Strategy Policy EN 14: Flood Risk states:
- *"In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).*
 - *In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.*

² Ministry of Housing, communities and Local Government, National Planning Policy Framework 14: Meeting the challenge of climate change, flooding and coastal change, Updated December 2024

³ Manchester City Council, Manchester's Local Development Framework Core Strategy Development Plan Document, Adopted 11th July 2012

- *All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.*
- *The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure."*

- 5.6 While the site, and wider local area, is shown to be located within a Critical Drainage Area (CDA) based on the Greater Manchester Level 1 Strategic Flood Risk Assessment⁴ (SFRA), the site is less than 0.5 ha in size and therefore does not require a site-specific Flood Risk Assessment under MCC policy.
- 5.7 An addendum to the Manchester Core Strategy, the Places for Everyone (PfE) Plan⁵, was adopted in March 2024 and replaces the 3rd bullet point of MCC Core Strategy Policy EN 14 (except the final sentence) with PFE Policy JP-S4:

"Flood Risk and the Water Environment

An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: [...]

4. *Expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues;*
5. *Ensuring that sustainable drainage systems:*
- i. *Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation;*
 - ii. *Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground;*
 - iii. *Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and*
 - iv. *Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development. [...]"*

- 5.8 The site and the local area is located within the 'Manchester and Trafford South' Critical Drainage Area (CDA).
- 5.9 As a result of this addendum to the Core Strategy, it is expected that MCC will require a Sustainable Drainage Systems (SuDS) strategy to be submitted for any proposed development on the site. Policy expects developments to implement SuDS to manage surface water run-off and more detailed considerations are required for sites located in CDAs.

⁴ Manchester City Council, Level 1 Strategic Flood Risk Assessment for Greater Manchester - Update, March 2019

⁵ Paul Dennett GM Portfolio Lead Housing, Homelessness and Infrastructure, Places for Everyone Joint Development Plan Document 2022 to 2039, Adopted March 2024

6 Conclusions

- 6.1 The Flood Map for Planning has been updated since the previous Flood Risk Assessment was undertaken in November 2020. The site is now located in Flood Zone 1, confirming it lies outside of Flood Zones 2 and 3, and is also not affected by the extended climate change flood extents.
- 6.2 Updated surface water flood mapping indicates that the site is not at risk from surface water flooding, representing an improvement from previous mapping which showed minor ponding in the car park.
- 6.3 In accordance with current National and Local Planning Policy, the proposed development does not trigger the requirement for a site-specific Flood Risk Assessment. The site is under 1 hectare in size, not identified as having critical drainage problems, and is not at increased future flood risk.
- 6.4 The site is located within a wider Critical Drainage Area. Local policy and the Places for Everyone Plan (Policy JP-S4) indicate that a SuDS strategy will likely be required to demonstrate appropriate surface water management.

Appendix

- Flood Risk Assessment Data (Product 4) – Environment Agency (EA) – Reference: 518X8X61VA1D