HPA Architects
29 Castle Hill
Lancaster
LA1 1YN
T: 01524 32479
www.hpa.ltd

FLOOD RISK ASSESSMENT

Proposal: Re-modelling of existing building and erection of 3-storey extension for new reception, erection of adjoining canopy extension and 1st floor link extension.

Application Site: Luther King Centre, Luther King House, Brighton Grove, Rusholme, Manchester, M14 5JP

For: Luther King Colleges

Written by: LB *Checked by: EB* *Revision: A*

ISSUE DATE: 30/06/26

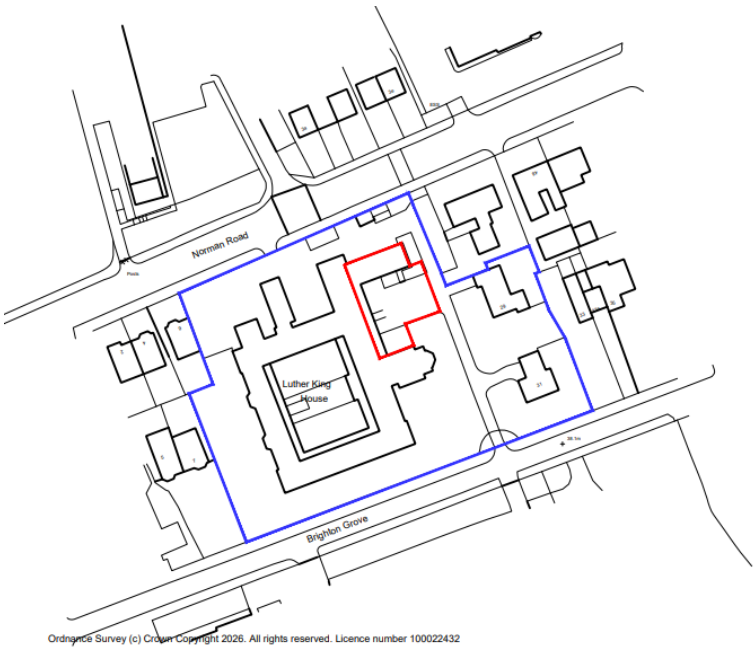
Introduction:

- This Flood Risk Assessment (FRA) is to accompany a full planning application for the erection of a 3-storey extension and adjoining single-storey extension on the east elevation of the existing main building at the Luther King Centre.
- This assessment is being prepared for avoidance of doubt due to the fact that the proposed site sits in Flood Zone 2.

Site Location:

- The application site lies in the Fallowfield area of Manchester, with Norman Road to the north and Brighton Grove to the south.

- A range of college buildings occupy the campus, the building that is the subject of this application comprises a quadrangle building arranged around a central courtyard, as shown on the site plan below.



HPA Architects
29 Castle Hill
Lancaster
LA1 1YN
T: 01524 32479
www.hpa.ltd

Proposal:

- The proposal seeks changes to the internal configuration of the existing building and the addition of an extension on the East Wing.
- The proposed site layout plan is shown below (taken from Drawing Number 2535-062).

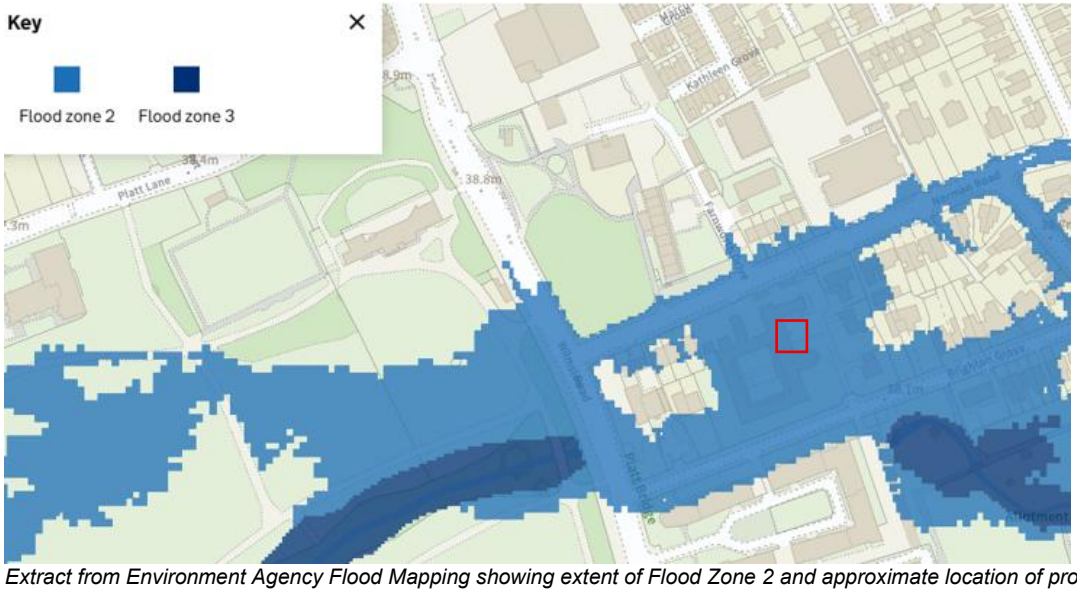


Proposed Site Plan (Drawing Number 2535-062)

HPA Architects
29 Castle Hill
Lancaster
LA1 1YN
T: 01524 32479
www.hpa.ltd

Flood Risk Status:

Environment Agency Flood Map:



Extract from Environment Agency Flood Mapping showing extent of Flood Zone 2 and approximate location of proposed extension outlined in red

Surface Water Flooding:

In terms of surface water flooding, the site lies outside the area identified as being at risk of 1 in 30 year surface water flooding; partly within the area at risk of 1 in 100 flood risk and entirely within the area at risk of 1 in 1000 risk. See extracts from Environment Agency Flood Map for Planning below.

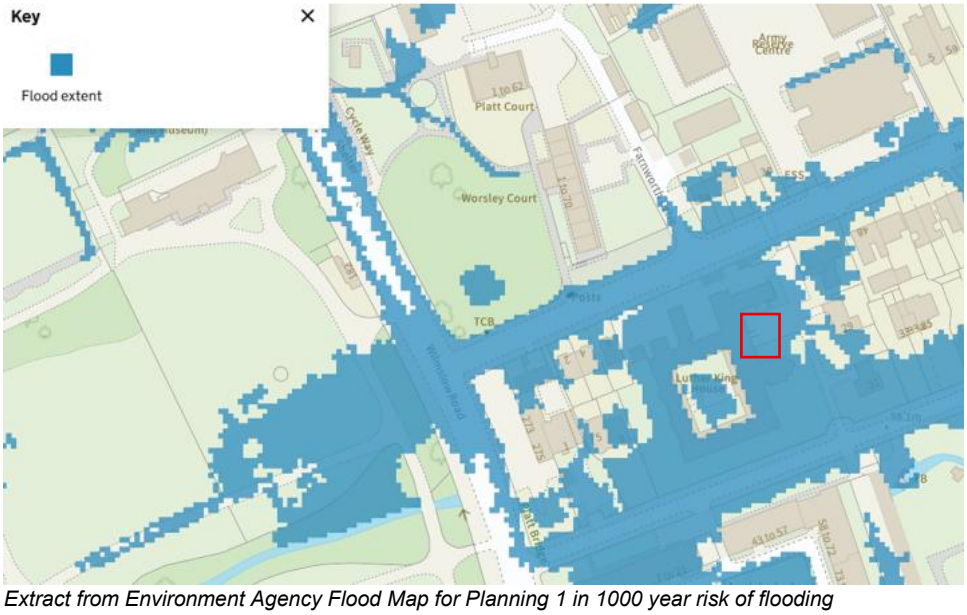


Extract from Environment Agency Flood Map for Planning 1 in 30 year risk of flooding

HPA Architects
29 Castle Hill
Lancaster
LA1 1YN
T: 01524 32479
www.hpa.ltd



Extract from Environment Agency Flood Map for Planning 1 in 100 year risk of flooding



Extract from Environment Agency Flood Map for Planning 1 in 1000 year risk of flooding

Planning Policy:

The Manchester Core Strategy was adopted by Manchester City Council on 11th July 2012 and covers a period of 15 years from 2012 to 2027. This was updated in 2022, to take into account the adoption of the Places for Everyone Joint Development Plan.

Policy EN14 'Flood Risk' of the adopted Manchester Core Strategy seeks to ensure that flood risk is properly considered for new development proposals.

HPA Architects
29 Castle Hill
Lancaster
LA1 1YN
T: 01524 32479
www.hpa.ltd

It seeks to ensure that;

- Development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding, taking into account all sources of flooding.
- That in addition to the requirements for site-specific FRA's an appropriate Flood Risk Assessment will be required for all development proposals greater than 0.5ha within Critical Drainage Areas and Canal Hazard Zones.
- All new development should minimise surface water run-off, including through SUDS.
- Appropriate regard should be had to culverts.

Paragraph 12.70 of Policy EN14 recognises that whilst development should be planned following the sequential approach and the risk/vulnerability matrix set out in PPS25, in Manchester the scale and focus of development within the Regional Centre and Inner Areas in particular means that it will not always be possible to direct development to sites with the lowest probability of flooding.

Since adoption of the Manchester Core Strategy, the National Planning Policy Framework (NPPF) has been updated.

In the NPPF review in December 2024, the Government made a change in Paragraphs 174 and 175 which makes it clear that although a Strategic Flood Risk Assessment is the basis for identifying whether a site may be at flood risk, the final decision as to whether a sequential test is required is determined by the site-specific flood risk assessment. Where a site specific assessment identifies that the site is at risk of flooding now or in the future from any source of flooding, a sequential test is required unless a site specific assessment demonstrates otherwise.

Issue of Sequential Test & Appeal Case Law

Since the adoption of the Manchester Core Strategy and the NPPF in December 2024, there have been numerous notable Case Law decisions which are directly relevant to consideration of this application.

A2335/W/24/3350855

This was an appeal by Applethwaite Ltd against the decision of Lancaster City Council for the 'Erection of 27 no. specialist bungalows for older people with detached garage and associated access, internal roads, infrastructure, open space, landscaping and parking' at Land west of Sea View Drive, Hest Bank, Lancaster (Appeal Ref : APP/A2335/W/24/3350855).

A key consideration in this appeal case was whether the proposal would be at risk of surface and ground water flooding and whether a sequential test to demonstrate that the proposal cannot be located in an area at a lower risk of flooding was required.

In allowing the appeal the Inspector considered that, whilst part of the site was at low risk of surface water flooding, there was no requirement for a sequential test based on the content of Paragraph 175 of the updated NPPF (Dec 2024) (paragraph 83).

In light of this appeal decision, and that the proposal seeks an extension to an existing educational establishment rather than the creation of a new facility, it is considered that the proposal does not necessitate a sequential test to identify alternative sites.

APP/A2355/W/24/3345416

HPA Architects
29 Castle Hill
Lancaster
LA1 1YN
T: 01524 32479
www.hpa.ltd

This was a recent decision (January 2026) for a large housing development within the Lancaster City Council area that discussed the issue of when a sequential test should be applied.

The High Court ruling clarified that the sequential test is one factor amongst many other considerations in a Planning Decision and that it should not be the sole determining factor in deciding a Planning Application, and that the 'tilted balance' should be applied.

In consideration of this application at Martin Luther College, the site is not in an area at high risk of surface water flood risk and based on the High Court ruling in Appeal APP/A2355/W/24/3345416, where there are no other adverse policy factors preventing the application from being approved then the tilted balance should be applied and planning permission should be granted.

In the case of the application site, the proposal will provide an extension to an established educational facility, securing its economic viability in the long term and providing a valuable learning facility. Furthermore, the majority of the proposed extension will be sited on an existing area of tarmac, thereby not significantly increasing the extent of sealed surfacing. On planning balance, the merits of the proposal are therefore considered to significantly outweigh any very minimal increase in built area at the site.