FLOOD RISK ASSESSMENT

105–111 Egerton Road, Manchester M14 6RD

Reference: U0796 FRA-v2

Aug-26

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Purpose of this report

1.1 Urban Water has been appointed to undertake a Level 2 – Scoping Study Flood Risk Assessment for a development located at M14 6RD.

Objectives

1.2 The objectives of this FRA are to demonstrate the following:

- Whether the proposed development will likely be affected by current or future flooding.
- Whether the proposed development will increase flood risk elsewhere.
- Whether the flood risks associated with the proposed development can be satisfactorily managed.
- Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

1.3 To achieve these objectives, the following documents have been consulted and referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage Good practice'

Development Site and Location

2.1 The site is located at Egerton Road, Manchester. The nearest postcode is M14 6RD. Refer to appendix A for site location plan.

2.2 The current use of the site is a residential building providing 12 dwellings. The accommodation is arranged over the basement, ground, first and second floor level. The basement is uninhabited. The current user vulnerability classification of the site is More vulnerable. The site is located in the River Flood Zone 3. Refer to Appendix B for more details.

Development Proposals

2.3 The proposed development includes the redevelopment and reconfiguration of the existing residential building to provide additional self-contained flats. The works include internal alterations, roof-level extensions and associated structural modifications, together with external alterations incorporating revised window arrangements, contemporary cladding and retained brickwork. At the basement level, only a bike store with an independent entrance is proposed; it is connected to the uninhabitable area and is not a self-contained unit. Refer to Appendix B for the layout of the proposed development.

2.4 The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

Hydrology

2.5 The Leigh Brook is located approximately 200 m away from the development.

Aquifer

2.6 The development is located within an unproductive strata. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Source Protection Zone

2.7 The site is not located within a Source Protection Zone.

Groundwater Levels

2.8 The ground water levels for this site are unknown.

Site Geology

Bedrock

2.9 The British Geological Survey records of the site show that it is located within the Chester Formation-Sandstone.

Superficial Deposits

2.10 The British Geological Survey records show that the superficial deposits are Till, Devensian-Diamicton.

National Planning Policy Framework (NPPF)

3.1 The NPPF and its technical guidance is a set of planning policies with the key objective of contributing to sustainable development. As part of it, they ensure that flood risk and sustainability are considered during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining land suitability for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the development layout and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides robust flood risk management for people, homes and businesses and encourages using SuDS for developments. A robust SuDS strategy should consider the recommendations in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

3.3 Planning policy with regard to development and flood risk in the area is detailed in the Local Flood Risk Management Strategy (MCC -LFRMS) which was published in 2014. The proposed development site is located within the administrative boundary of the Manchester City Council.

3.4 The SFRA commits to direct new development to locations at the lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.

3.5 This report follows the guidance given in the Local Flood Risk Management Strategy by evaluating the flood risk and providing relevant flood mitigation.

4.1 The NPPF guidance states that the sequential test "is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding."

Applicability of the Sequential Test

4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to development. It is confirmed that the development is:

- In Flood Zone 3, based on the Planning Flood Risk Map
- In Flood Zone 3a, based on the Flood Level information Provided by the Environment Agency
- At High risk of surface flooding
- At very low risk of groundwater flooding
- Within a critical drainage area
- Outside of an area with sewer flooding

4.3 In accordance with the NPPF, a Sequential Test is required given the identified flood risk at the site. The assessment has been undertaken within the red line boundary of the planning application, and the proposed development has been located in the area of lowest flood risk available within the site. With regard to alternative reasonably available sites, it is considered unlikely that opportunities exist in areas of lower flood probability, given the small scale of the scheme and its requirement to be delivered in proximity to the established land use and ownership. On this basis, it is concluded that the proposed development satisfies the requirements of the Sequential Test. Notwithstanding this, further engagement with the Local Planning Authority is recommended to confirm the proportionality of this approach.

Exception Test

4.4 Fluvial flood risk has been assessed using the Environment Agency Flood Map for Planning, in accordance with the sequential risk-based approach set out in the NPPF and Planning Practice Guidance. The requirement for the Exception Test is determined by the vulnerability classification of the proposed land use in relation to the mapped Flood Zone designation. This ensures that the need for an Exception Test is based on the statutory flood map, while more detailed datasets are used within the FRA to refine site-specific risk and mitigation measures.

Step 1
Flood Zone categorisation

4.5 The proposed development lies within Flood Zone 3 on the Environment Agency Flood Map for Planning. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or greater annual probability or >1%AEP. The national map does not distinguish between Flood Zone 3a (high probability) and Flood Zone 3b (functional floodplain); however, these categories are set out in Table 2 of the NPPF Planning Practice Guidance to determine land use compatibility. To refine this distinction at site level, more detailed datasets such as EA Product 4/6 model outputs are used, which provide flood depth and frequency information and enable identification of functional floodplain (Zone 3b) versus defended high-probability floodplain (Zone 3a). For this FRA assessment, the product 4/6 confirms that the development is in Flood Zone 3a.

Step 2
Flood risk vulnerability

4.6 In Annex 3: Flood risk vulnerability classification of the NPPF Planning Practice Guide, the proposed development is classified as 'More vulnerable '.

Step 3
Flood Zone incompatibility

4.7 Flood risk vulnerability and flood zone ‘incompatibility’ table 2 of the NPPF Planning Practice Guide states that More vulnerable developments in flood Zone 3 are required to pass the Exception Test.

The Exception Test

4.8 The development requires passing the Exception Test. To pass the exception test, they should be demonstrated the following:

(a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

(b) the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the exception test should be satisfied for development to be allocated or permitted.

4.9 The proposed development delivers wider sustainability benefits consistent with NPPF objectives. It reduces flood risk to the wider community through direct provision of flood risk management storage in the SuDS, and incorporates multifunctional Sustainable Drainage Systems (SuDS) integrated with green infrastructure. These measures significantly exceed the minimum requirements of national policy.

The scheme provides flood risk betterment beyond the site boundary rather than solely managing its own risk. This is achieved by:

- Integrating green infrastructure to create additional capacity for the flow and storage of flood water;

- Implementing SuDS that not only control runoff from the development but also relieve pressure on existing combined sewers; and

- Safeguarding and contributing to flood risk management infrastructure that benefits existing communities.

4.10 The supporting sections of this Flood Risk Assessment confirm that the development can be safely delivered for its lifetime, with allowances for climate change, and that the proposed surface water strategy may reduce flood risk elsewhere. On this basis, both elements of the Exception Test are satisfied, and the development is considered compliant with national planning policy.

5.1 The development has been assessed for the following potential flood risks, river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Flood Defence and Historic Flooding

5.2 The Environment Agency records show that the site benefits from flood defences. They also show that the area around the site has not been flooded in the past. See Appendix C for details.

Flooding from river and sea

5.3 The site is affected by River Flooding. The proposed development lies within Flood Zone 3 on the Environment Agency Flood Map for Planning. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or greater annual probability or >1%AEP. The national map does not distinguish between Flood Zone 3a (high probability) and Flood Zone 3b (functional floodplain); however, these categories are set out in Table 2 of the NPPF Planning Practice Guidance to determine land use compatibility. To refine this distinction at site level, more detailed datasets such as EA Product 4/6 model outputs are used, which provide flood depth and frequency information and enable identification of functional floodplain (Zone 3b) versus defended high-probability floodplain (Zone 3a). For this FRA assessment, the product 4/6 confirms that the development is in Flood Zone 3a.

5.4 The climate change allowance has been taken from the EA peak river flow map. The vulnerability of the development, the design life of the building, and the flood zone classification were used to determine it. The climate change allowance for this site is 41%. The nearest climate change allowance of 35% provided by the EA was used as the most representative to complete this assessment.

5.5 The levels provided by the Environment Agency are shown in table 1 below. Further details are provided in Appendix D.

Flood levels in channel

Return Period	Flood Level (m AOD)
1 in 20 (5%)	39.33
1 in 30 (3.3%)	39.34
1 in 100 (1%)	39.36
1 in 100 + 35%(CC)	39.38
1 in 1000 (0.1%)	39.43

Flood levels at Site

Return Period	Flood Level (m AOD)
1 in 20 (5%)	38.67
1 in 30 (3.3%)	38.67
1 in 100 (1%)	38.69
1 in 100 + 35%(CC)	38.71
1 in 1000 (0.1%)	38.74

5.6 The river flood risk level is 38.71m AOD. This level is 0.02 m lower than the average site level. For the assignment of these levels was used Product 4 of the Cringle Black Brook 2017 model, assigning the values of "defenses removed fluvial" scenario.

Surface water (overland flows) flood risk

5.7 The Environment Agency Flood Map for Planning Surface Water dataset indicates a high surface water flood risk. The residual risk of localised deep ponding during extreme rainfall events remains significant. The mapping includes present day and climate change scenarios based on the UKCP18 Upper End 2070s climate change allowance.

5.8 *The Environment Agency Flood Map for Planning Surface Water datasets combine national flood modelling with locally available detailed flood model information. Flood extents below 75mm depth are removed from the mapping, as shallow surface water flooding of this magnitude is generally unlikely to prevent access or cause flooding to properties.*

Building footprints are raised within the modelling process by approximately 300mm above surrounding ground levels. As a result, raw model outputs can sometimes indicate that buildings are outside mapped flood extents.

The mapping is not intended to provide property-specific flood risk or confirm flooding to individual buildings. However, building footprints are infilled using OS MasterMap data where surrounding flood extents indicate potential flood risk to buildings.

The modelling process also removes isolated small wet areas and infills isolated dry areas surrounded by floodwater to improve the usability and consistency of the datasets for strategic planning purposes.

5.9 The strategic flood risk for the Manchester City Council confirms that the flood risk for the site is High. The surface water flood data from the strategic flood

risk assessment has not been produced to determine the flood levels at individual properties. This data does not contain the climate change allowances for depth levels. Therefore, the Design flood level is based on the Environment Agency Flood Map for Planning Surface Water datasets. The mapping is not intended to determine flood levels at individual properties and therefore the design flood level below remains an estimate based on the best available information. Actual flood depths across the site may vary depending on local ground conditions and drainage capacity.

5.10 Based on the Environment Agency Flood Map for Planning Surface Water datasets, the Strategic Flood Risk Assessment and the presence of surface water drainage systems within the site and surrounding area, the site is considered to be at High risk of surface water flooding during extreme rainfall events. The flood depths have been informed by the Flood Map for Planning Surface Water climate change datasets, which are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. The mapping indicates a potential flood depth of approximately 300mm. The average ground level at the location of the mapped surface water flooding is approximately 38.6 m AOD and therefore the estimated surface water flood level at the site could be in the region of 38.9 m AOD. This level has been adopted for the purposes of this Flood Risk Assessment.

Flooding from drainage systems in adjacent areas

5.11 The council's database confirms that there are no records of sewer flooding within the site. The site is located outside of the sewer flooding incidents area. See appendix C for details.

Reservoirs Risks

5.12 The Reservoir Flood Map (RFM) produced by the Environment Agency does not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes. They can be used to help reservoir owners produce on-site plans, and the Local Resilience Forum produce off-site plans and to prioritise areas for evacuation/early warning in

the event of a potential dam failure. The RFM shows that the development could be within the possible dam breach flooding path. See Appendix C.

Groundwater flood risk

5.13 The British Geological Survey's flood risk susceptibility maps show that the development has limited susceptibility to groundwater flooding. The risk of groundwater flood to the site is considered very low. Refer to appendix C for record drawings.

Critical Drainage Areas

5.14 The development falls within a Critical Drainage Area. The risks of critical problems and the increase of downstream flooding are high. Critical Drainage Area (CDA) is an area that has critical drainage problems and which has been notified to the local planning authority by the Environment Agency.

6.1 The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 3, based on the Planning Flood Risk Map
- In Flood Zone 3a, based on the Flood Level information Provided by the Environment Agency
- At High risk of surface flooding
- At very low risk of groundwater flooding
- Within a critical drainage area
- Outside of an area with sewer flooding

6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Design Flood Level

6.3 The design flood level is the maximum estimated water level during the design storm event including an allowance for climate change in line with current best practice and the national planning policy guidance.

6.4 The Design Flood Level for this development has been determined by evaluating the levels from the Fluvial/Sea, Surface Water and Groundwater flood levels.

6.5 For this site, the Design Flood Level is 38.9m AOD. This is the highest level and corresponds to the Surface Water Flood Level.

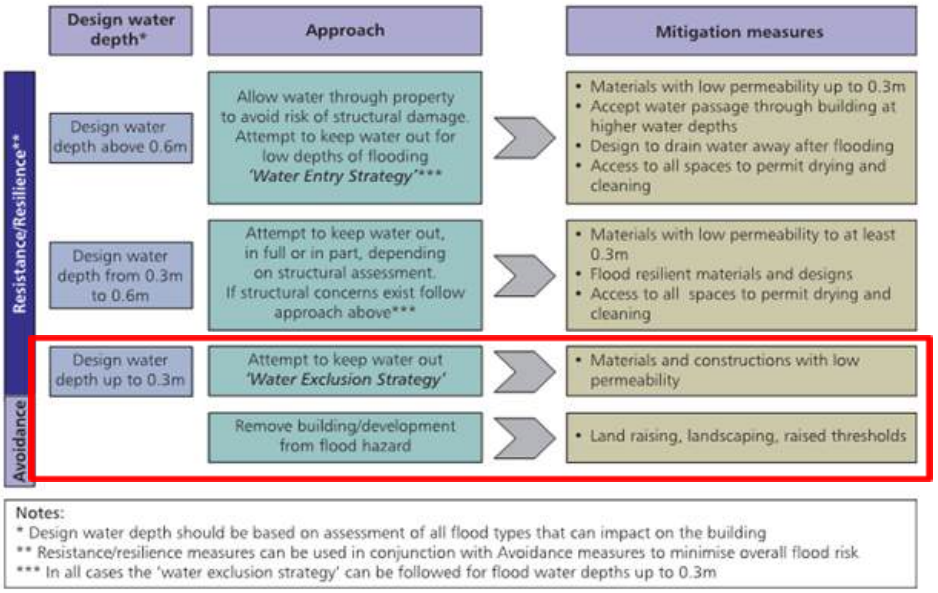
Flood Protection

6.6 The National Planning Guidance standing advice and Environment Agency recommends that where possible, flood avoidance is provided by establishing the development's finished floor level 600mm above (freeboard) the design flood level. However, this level can be reduced if there is a high level of certainty about the estimated flood level. For this site the estimated free board has been determined to be 0.3m above the Design Flood Level due to the quality of the flood risk information available and the type of risk. The finished floor should be 39.2m AOD. It would involve a height differential of 0.47m. This is the distance between the average external level (38.73m AOD) and the potential Finished Floor Level.

6.7 It is possible to achieve this FFL. The FFL level is maintained at the existing ground floor level value of approximately 39.32m AOD, the new plans will remain from raised ground level upwards. As the foundations and other parts of the building may be in contact with water, the following flood mitigation is proposed.

6.8 The flood mitigation strategies for the development has been based on the CLG 2007 Improving the Flood Performance of New Buildings. See the figure below for the strategy highlighted in red. The strategy is based on the water level within the proximity to the building.

Rationale for flood resilient and/or resistant design strategies



6.9 The design water depth for this site is 0.17m. The development should utilise building materials that are suitable for a 'water exclusion strategy'. Materials classified as "Good" (highlighted in red) in the Figure below shall be used for new construction up to 39.5m AOD, to provide a 600mm freeboard.

Flood resilience characteristics of building materials (based on laboratory testing)

Material	Resilience characteristics*		
	Water penetration	Drying ability	Retention of pre-flood dimensions, integrity
Bricks			
Engineering bricks (Classes A and B)	Good	Good	Good
Facing bricks (pressed)	Medium	Medium	Good
Facing bricks (handmade)	Poor	Poor	Poor
Blocks			
Concrete (3.5N, 7N)	Poor	Medium	Good
Aircrete	Medium	Poor	Good
Timber board			
OSB2, 11mm thick	Medium	Poor	Poor
OSB3, 18mm thick	Medium	Poor	Poor
Gypsum plasterboard			
Gypsum Plasterboard, 9mm thick	Poor	Not assessed	Poor
Mortars			
Below d.p.c. 1:3(cement:sand)	Good	Good	Good
Above d.p.c. 1:6(cement:sand)	Good	Good	Good

*Resilience characteristics are related to the testing carried out and exclude aspects such as ability to withstand freeze/thaw cycles, cleanability and mould growth

6.10 New services and fittings (communications wiring, heating systems, electrical services, water, electricity and gas meters) should be placed at above the level of 39.5m AOD, to provide a 600mm freeboard. All service entries should be sealed (e.g. with expanding foam or similar closed cell material).

6.11 The Development Management Procedure Order (2015) requires that the Environment Agency and Council is consulted on developments within Areas with Critical Drainage Problems (ACDPs). The development is within a Critical Drainage Area, the local authority expects that the new development to reduce flood risks downstream, rather than having just neutral impact. It also expects that Sustainable Drainage Systems (SuDS) are used for managing surface water. Refer to section 7 of this report.

7.1 The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to the following:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

7.2 The surface water run-off will be disposed of using SuDS techniques. The aim is to provide a sustainable design that accommodates the proposed attenuation volume and replicates the existing drainage regime using the SuDS hierarchy, as shown in the figure below.

7.3 The Landis Top Soil classification is impeded drainage. The SuDS techniques highlighted in red below could be used on-site. This assessment is based on the LANDIS Top Soil infiltration, ground conditions and available potential discharge points.

The SuDS Hierarchy (Source:EA Thames region, SuDS a practical guide)

	SUDS technique	Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit
Most Sustainable	Living roofs	✓	✓	✓
	Basins and ponds - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✓	✓	✓
	Filter strips and swales	✓	✓	✓
	Infiltration devices - soakaways - infiltration trenches and basins	✓	✓	✓
	Permeable surfaces and filter drains - gravelled areas - solid paving blocks - porous paviors	✓	✓	
Least Sustainable	Tanked systems - over-sized pipes/tanks - storms cells	✓		

7.4 With no increase in the rate of surface water discharge from the site, compared to the site in its current configuration, the proposed development would have no adverse impact on surface water flood risk at the site or surrounding area. The SuDS should be designed at the detailed project stage.

Flood Flow conveyance and storage

7.5 Due to the size of the development and its location in the flood risk zone, flood compensation for this development is not required.

8.1 This flood risk assessment has identified the potential flooding mechanisms that could affect the site. As part of this, the following residual risks have been evaluated.

Public safety and Site Access

8.2 This assessment has demonstrated that the proposed development will have no adverse impact on flood risk in the area surrounding the site. Available evidence indicates that the development would not change surface water generation. Therefore, there is no basis to indicate that, with respect to flood risk, the proposed development would adversely impact public safety.

8.3 It will be necessary to ensure that all building users are fully informed of procedures to be implemented during the threat of imminent flooding.

Flood Warning and evacuation

8.4 The site is located within an area covered by the Environment Agency Flood Alert service. It is recommended that the users of the proposed development are registered with this service to receive early warning of imminent flooding.

8.5 The occupants of the site are encouraged to sign up for the alerts. The Table 4 below shows the actions that must be taken for each flood warning.

8.6 Action to be taken in the event of an Alarm being Raised or a Flood Warning Received:

a. Raise the alarm and evacuate the site following the established Fire Drill procedures. The main assembly is as per the main house fire drill assembly point.

b. Contact Emergency Fire Services (999) if necessary and Environment Agency Floodline: (0845 988 1188) if the event is unexpected.

c. If safe to do so, locate and turn off critical services, e.g. water, gas & electricity.

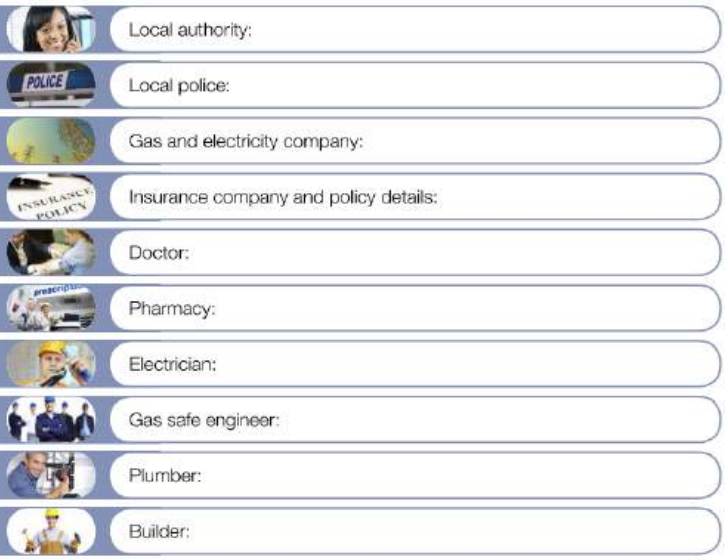
d. Follow the routes below to evacuate the site altogether.

Actions that will be taken for each flood warning

Warning	Message	Timing	Action
 FLOOD ALERT	Flooding is possible. Be prepared.	2 hours to 2 days in advance of flooding.	- Be prepared for flooding. - Prepare a flood kit.
 FLOOD WARNING	Flooding is expected. Immediate action required.	Half an hour to 1 day in advance of flooding.	- Act now to protect your property. - Block doors with flood boards or sandbags and cover airbricks and other ventilation holes. - Move pets and valuables to a safe place. - Keep a flood kit ready. - Move any critical equipment and information to a safe location
 SEVERE FLOOD WARNING	Severe flooding. Danger to life.	When flooding poses a significant threat to life and different actions are required.	- Be ready should you need to evacuate from the property. - Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	No further flooding is currently expected for your area.	Issued when a flood warning is no longer in force.	- Flood water may still be around and could be contaminated. - If you've been flooded, ring your buildings and contents insurance company as soon as possible.

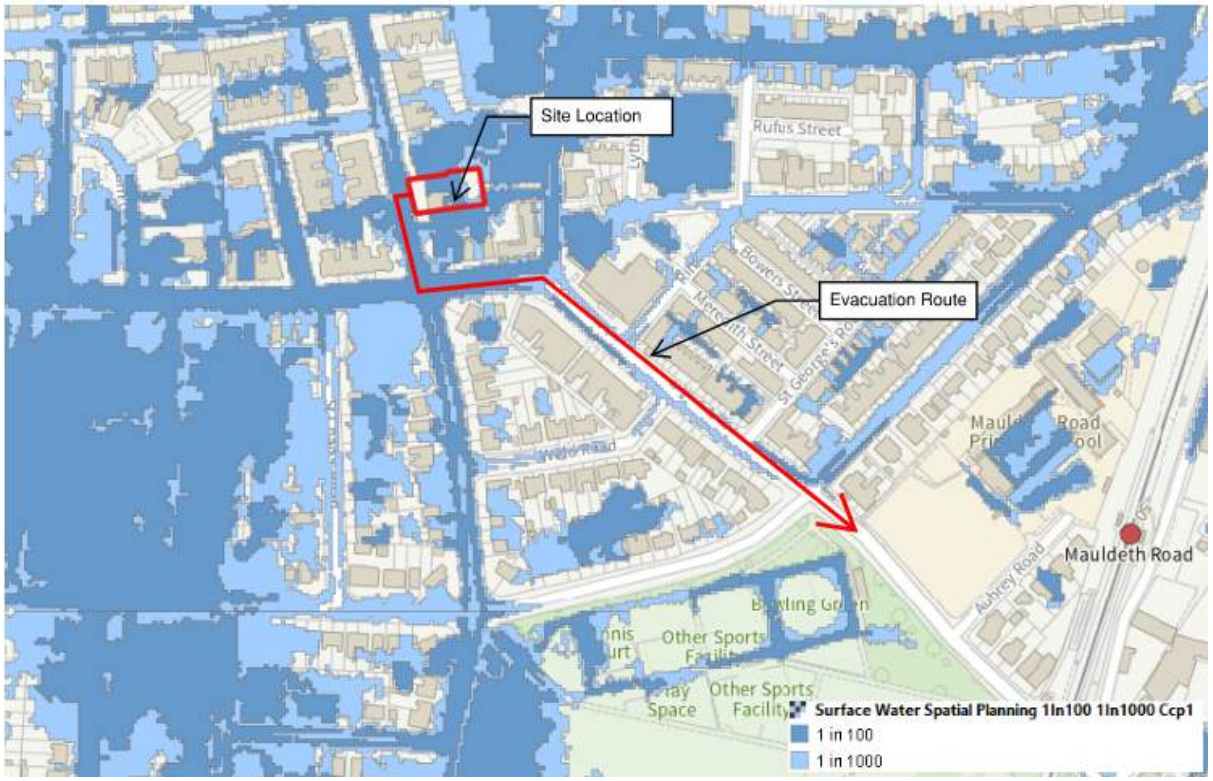
Useful local phone numbers

Please write your local phone numbers in the space provided below.
Make sure they are easy to find in the event of a flood.



8.7 The proposed evacuation route below shows how the development could be evacuated before the 1 in 1000 or 0.1% annual probability of flooding extreme flood occurs. Safe egress is achievable by following Egerton Road and reaching Mauldeth Road which is shown to be beyond the extent of flooding. See figure below for details.

Evacuation Route



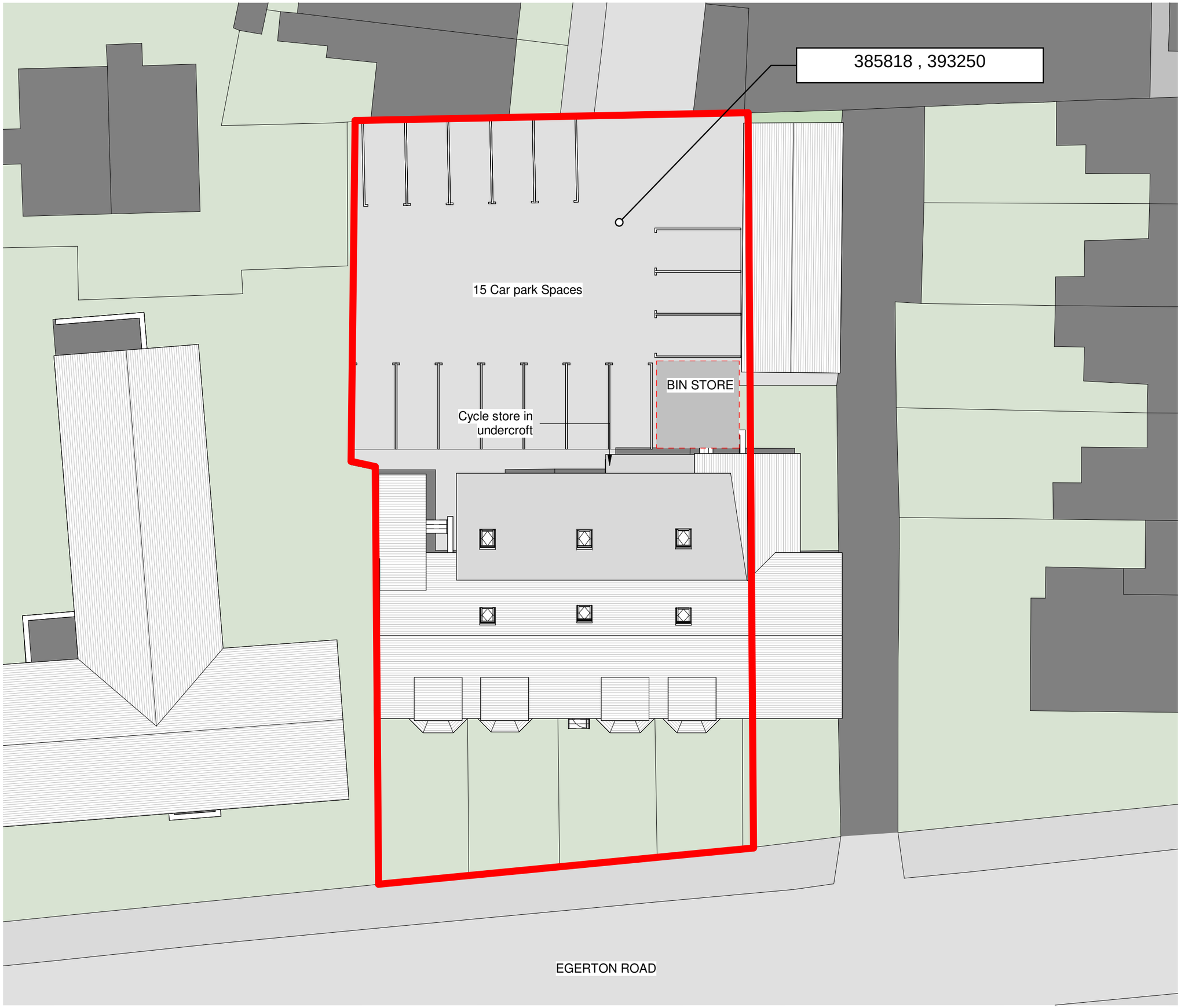
Conclusions 9

9.1 It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.

9.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

9.3 It is proposed that a formal Flood Warning and Emergency Response Plan is developed for the proposed development to communicate flood emergency response procedures to all the occupants of the site.

Appendix A



N

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: FE	drawing number: GA41	rev:
drawing: Site Plan				
Stage Code: Stage 1-2			Date	Rev
scale: 1 : 200	Sheet: A3			

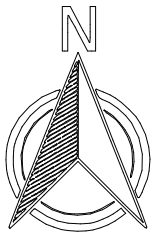
Martin Degnen & James
96 Marbury Road, SK4 5NG
07795323381

Appendix B

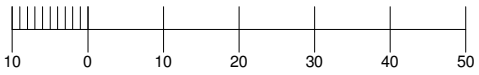
UK Planning Maps

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Produced on 11 October 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 385770 393205,385870 393205,385870 393305,385770 393305,385770 393205
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project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL00	rev: A
drawing: Location Plan				
Stage Code: Blg Regs			Date: 17/08/26	Rev: A
scale: 1 : 1000	Sheet: A4			

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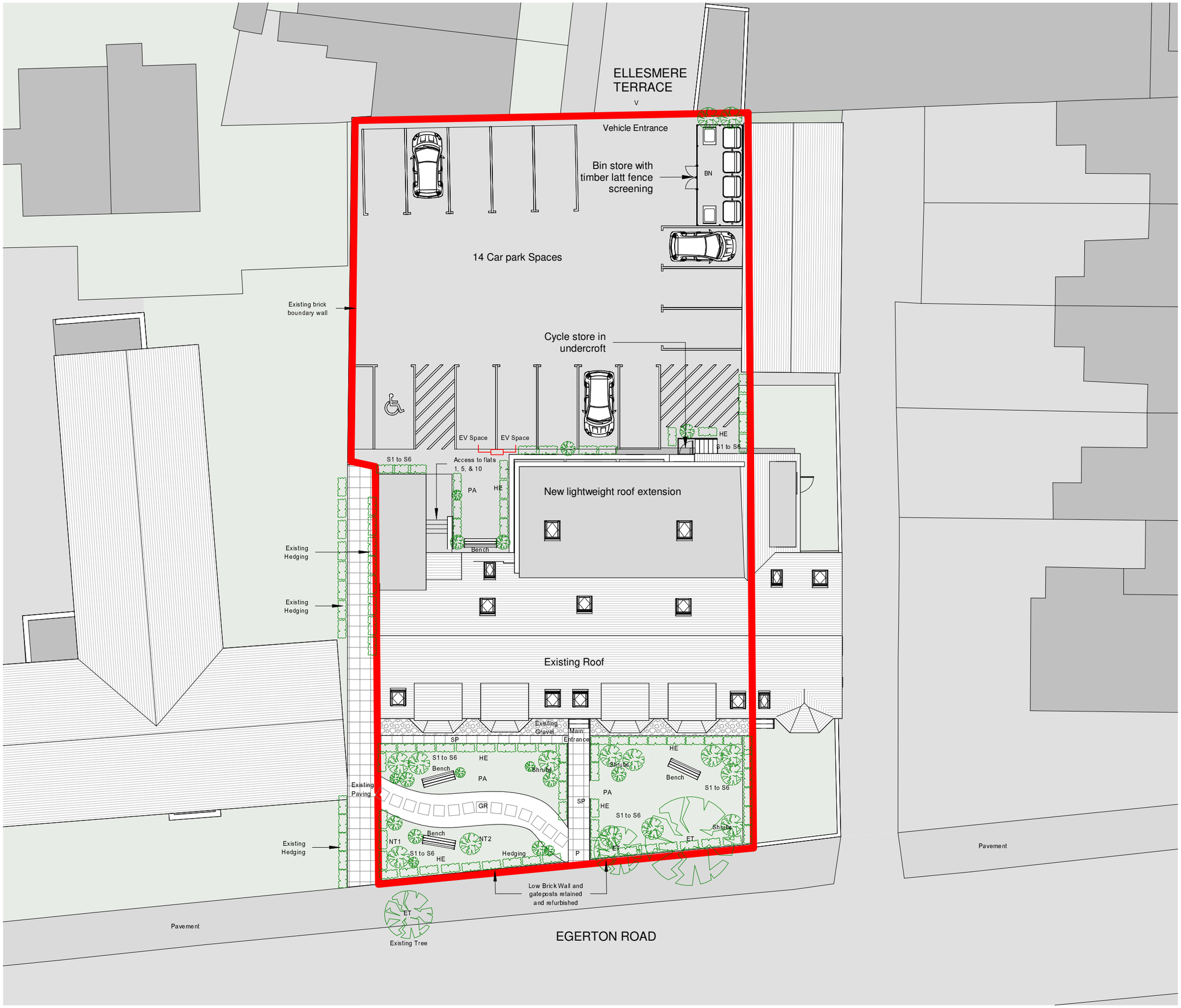


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project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL01	rev: A
drawing: Existing Site Plan				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 200	Sheet: A3			

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CP1: MCC Bin collection point
P: Pedestrian access.
V: Vehicular access.
BN: Open roof Bin storage enclosures.
GW: General Waste
PR: Palpable recycling
MR: Mixed recycling
FW: Food/Organic Waste
BMB: Black metal balustrade

ELECTRIC VEHICLE CHARGING - MCC BEST PRACTICE RECOMMENDATIONS
RESIDENTIAL
UNALLOCATED PARKING: MINIMUM 20% EV (MINIMUM 7kW) CHARGEPOINTS, AND CABLE ROUTES FOR ALL OTHER SPACES.

2no(33%) INSTALLED 7KW CAR CHARGING POINTS. EV BOX BUSINESSLINE WITH DOUBLE SOCKET

4no FUTURE CHARGING POINTS WITH CABLE SUPPLY

ELECTRIC ARMOURED CABLE IN PLACE FOR FUTURE CCPs DUCT TO TAKE EV CCP SUPPLY CABLES.

SOFT LANDSCAPE ELEMENTS

PG: Private Garden area. Hard landscaped patio areas with border planting
SG: Shared garden.
PG/GL: Private garden area and Full height Garden Lightwell. Porous soft landscaping with gravel.
L: Half height lightwell. Porous paving system with gravel draining edge strips
SL: New and or Refurbished Soft permeable landscape areas.
PA: Shared play and seating area.
ET: Existing tree to be protected
NT: (New Tree) 1. Fagus Sylvatica 12-14 cm girth 2. Tilia cordata 12-14 cm girth

S1 to S6: New shrubs to be RSPB approved to be bird friendly.
Shrub 01 (S1) Berberis (Barberry)
Shrub 02 (S2) Cotoneaster (Conspicuus, C. horizontalis)
Shrub 03 (S3) Juneberry shrubs Amelanchier lamarckii
Shrub 04 (S4) Hedging rose, Rosa rugosa,
Shrub 05 (S5) Ceanothus: Californian lilac
Shrub 06 (S6) Mahonia tikushiensis
HE: Hedge Prunus padus, or Bird Cherry.
RSPB approved Bird to be Friendly

ECO DIVERSITY
BTB: Bat box fixed to elevation wall
BDB: Bird box fixed to elevation wall

HARD LANDSCAPE ELEMENTS

GR: Porous Gravel with Indian sandstone stepping stones/areas.
SP: Sandstone paving
CRB: Clean, repair and repoint existing brickwork and stone copings.
BMB: Introduce black painted galvanised metal railings over stone wall 1.1m tall
LATT: Latt over cladding over existing wall to raise height to 2.0m.

N

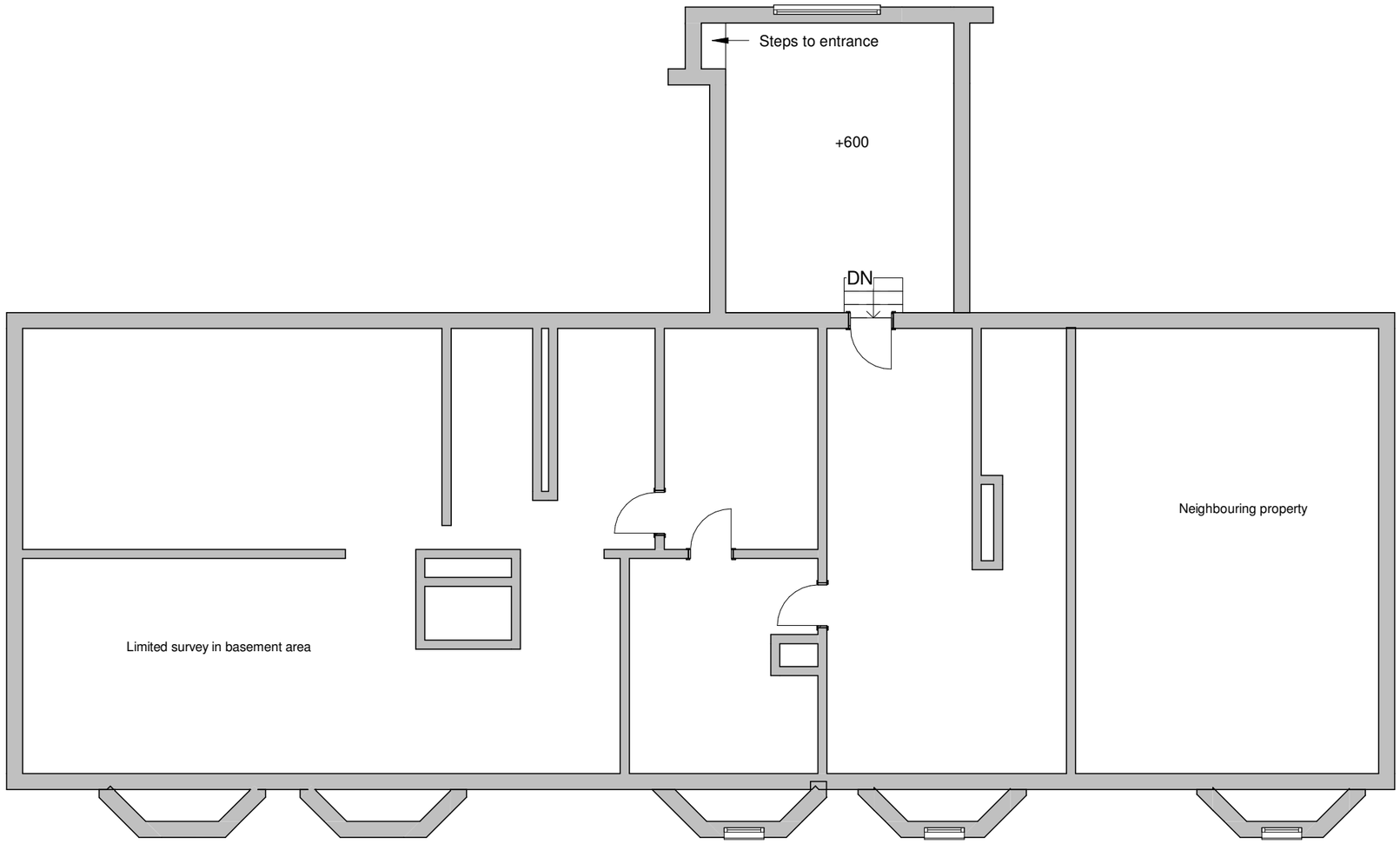
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project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL02	rev: A
drawing: Proposed Site Plan				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: As indicated	Sheet: A3			

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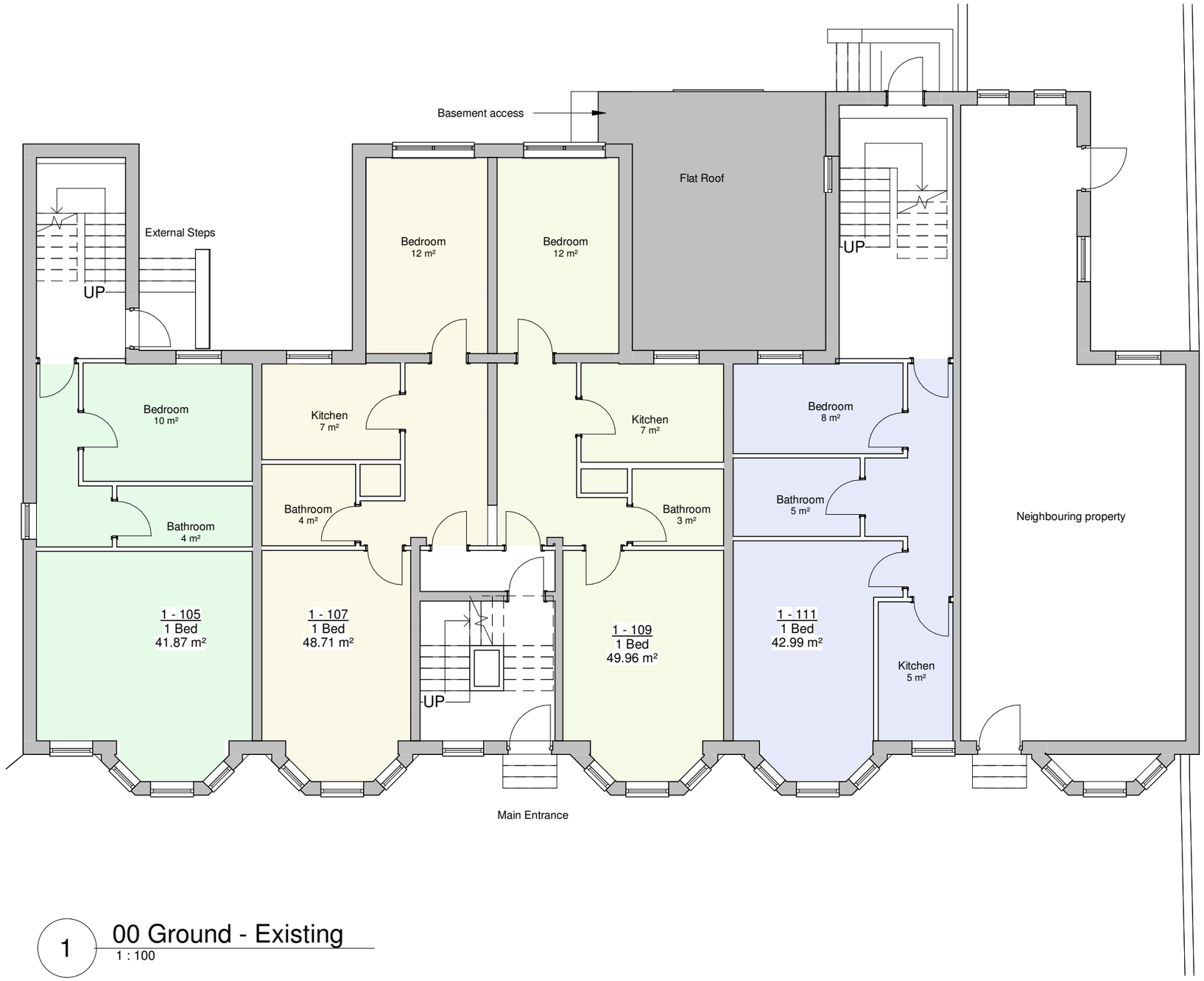
0 5



1 -01 Basement - Existing
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL03	rev: A
drawing: Basement Existing				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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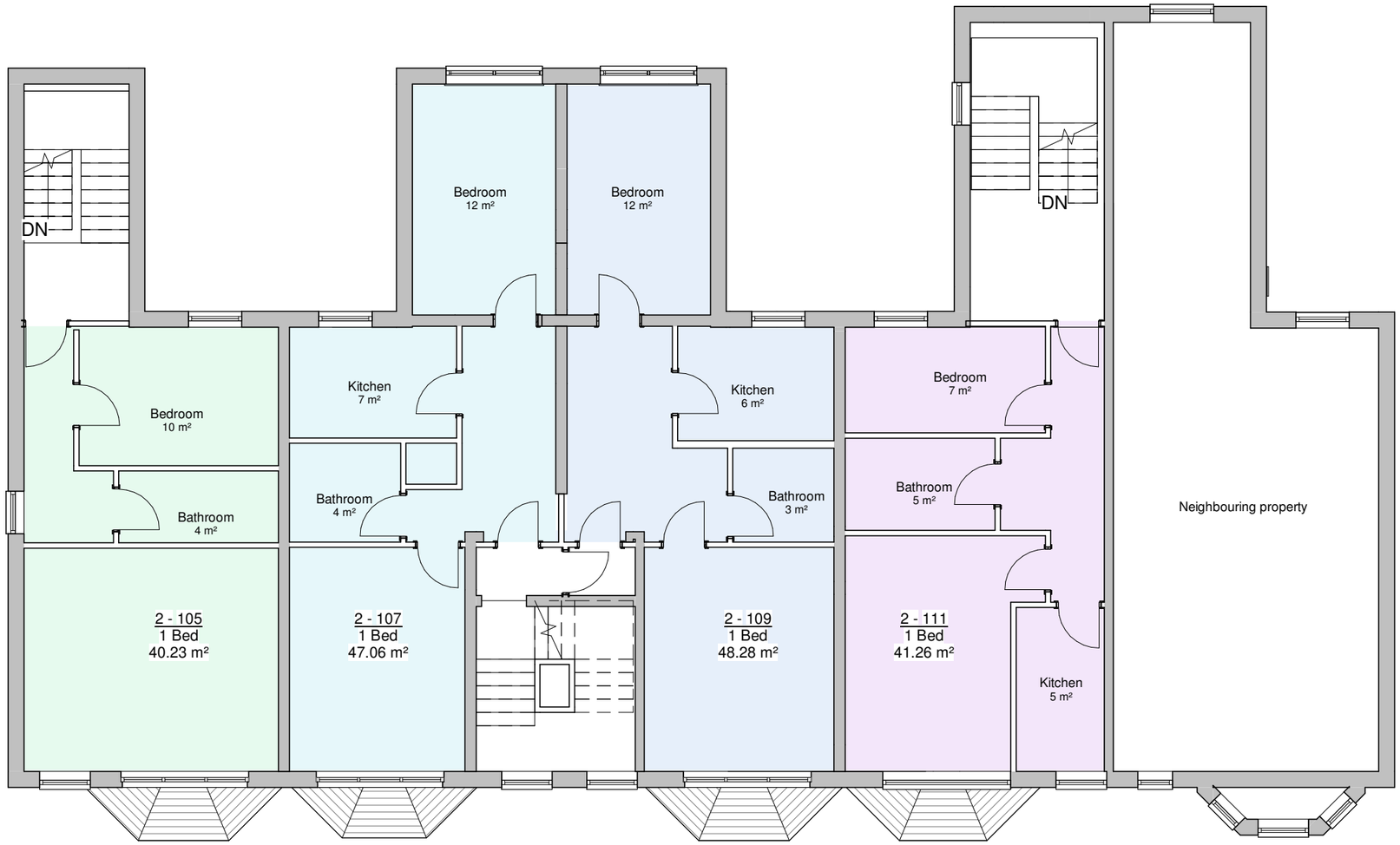
1 00 Ground - Existing
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL04	rev: A
drawing: Ground Floor Existing				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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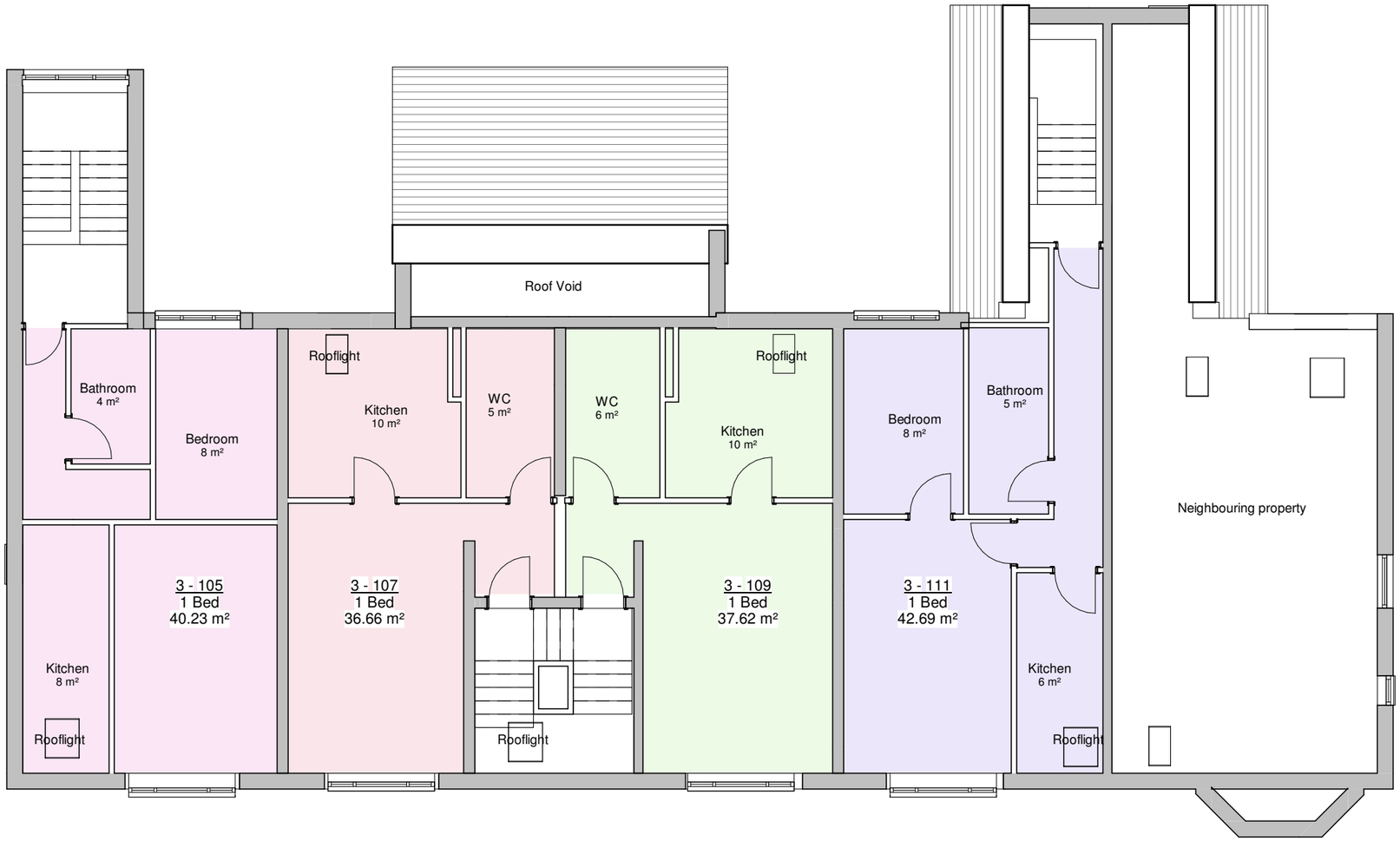
1 01 First - Existing
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL05	rev: A
drawing: First Floor Existing				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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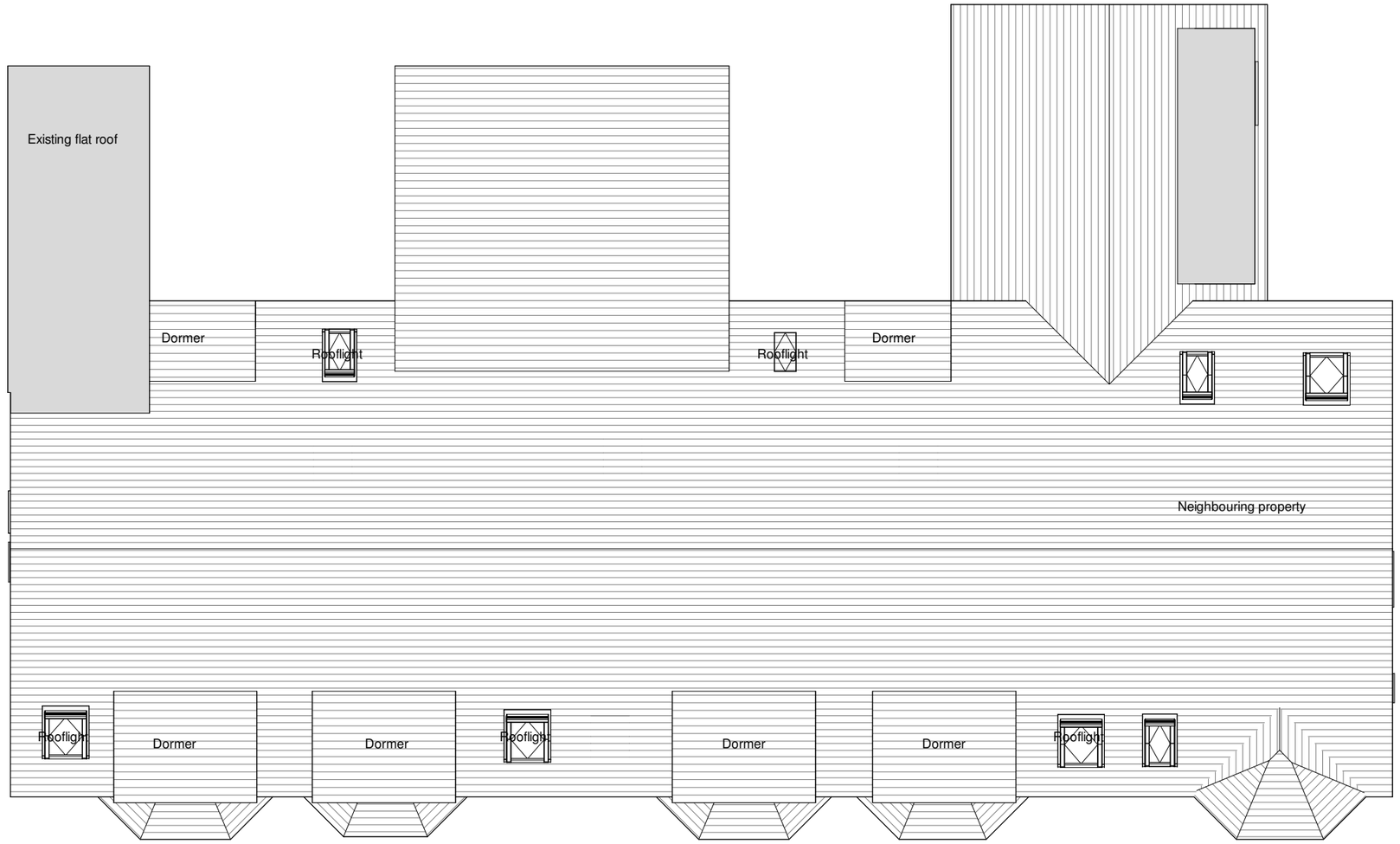
0 5



1 02 Second - Existing
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL06	rev: A
drawing: Second Floor Existing				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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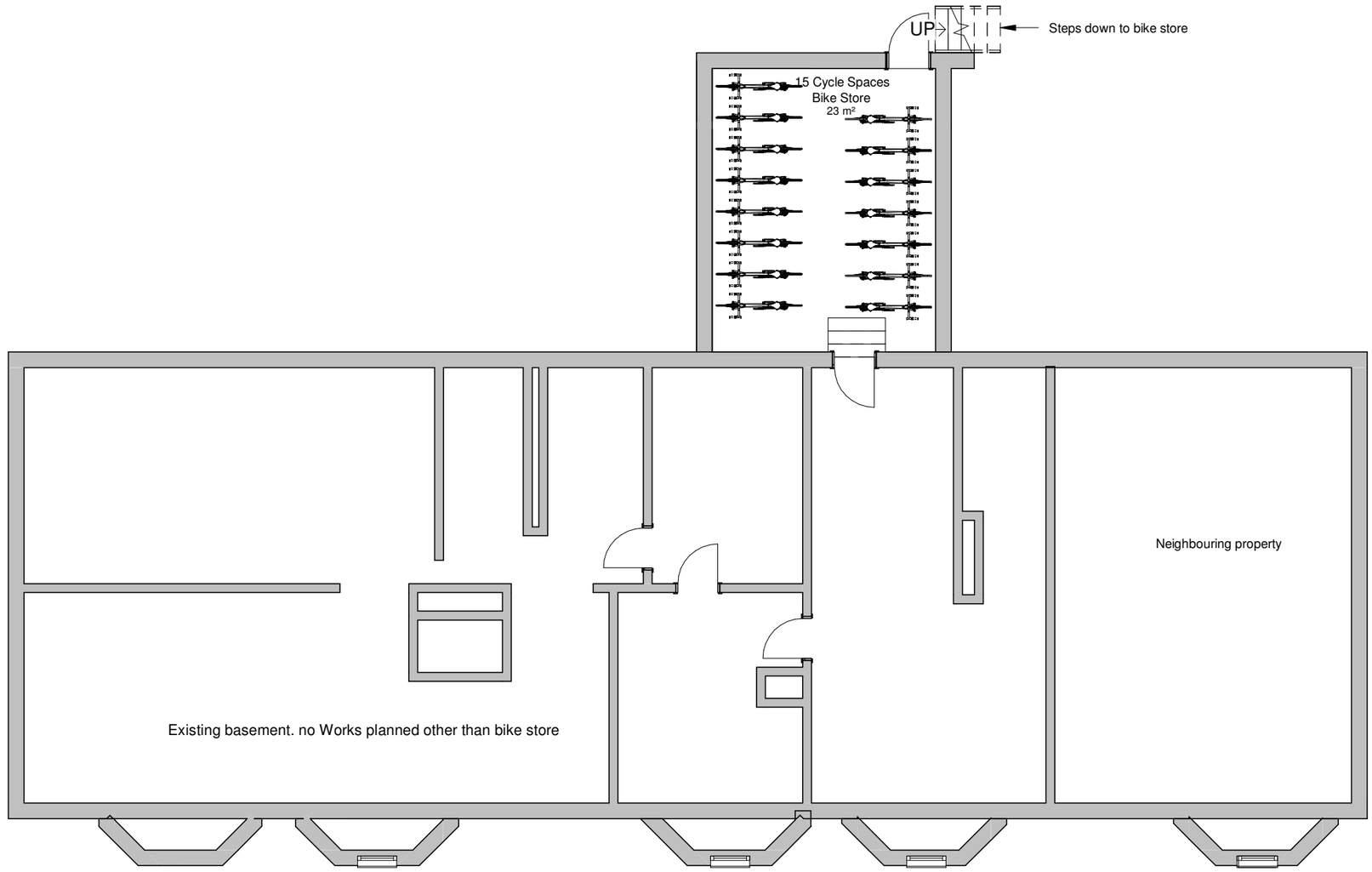


1 Roof Plan - Existing

1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL07	rev: A
drawing: Roof Plan Existing				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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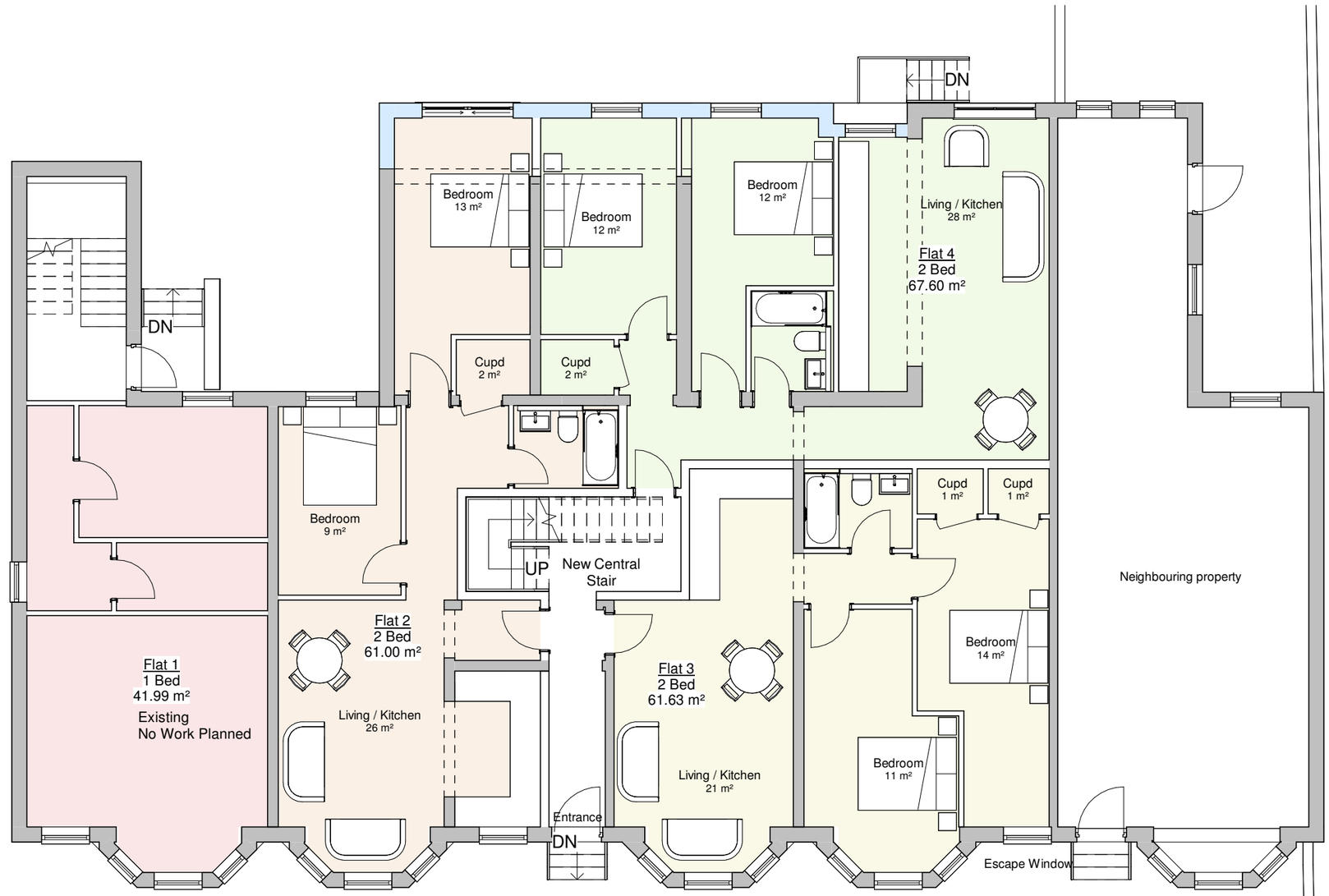


1 -01 Basement - Proposed

1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL08	rev: A
drawing: -01 Basement Proposed				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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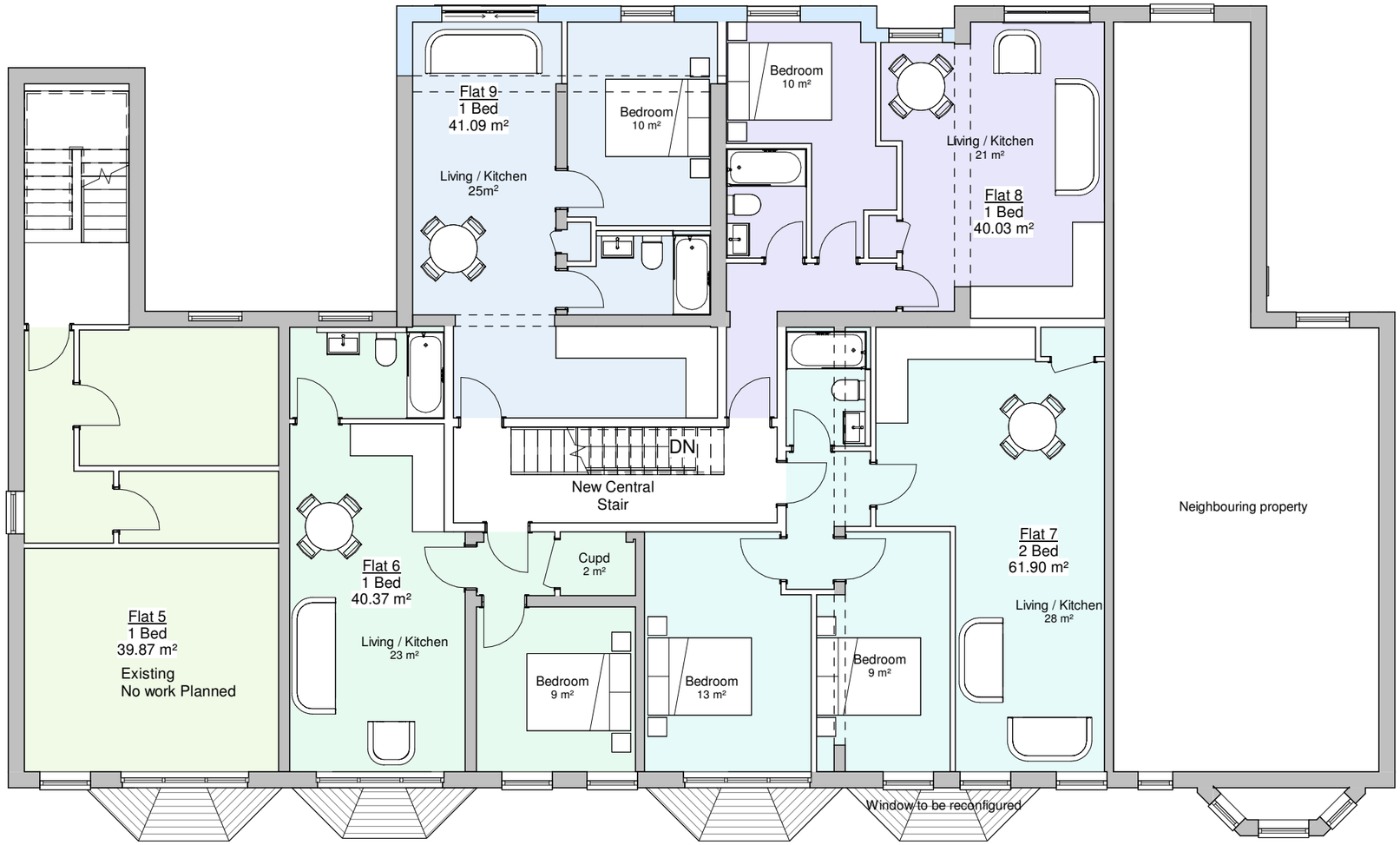
1 00 Ground Floor Proposed
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL09	rev: A
drawing: 00 Ground Proposed				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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1 01 First Floor Proposed

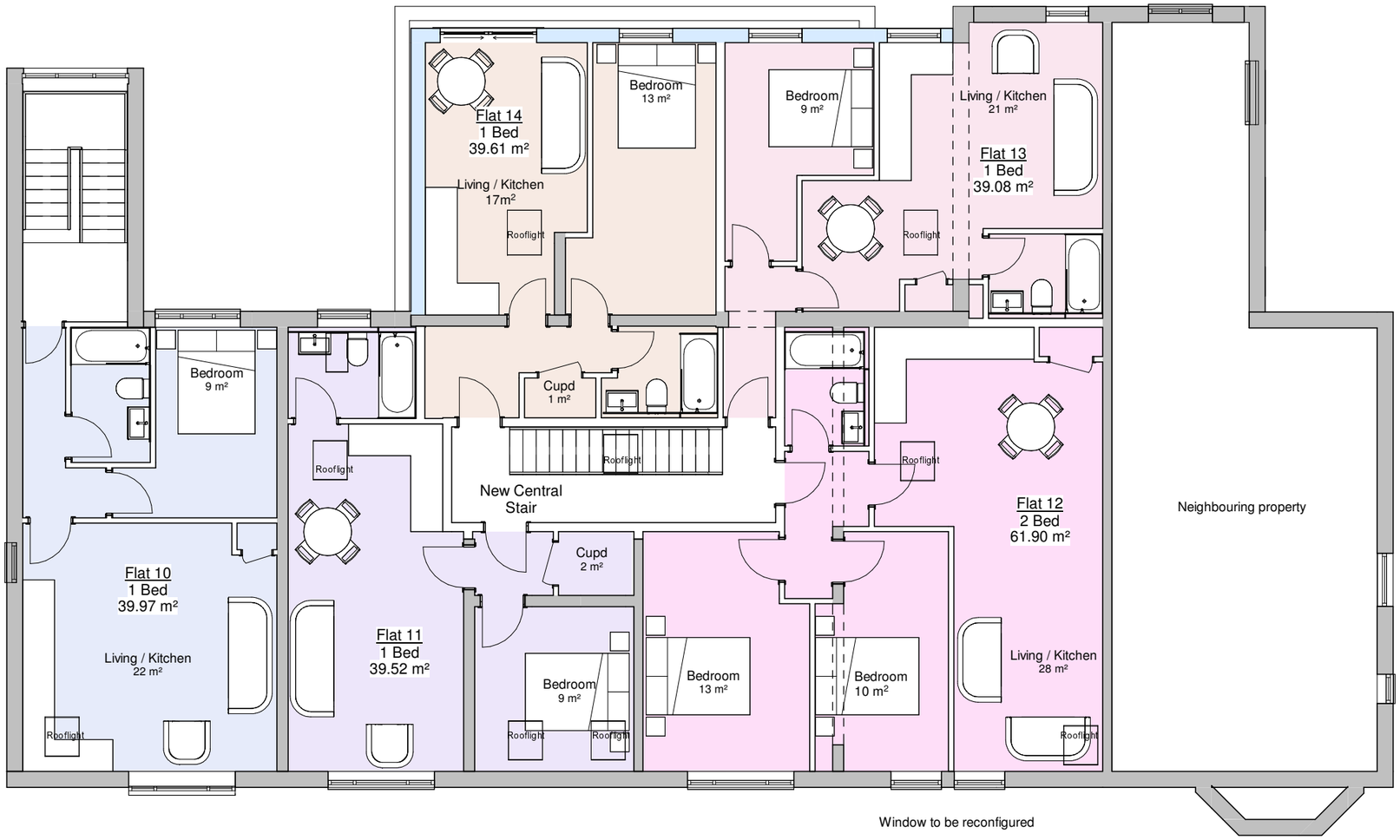
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL10	rev: A
drawing: 01 First Proposed				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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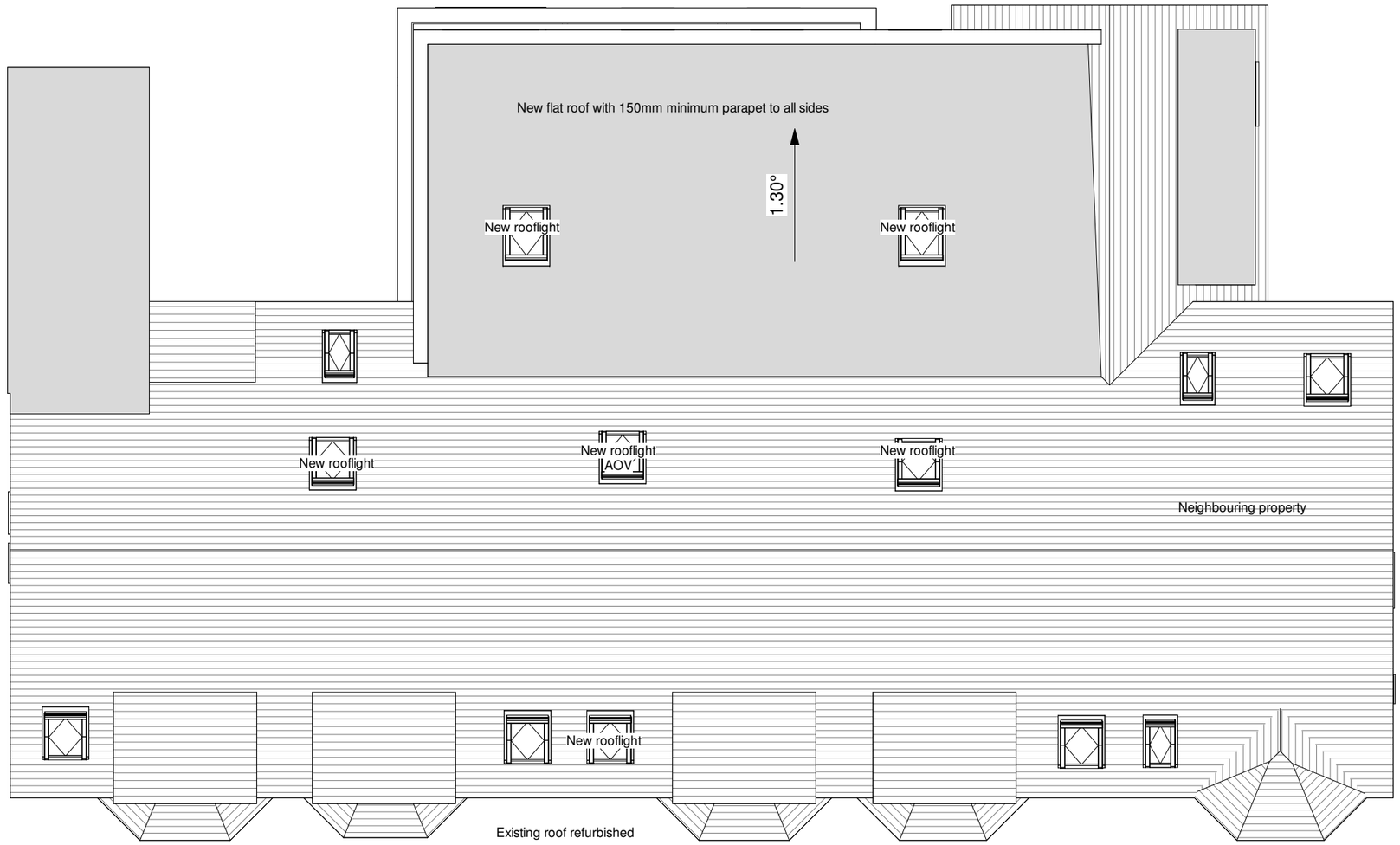


1 02 Second Floor Proposed

1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL11	rev: A
drawing: 02 Second Proposed				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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1 Roof Plan - Proposed

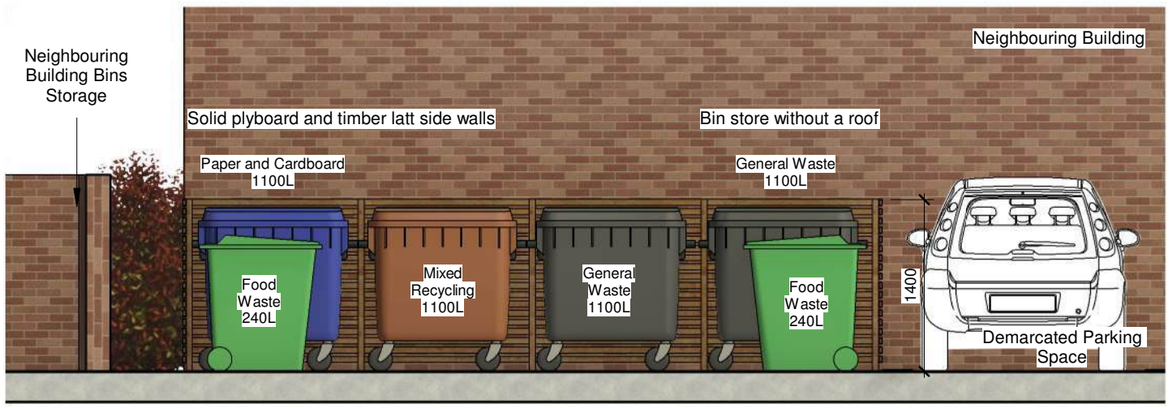
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL12	rev: A
drawing: Roof Plan Proposed				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

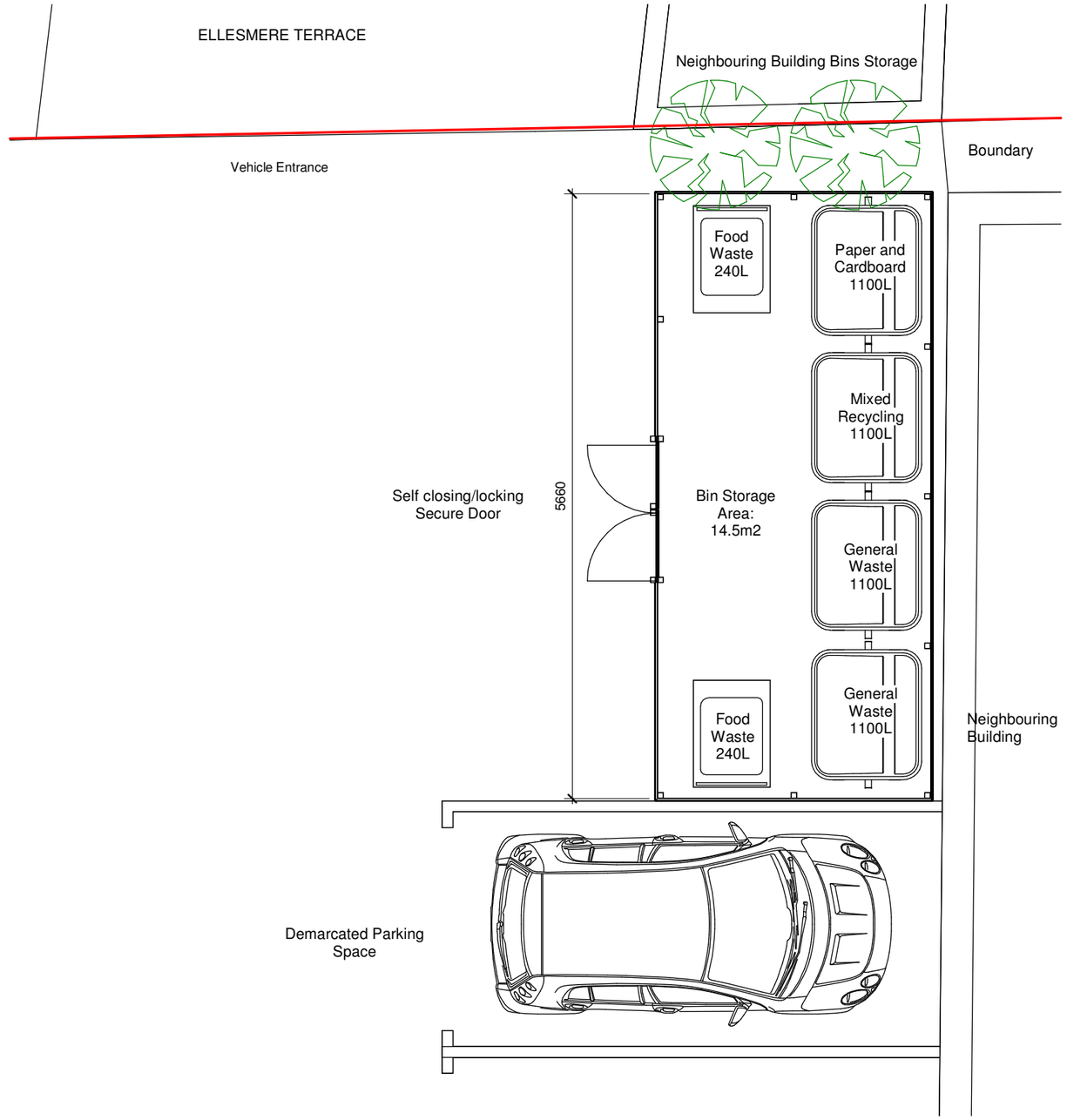
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2 Bin Storage Elevation
1 : 50



4 Bin Storage Internal Elevation
1 : 50



1 Bin Storage Floor Plan
1 : 50

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: PL13	rev: A
drawing: Bin Storage				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 50	Sheet: A3			

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1 Front Proposed
1 : 100



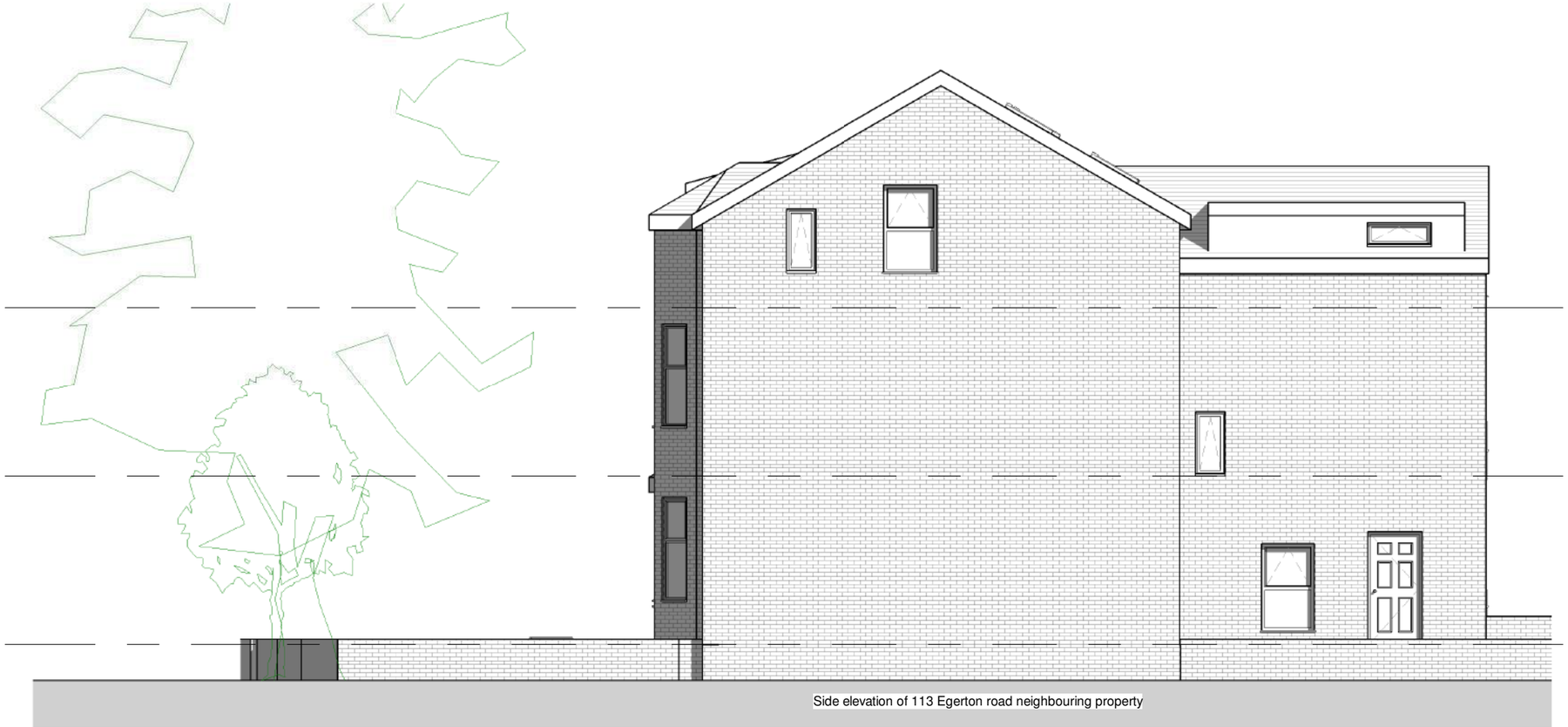
2 Front Existing
1 : 100

RL	Rooflight
ESS	Replace existing windows with UPVC thin section top and side hung
SS	New UPVC thin section sliding sash window
TT	Replace existing windows with UPVC thin section Tilt and Turn window
TH	New UPVC top hung window
PD	Traditional black painted timber door to match original / adjacent front doors
JB	Glass Juliet Balcony
UD	UPVC door
NP	New traditional porch roof over new main entrance
ZSS	Zinc standing seam cladding. Natural finish.
BMB	Black painted metal balustrade railing - 1.1m tall (BMB)
CRB	Clean and repoint brickwork
RR	Refurbish existing slate roof. Replace broken slate.

project: 105 - 111 Egerton Road
client name: STANTON
Contract No.: XXX | SIE: 105 | PHASE: PL | drawing number: EL01 | rev: A
drawing: Front Elevation
Stage Code: PLANNING
scale: 1 : 100 | Sheet: A3

Date	Rev
17/08/26	A

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1 Side Proposed South
1 : 100



2 Side Existing South
1 : 100

RL	Rooflight
ESS	Replace existing windows with UPVC thin section top and side hung
SS	New UPVC thin section sliding sash window
TT	Replace existing windows with UPVC thin section Tilt and Turn window
TH	New UPVC top hung window
PD	Traditional black painted timber door to match original / adjacent front doors
JB	Glass Juliet Balcony
UD	UPVC door
NP	New traditional porch roof over new main entrance
ZSS	Zinc standing seam cladding. Natural finish.
BMB	Black painted metal balustrade railing - 1.1m tall (BMB)
CRB	Clean and repoint brickwork
RR	Refurbish existing slate roof. Replace broken slate.

project: 105 - 111 Egerton Road
client name: STANTON
Contract No.: XXX | SIE: 105 | PHASE: PL | drawing number: EL02 | rev: A
drawing: Side Elevation South
Stage Code: PLANNING
scale: 1 : 100 | Sheet: A3

Date	Rev
17/08/26	A

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2 Rear Proposed
1 : 100



1 Rear Extisting
1 : 100

RL	Rooflight
ESS	Replace existing windows with UPVC thin section top and side hung
SS	New UPVC thin section sliding sash window
TT	Replace existing windows with UPVC thin section Tilt and Turn window
TH	New UPVC top hung window
PD	Traditional black painted timber door to match original / adjacent front doors
JB	Glass Juliet Balcony
UD	UPVC door
NP	New traditional porch roof over new main entrance
ZSS	Zinc standing seam cladding. Natural finish.
BMB	Black painted metal balustrade railing - 1.1m tall (BMB)
CRB	Clean and repoint brickwork
RR	Refurbish existing slate roof. Replace broken slate.

project
105 - 111 Egerton Road

client name
STANTON

Contract No.	SIE	PHASE	drawing number	rev
XXX	105	PL	EL03	A

drawing
Rear Elevation

Stage Code
PLANNING

scale
1 : 100

Sheet
A3

Date	Rev
17/08/26	A

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1 Proposed Side North
1 : 100

RL	Rooflight
ESS	Replace existing windows with UPVC thin section top and side hung
SS	New UPVC thin section sliding sash window
TT	Replace existing windows with UPVC thin section Tilt and Turn window
TH	New UPVC top hung window
PD	Traditional black painted timber door to match original / adjacent front doors
JB	Glass Juliet Balcony
UD	UPVC door
NP	New traditional porch roof over new main entrance
ZSS	Zinc standing seam cladding. Natural finish.
BMB	Black painted metal balustrade railing - 1.1m tall (BMB)
CRB	Clean and repoint brickwork
RR	Refurbish existing slate roof. Replace broken slate.



2 Existing Side North
1 : 100

project: 105 - 111 Egerton Road			client name: STANTON	
Contract No.: XXX	SIE: 105	PHASE: PL	drawing number: EL04	rev: A
drawing: Side Elevation North				
Stage Code: PLANNING			Date: 17/08/26	Rev: A
scale: 1 : 100	Sheet: A3			

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Appendix C

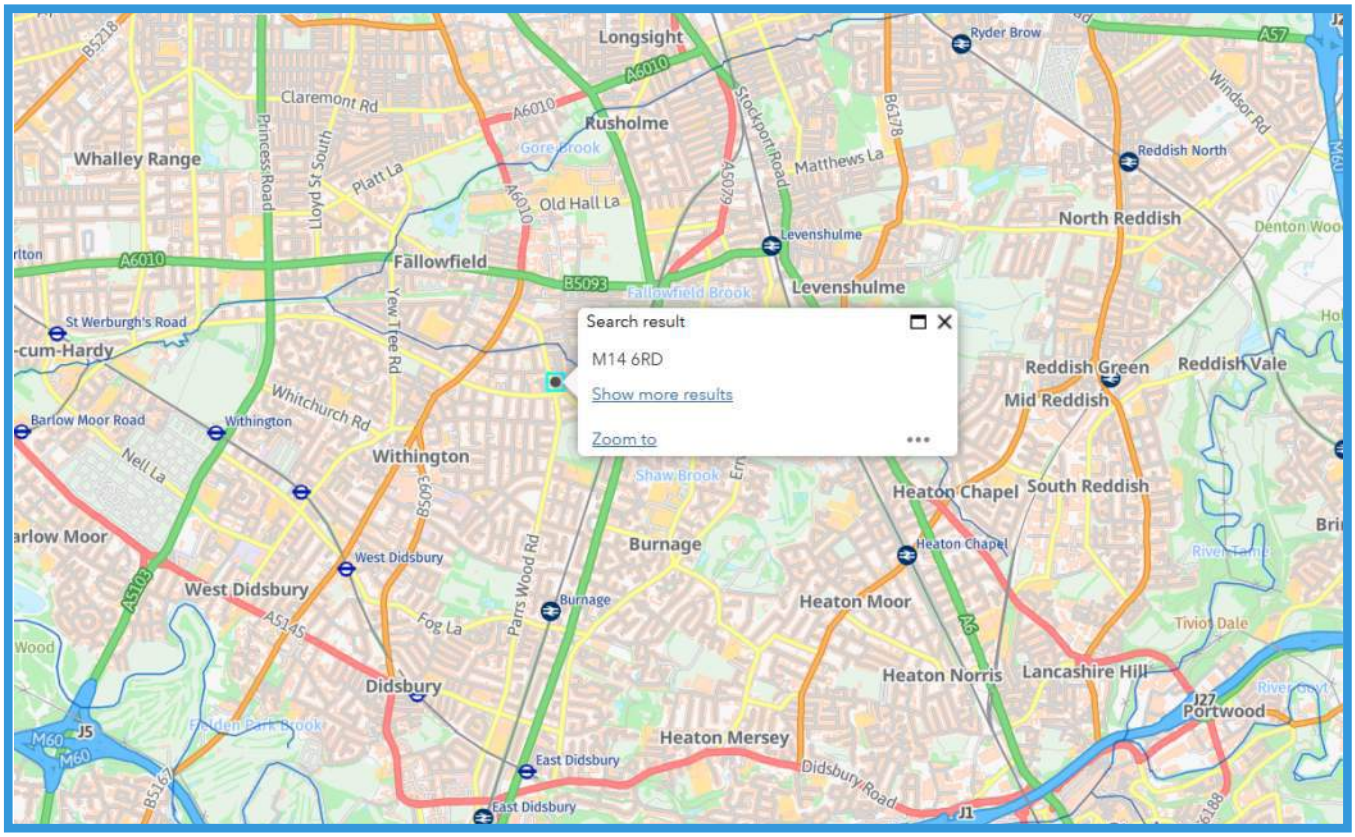
GEOLOGY - BEDROCK - Chester Formation-Sandstone



GEOLOGY - SUPERFICIAL DEPOSITS - Till, Devensian-Diamicton



Main River Map



Reservoirs Map

Flood risk from reservoirs

Extent of flooding

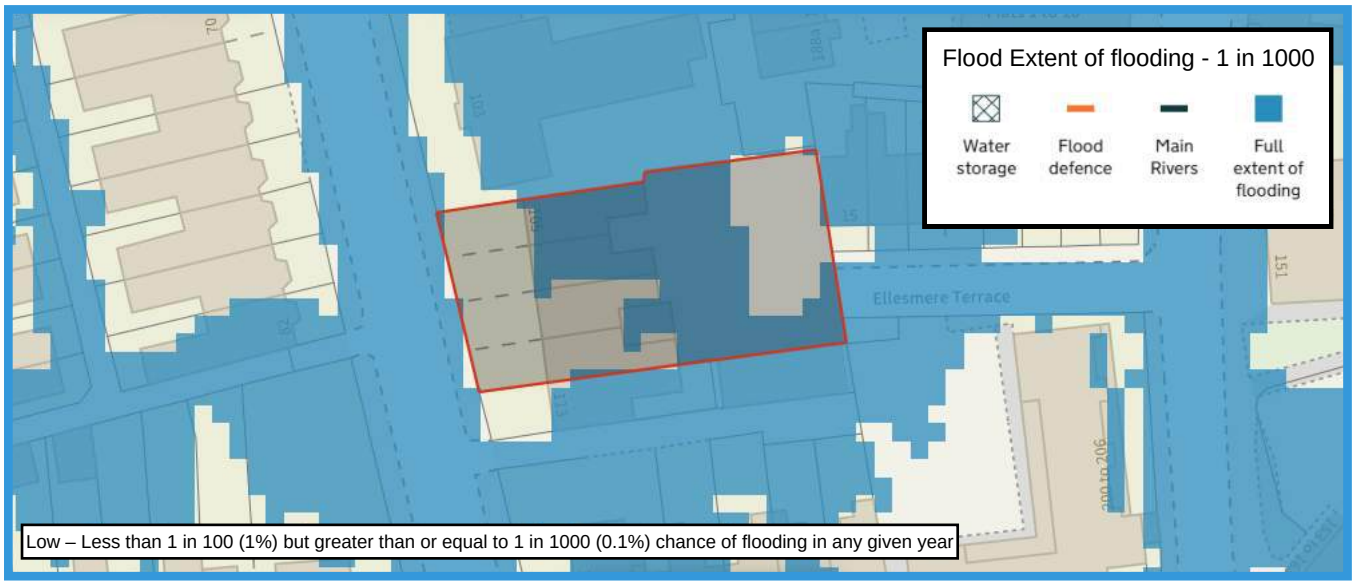
SITE SURFACE WATER FLOOD RISK

This is the EA Climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.
The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. We have chosen long-term epochs appropriate to support long-term planning and development decisions.

EXTENT 2061 to 2125



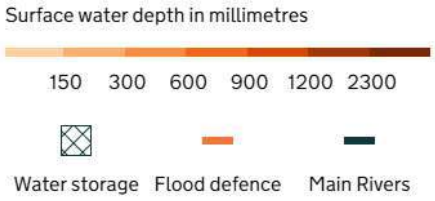


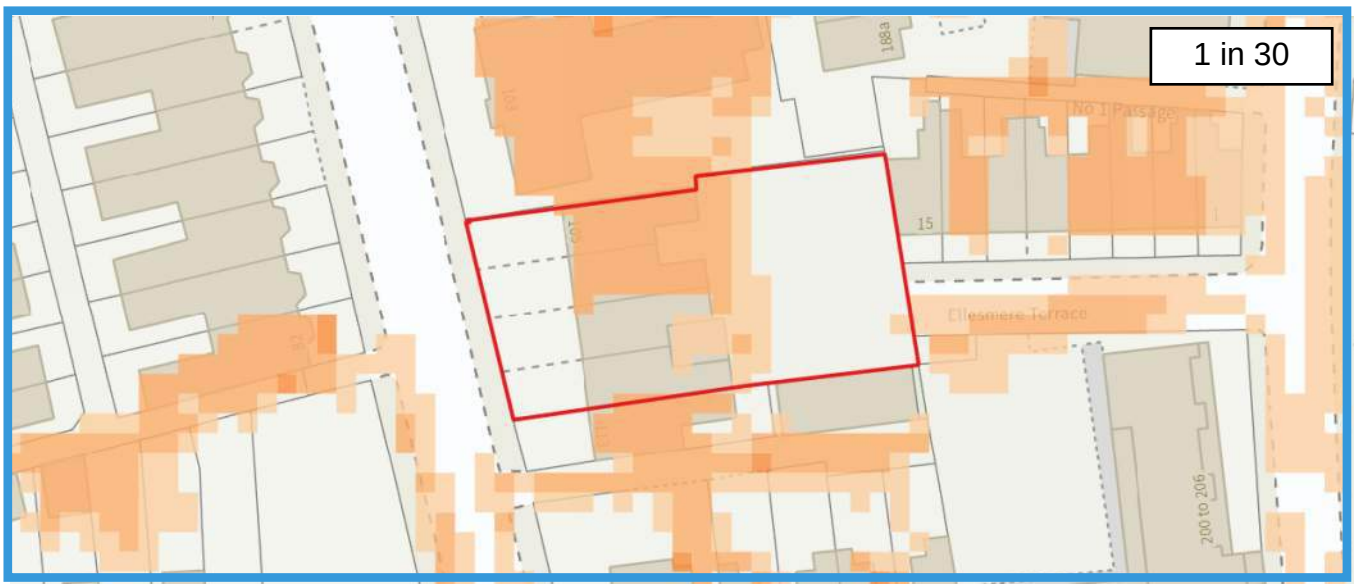


SITE SURFACE WATER FLOOD RISK

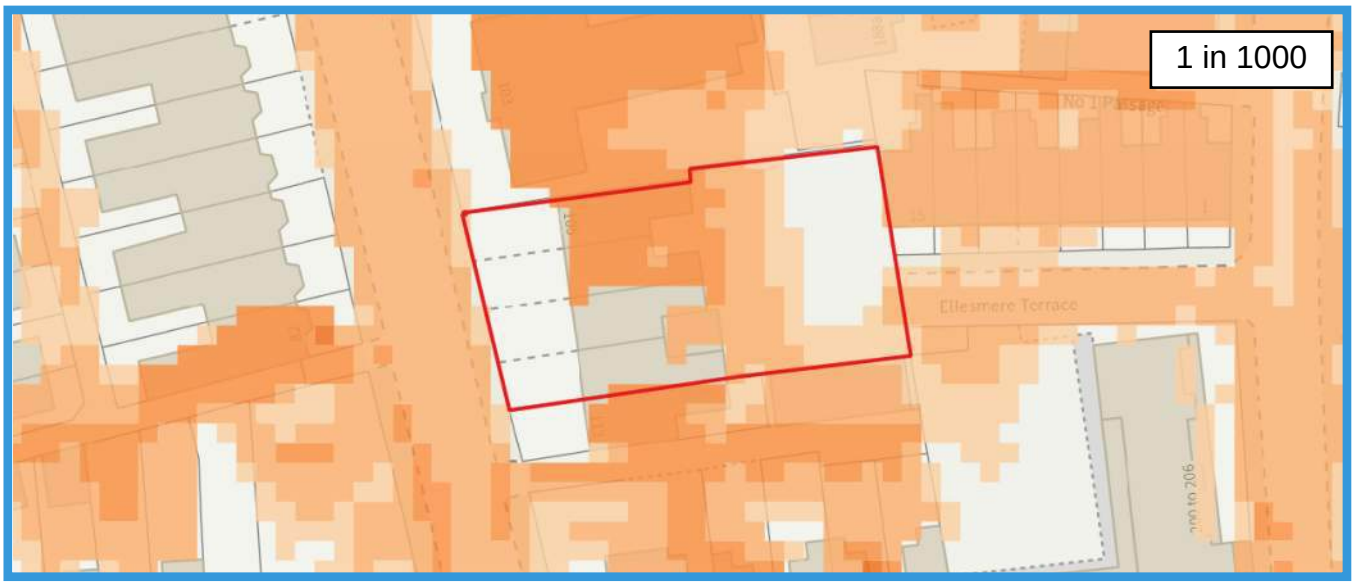
URBANWATER

WATER DEPTH 2061 to 2125









MAGIC RESULTS



Site Check Results

Site Check Report generated on Fri Feb 20 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SJ85819324

Aquifer Designation Map (Superficial Drift) (England)

TYPOLOGY	Secondary (undifferentiated)

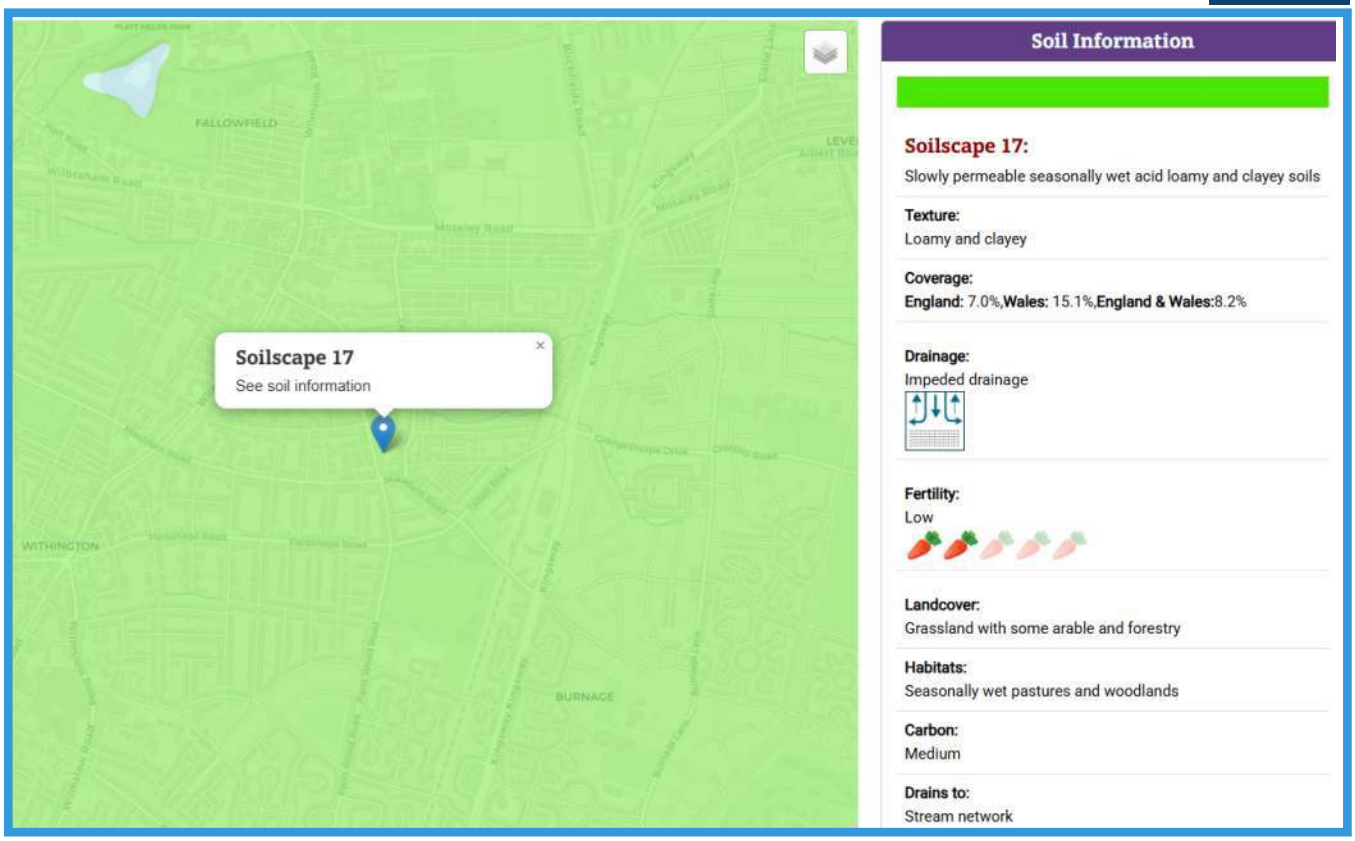
Aquifer Designation Map (Bedrock) (England)

TYPOLOGY	Principal

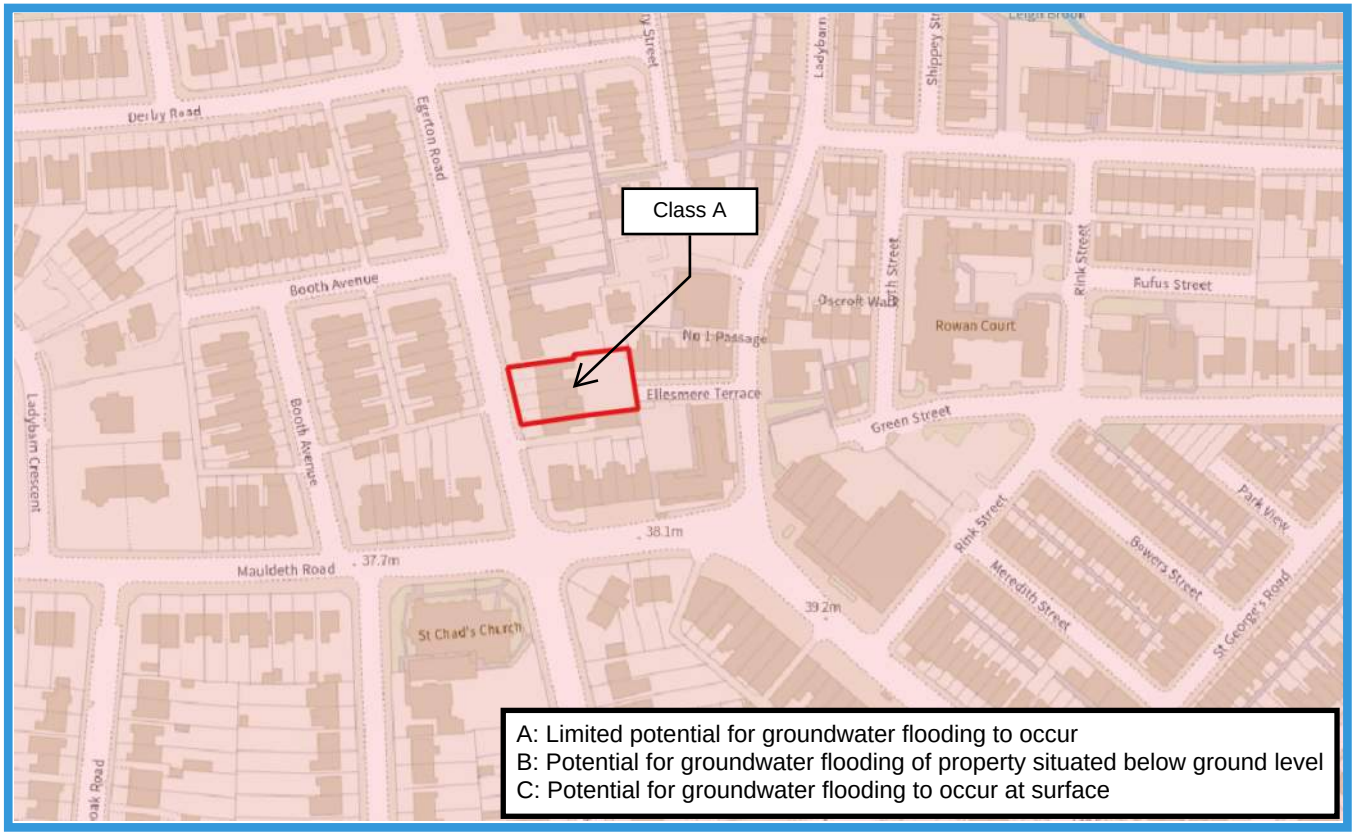
Source Protection Zones merged (England)

No Features found

SOILSCAPES MAP



GROUND WATER FLOOD RISK



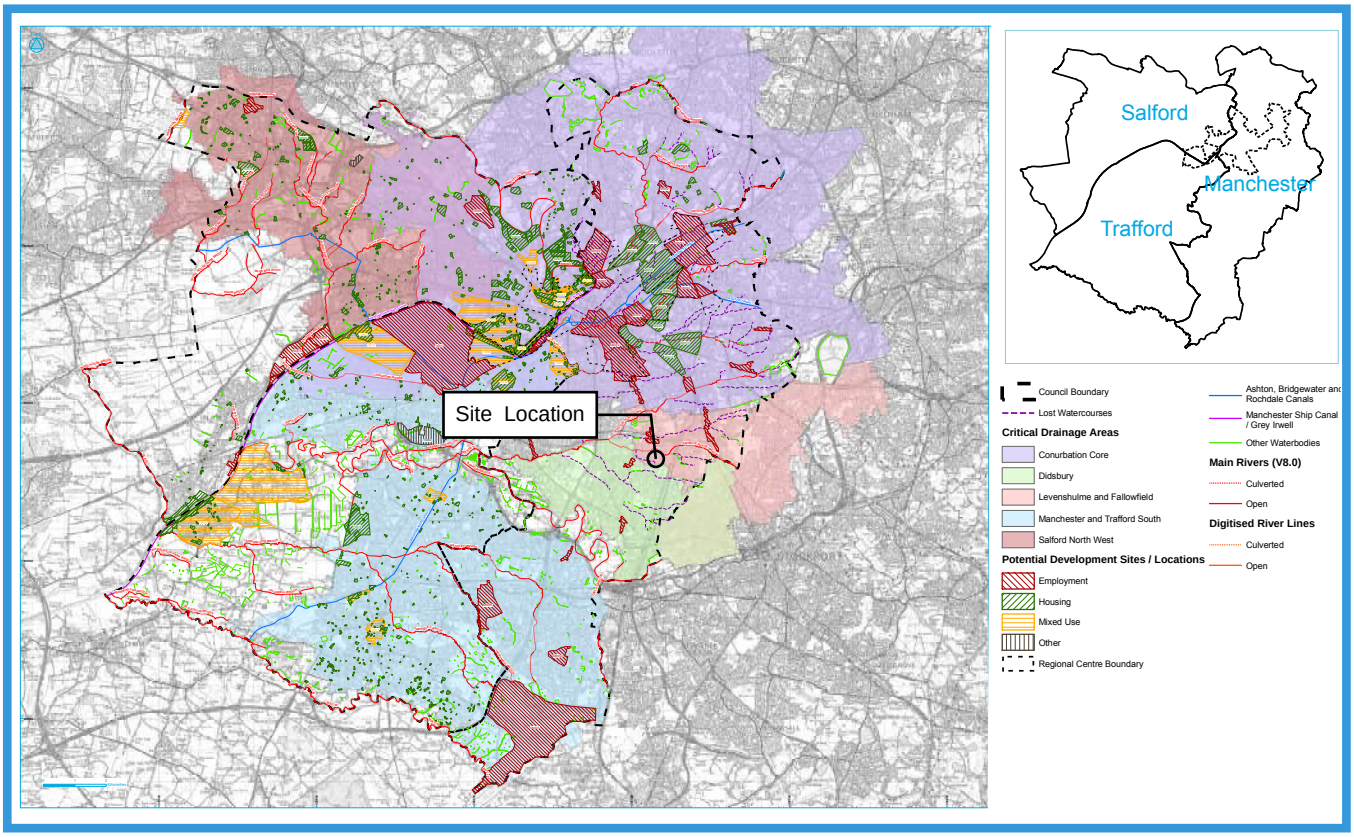
FLOOD WARNING AREA



HISTORIC FLOOD MAP



CRITICAL DRAINAGE AREA



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**385826/393248**	**19 August 2026 13:50**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

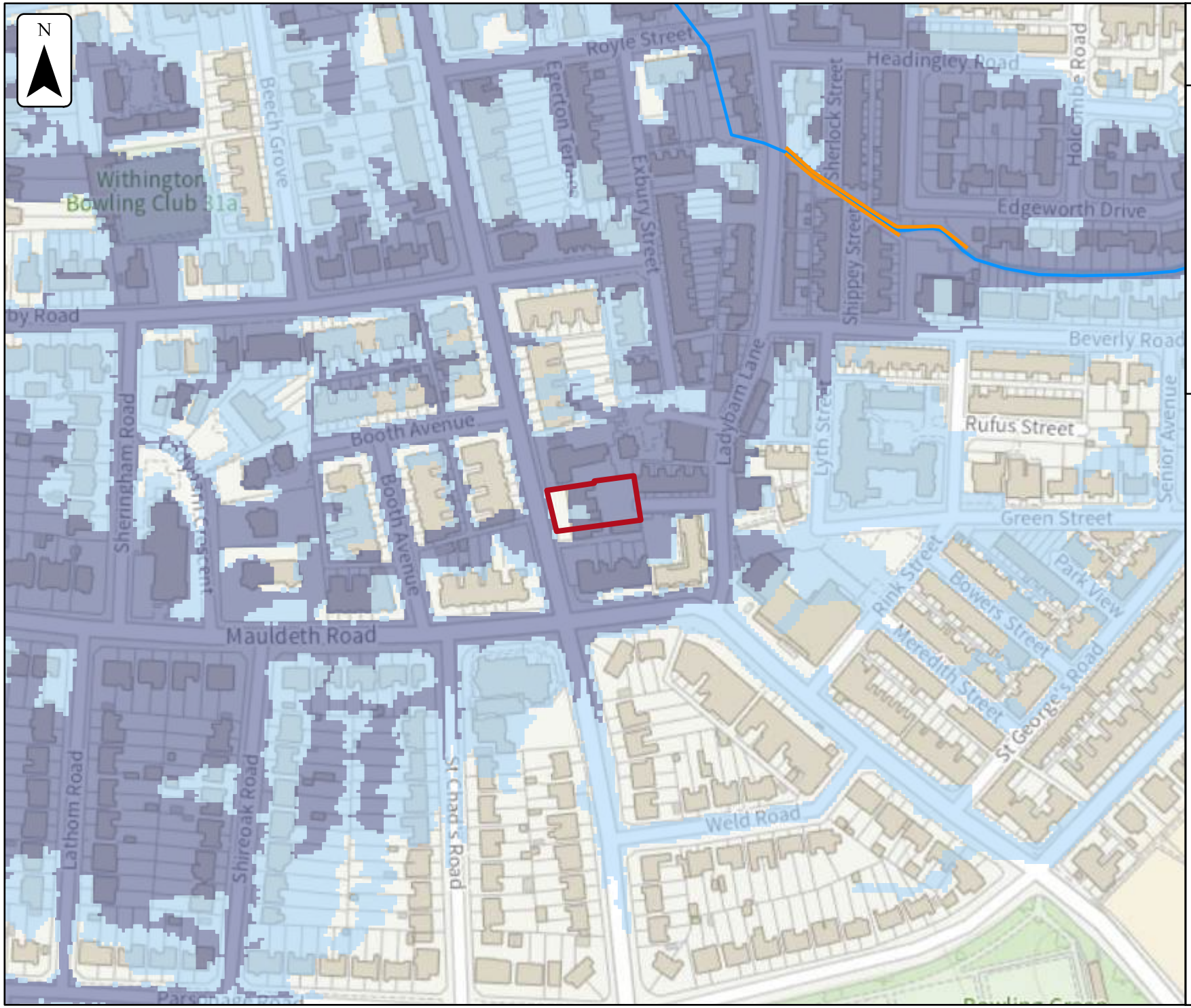
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
385826/393248

Scale
1:2,500

Created
19 Aug 2026 13:50

- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60 m

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Appendix D

Flood risk assessment data

Location of site: 385826 / 393248 (shown as easting and northing coordinates)
Document created on: 23 February 2026
This information was previously known as a product 4.
Customer reference number: 4JW8VGGPX219

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

> **We recommend that you work with a flood risk consultant to get your flood risk assessment.**

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- climate change modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Manchester District.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Cringle Black Brook 2017
Scenario(s): Defended fluvial, defences removed fluvial, defended climate change fluvial, defences removed climate change fluvial
Date: 1 April 2018

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

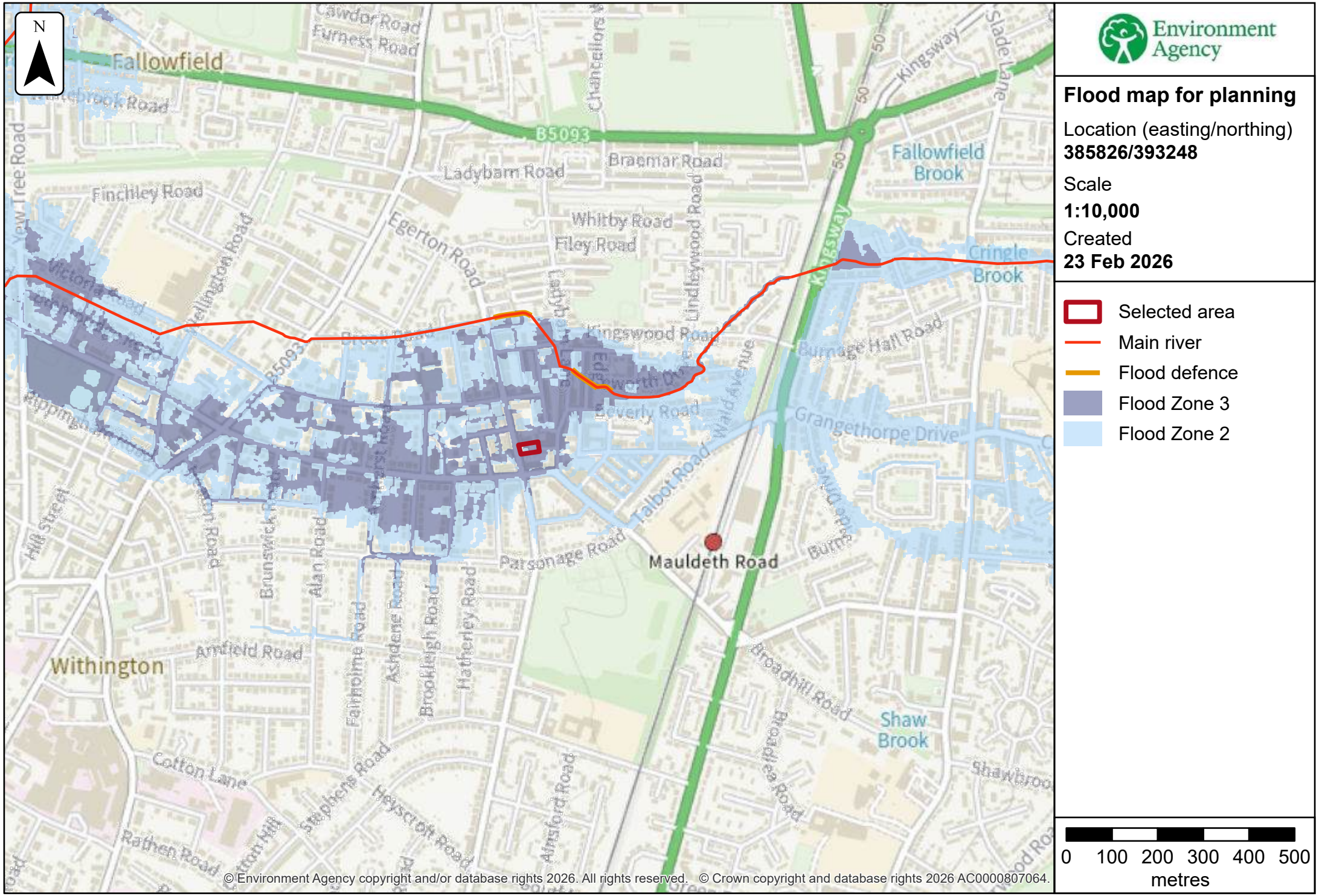
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



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Environment Agency

Flood map for planning

Location (easting/northing)
385826/393248

Scale
1:10,000

Created
23 Feb 2026

- Selected area
- Main river
- Flood defence
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

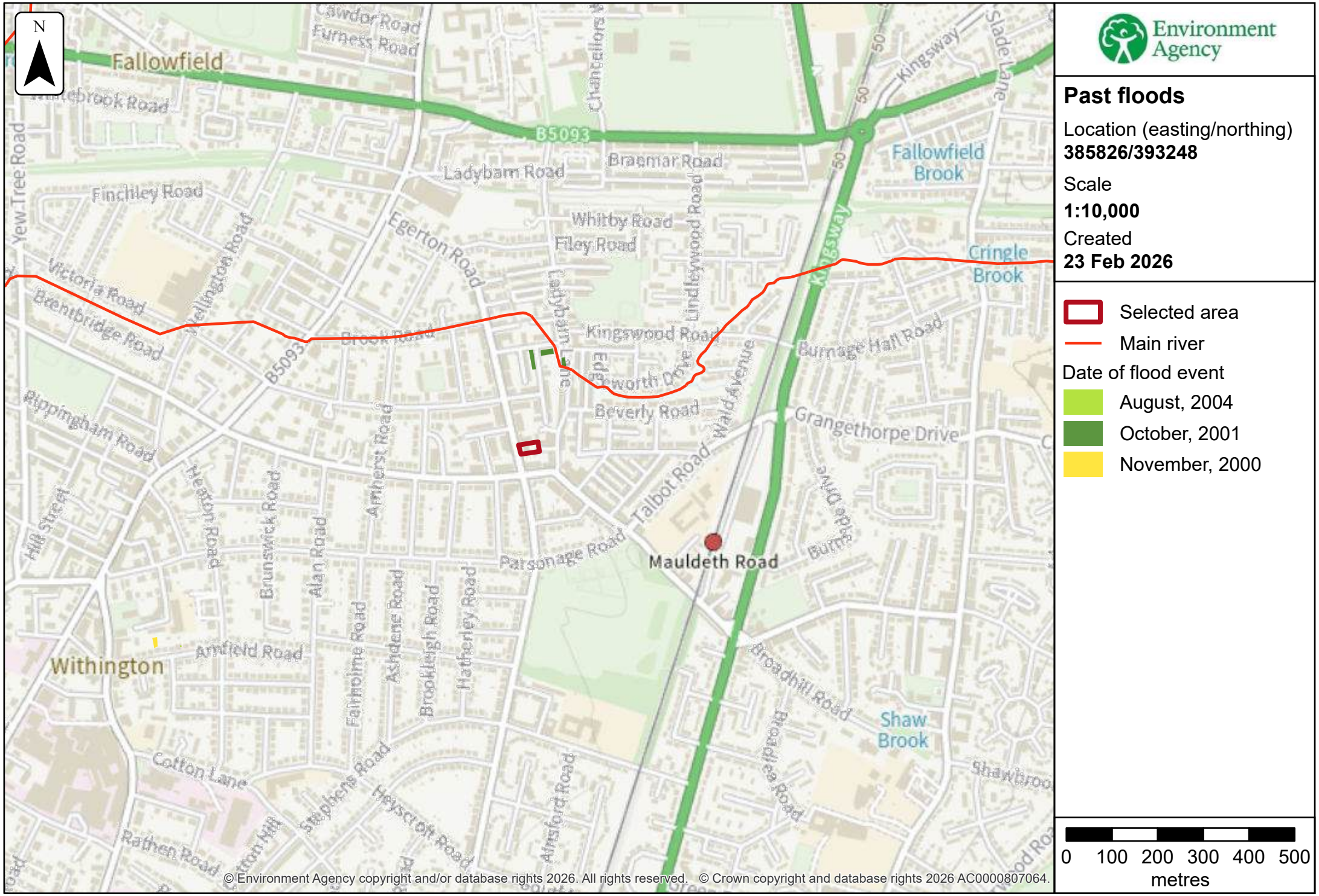
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

Download the complete recorded flood outlines dataset, which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Manchester District Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



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Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
10 August 2004	11 August 2004	main river	local drainage/surface water	No
26 October 2001	27 October 2001	main river	obstruction/blockage - channel	No
16 November 2000	17 November 2000	unknown	other	No

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is In mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



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Environment Agency

Flood defences

Location (easting/northing)
385826/393248

Scale
1:2,500

Created
23 Feb 2026

- Selected area
- Main river
- Flood defence

0 25 50 75 100
metres

Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	32357	Wall	100	Good	40.67	40.97	
2	121698	Wall	100	Good	40.70	40.96	
3	32358	Wall	100	Good	40.72	40.71	
4	59161	Wall	100	Good	40.13	40.13	
5	8870	Wall	100	Good	39.84	39.83	
6	8872	Engineered High Ground	100	Fair	39.78	39.77	
7	9557	Engineered High Ground	100	Fair	39.86	39.89	

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

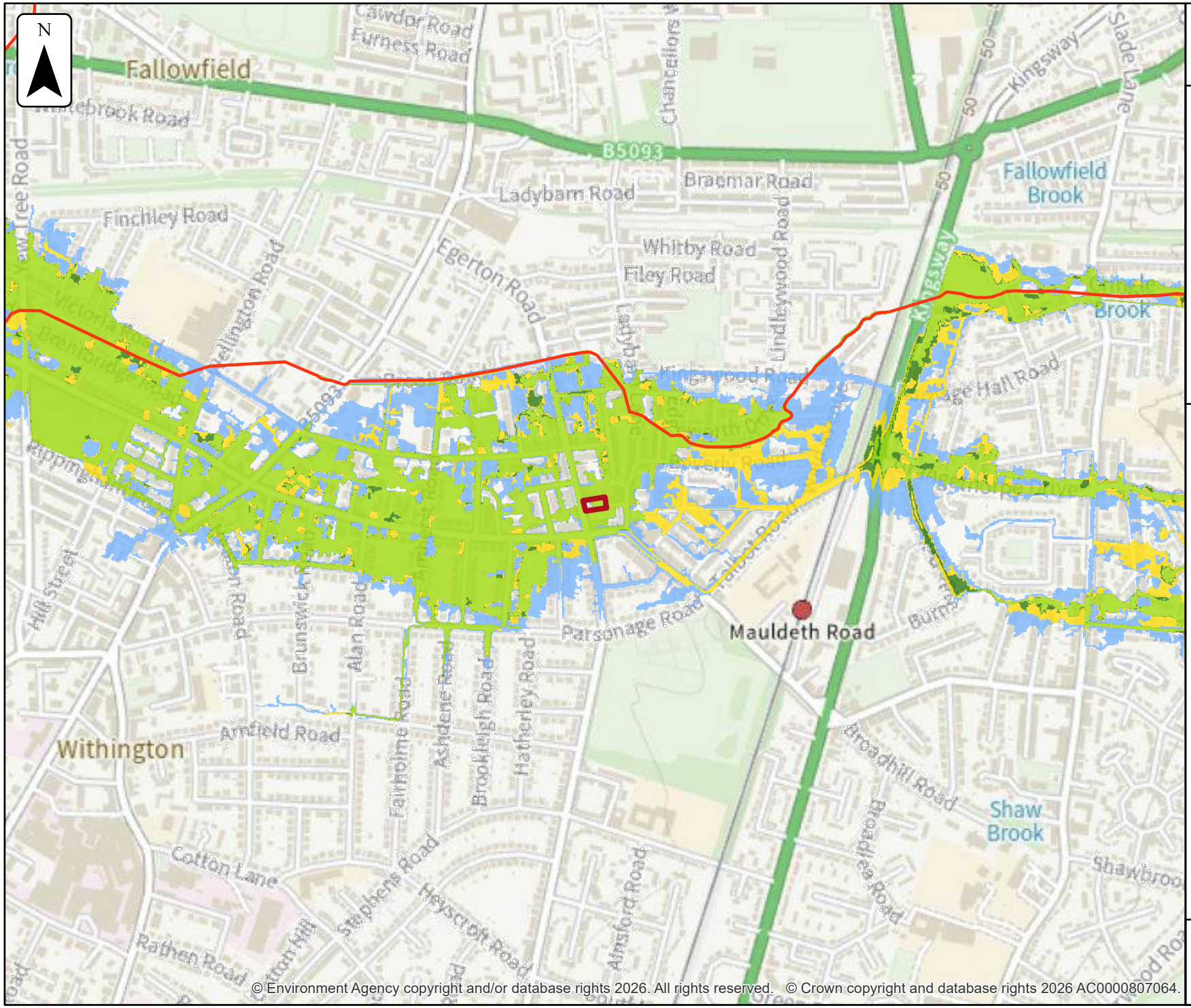
The climate change data included in the models may not include the latest flood risk assessment climate change allowances. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled fluvial: risk of flooding from rivers where flood defences have been removed, including estimated impact of climate change



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Environment Agency

Defences removed climate change modelled fluvial extent

Location (easting/northing)
385826/393248

Scale
1:10,000

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

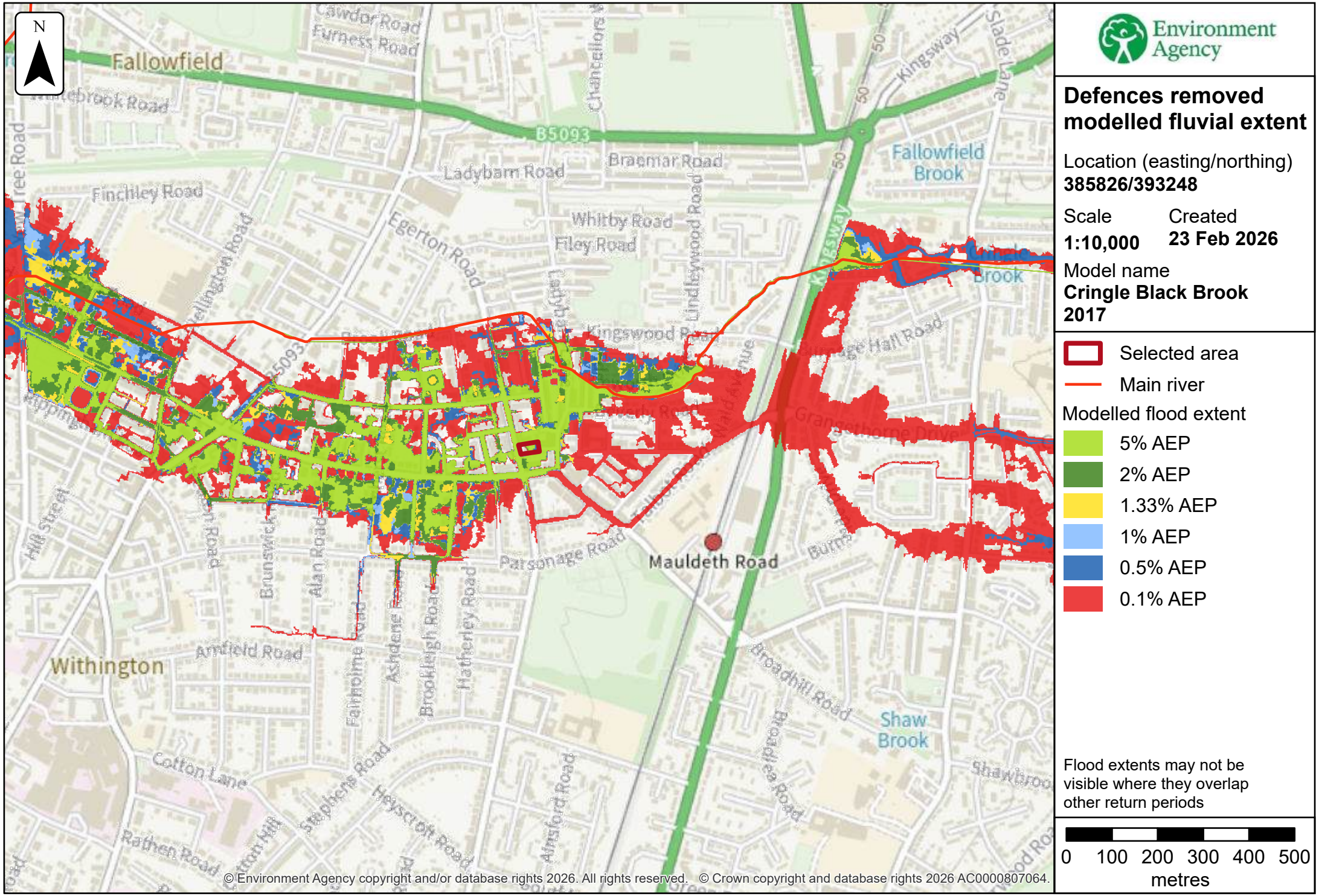
- Selected area
- Main river

Modelled flood extent

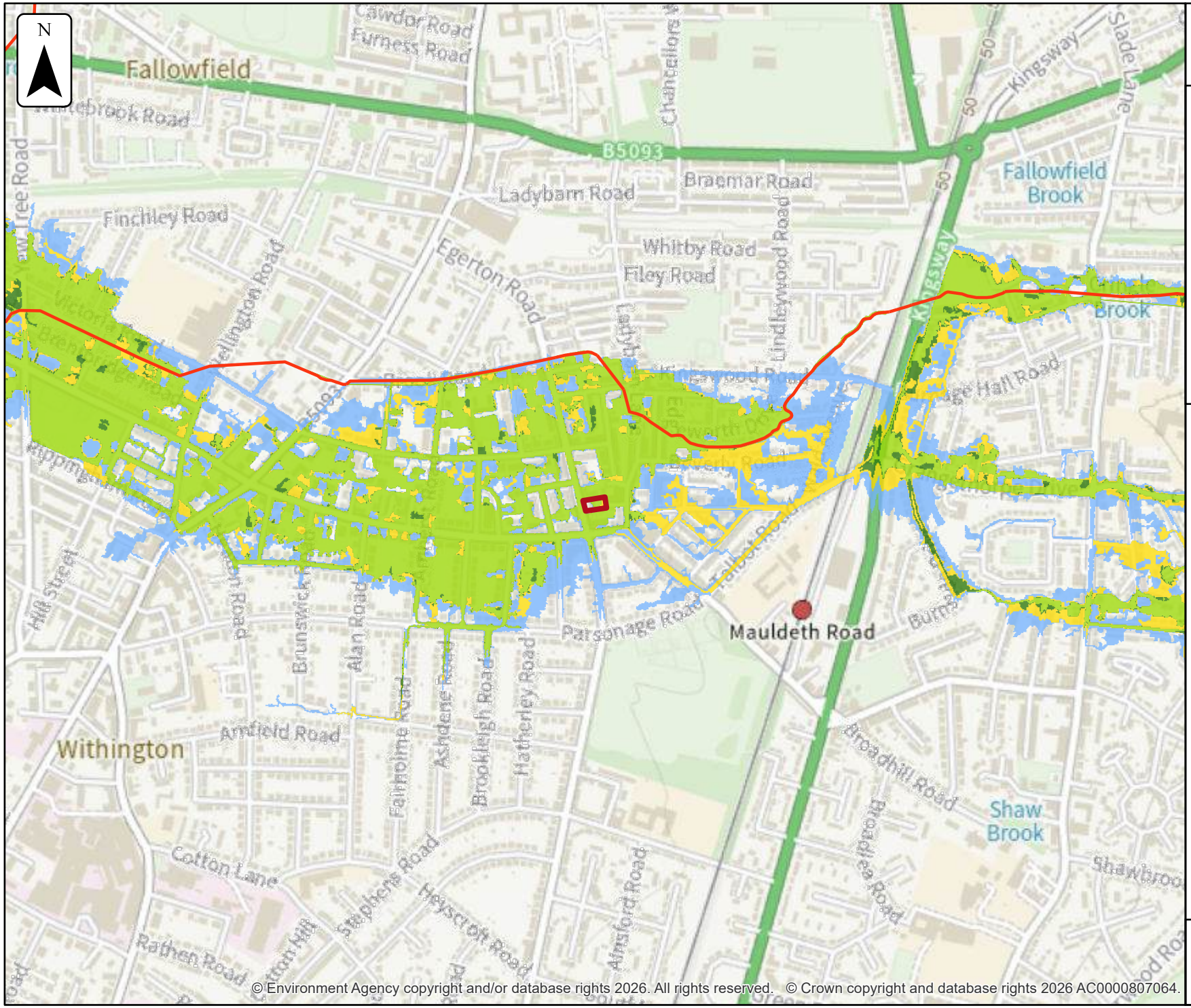
- 1% AEP (+30%)
- 1% AEP (+35%)
- 1% AEP (+70%)
- 0.1% AEP (+30%)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defended climate change modelled fluvial extent

Location (easting/northing)
385826/393248

Scale
1:10,000

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

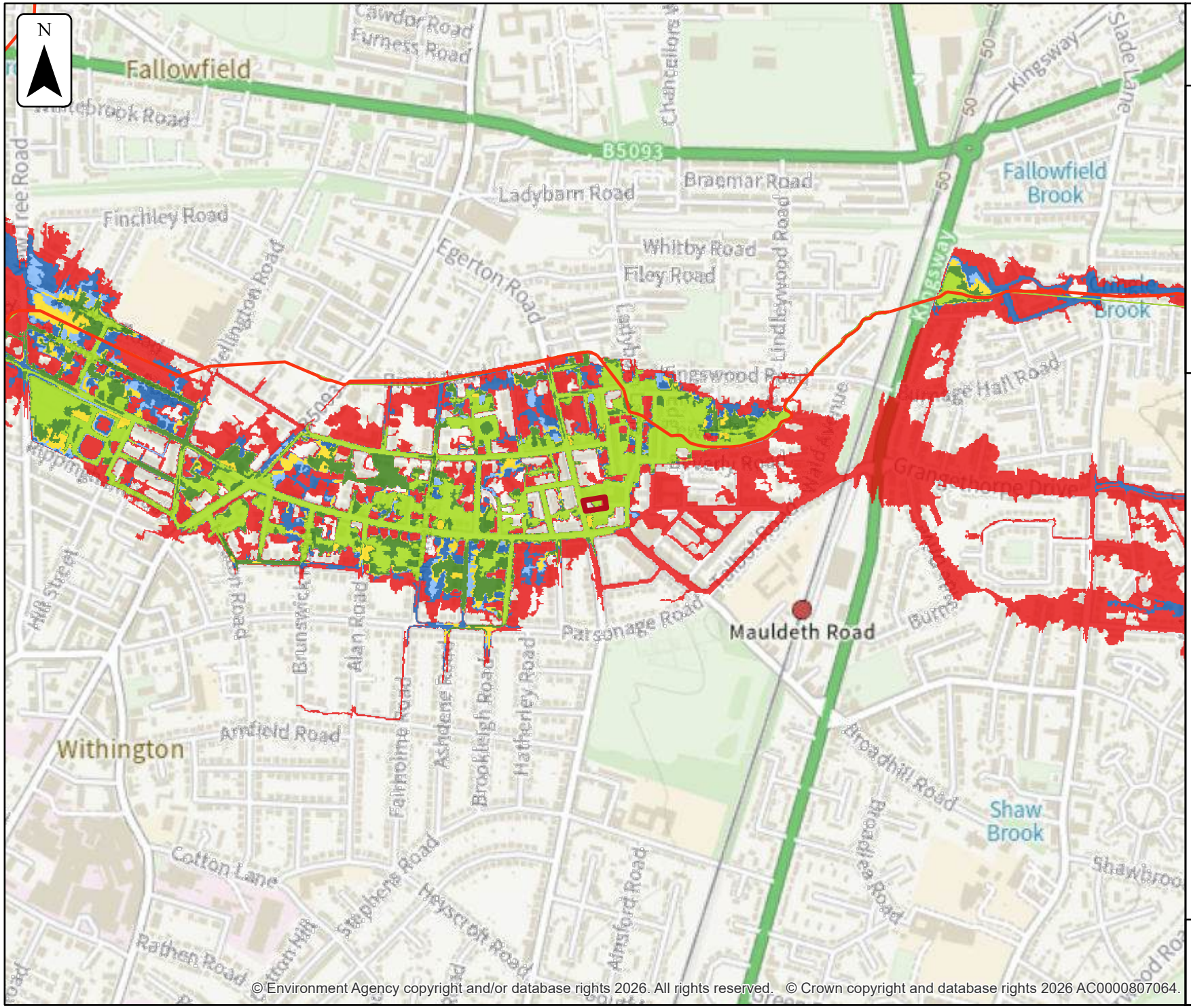
- Selected area
- Main river

Modelled flood extent

- 1% AEP (+30%)
- 1% AEP (+35%)
- 1% AEP (+70%)
- 0.1% AEP (+30%)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defended modelled fluvial extent

Location (easting/northing)
385826/393248

Scale
1:10,000

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

- Selected area
- Main river

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defended modelled fluvial node locations

Location (easting/northing)
385826/393248

Scale
1:2,500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

- Selected area
- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1440079	385920	393420	38.45	38.77	39.31	39.33	39.34	39.34	39.35	39.35	39.36	39.37	39.43
2	1440131	385999	393377	39.27	39.41	39.73	39.76	39.77	39.78	39.80	39.81	39.81	39.83	39.89
3	1440066	386022	393364	39.31	39.43	39.70	39.73	39.74	39.75	39.76	39.77	39.77	39.78	39.87
4	1440092	386046	393360	39.47	39.57	39.73	39.78	39.79	39.80	39.83	39.85	39.86	39.89	40.08
5	1440070	386099	393360	39.77	39.87	39.98	40.04	40.05	40.06	40.09	40.11	40.12	40.16	40.29

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1440079	385920	393420	3.03	3.69	4.28	4.39	4.38	4.39	4.40	4.41	4.42	4.44	4.48
2	1440131	385999	393377	3.03	3.69	4.57	5.04	5.13	5.25	5.61	5.84	5.97	6.43	9.67
3	1440066	386022	393364	3.03	3.69	4.57	5.07	5.17	5.29	5.66	5.90	6.04	6.51	9.72
4	1440092	386046	393360	3.03	3.70	4.57	5.07	5.17	5.27	5.53	5.72	5.82	6.19	8.56
5	1440070	386099	393360	3.03	3.70	4.57	5.07	5.17	5.27	5.54	5.71	5.81	6.16	9.19

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



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Environment Agency

Defences removed modelled fluvial node locations

Location (easting/northing)
385826/393248

Scale
1:2,500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

- Selected area
- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

Defences removed

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1440079	385920	393420	38.45	38.77	39.31	39.33	39.34	39.34	39.35	39.35	39.36	39.37	39.43
2	1440131	385999	393377	39.27	39.41	39.73	39.76	39.77	39.78	39.80	39.81	39.81	39.83	39.89
3	1440066	386022	393364	39.31	39.43	39.70	39.73	39.74	39.75	39.76	39.77	39.77	39.78	39.87
4	1440092	386046	393360	39.47	39.57	39.73	39.78	39.79	39.80	39.83	39.85	39.86	39.89	40.08
5	1440070	386099	393360	39.77	39.87	39.98	40.04	40.05	40.06	40.09	40.11	40.12	40.16	40.29

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defences removed

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1440079	385920	393420	3.03	3.69	4.28	4.39	4.38	4.39	4.40	4.41	4.42	4.44	4.48
2	1440131	385999	393377	3.03	3.69	4.57	5.04	5.13	5.25	5.61	5.84	5.97	6.43	9.67
3	1440066	386022	393364	3.03	3.69	4.57	5.07	5.17	5.29	5.66	5.90	6.04	6.51	9.72
4	1440092	386046	393360	3.03	3.70	4.57	5.07	5.17	5.27	5.53	5.72	5.82	6.19	8.56
5	1440070	386099	393360	3.03	3.70	4.57	5.07	5.17	5.27	5.54	5.71	5.81	6.16	9.19

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



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Environment Agency

Defended climate change modelled fluvial node locations

Location (easting/northing)
385826/393248

Scale
1:2,500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

- Selected area
- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
				Level	Level	Level	Level
1	1440079	385920	393420	39.37	39.38	39.39	39.46
2	1440131	385999	393377	39.84	39.84	39.85	39.91
3	1440066	386022	393364	39.78	39.78	39.80	39.91
4	1440092	386046	393360	39.91	39.91	39.95	40.16
5	1440070	386099	393360	40.17	40.18	40.23	40.31

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
				Flow	Flow	Flow	Flow
1	1440079	385920	393420	4.44	4.44	4.49	4.50
2	1440131	385999	393377	6.70	6.80	7.65	10.93
3	1440066	386022	393364	6.78	6.88	7.74	10.79
4	1440092	386046	393360	6.42	6.52	7.26	9.24
5	1440070	386099	393360	6.37	6.46	7.27	10.57

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



Environment Agency

Defences removed climate change modelled fluvial node locations

Location (easting/northing)
385826/393248

Scale
1:2,500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

- Selected area
- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

Defences removed climate change

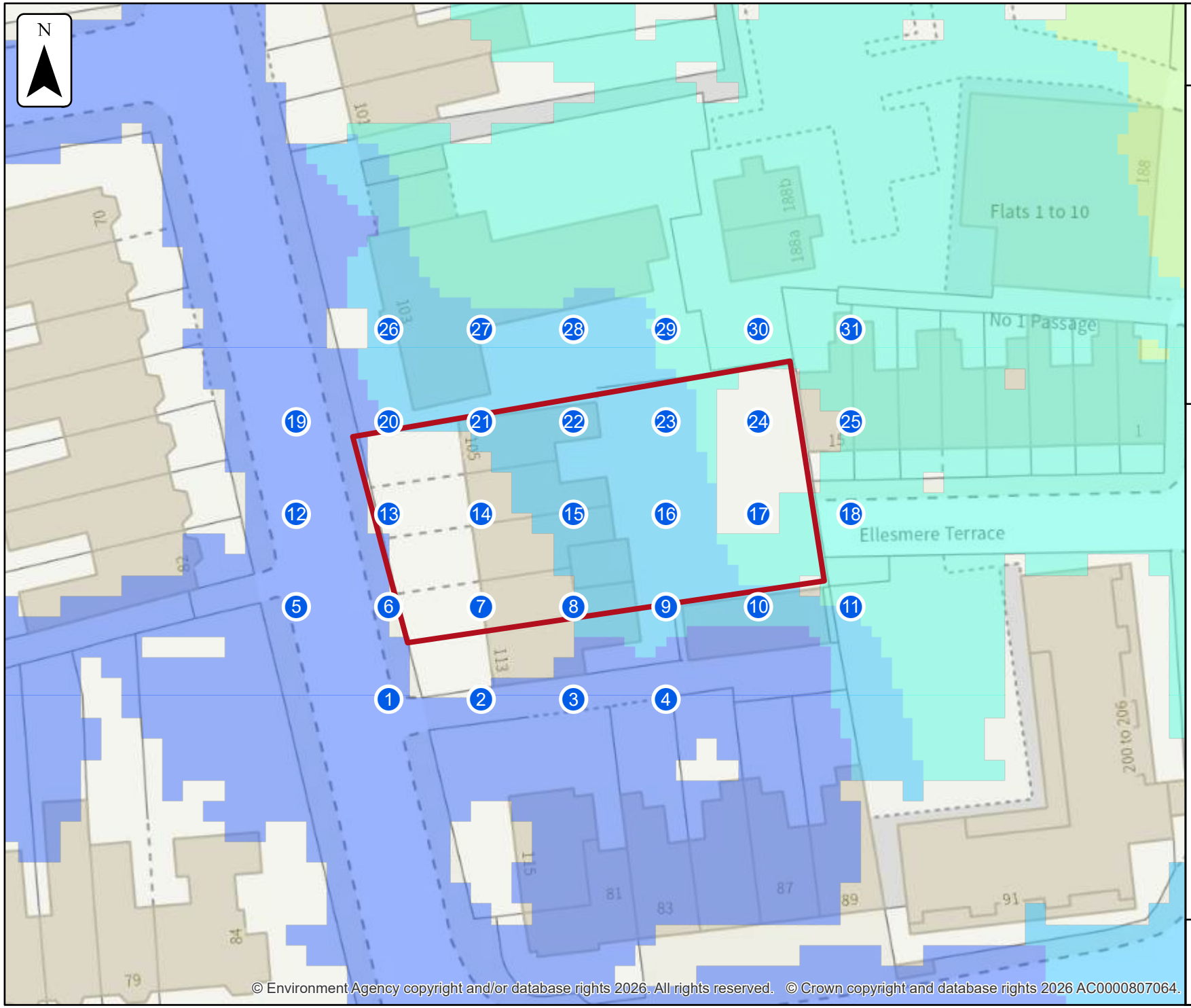
Label	Modelled location ID	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
				Level	Level	Level	Level
1	1440079	385920	393420	39.37	39.38	39.39	39.46
2	1440131	385999	393377	39.84	39.84	39.85	39.91
3	1440066	386022	393364	39.78	39.78	39.80	39.91
4	1440092	386046	393360	39.91	39.91	39.95	40.16
5	1440070	386099	393360	40.17	40.18	40.23	40.31

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Defences removed climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
				Flow	Flow	Flow	Flow
1	1440079	385920	393420	4.44	4.44	4.49	4.50
2	1440131	385999	393377	6.70	6.80	7.65	10.93
3	1440066	386022	393364	6.78	6.88	7.74	10.79
4	1440092	386046	393360	6.42	6.52	7.26	9.24
5	1440070	386099	393360	6.37	6.46	7.27	10.57

Data in this table comes from the Cringle Black Brook 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



Environment Agency

Defended modelled fluvial extent and height

Location (easting/northing)
385826/393248

Scale
1:500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 38 - 38.25
- 38.25 - 38.5
- 38.5 - 38.75
- 38.75 - 39.0
- 39.0 - 39.25
- 39.25 - 39.5
- 39.5 - 39.75
- 39.75 - 40.0
- 40.0 - 40.25

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defended

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
1	385806	393229	38.23	38.26	38.26	38.27	38.28	38.29	38.29	38.31	38.39
2	385815	393229	38.24	38.29	38.30	38.31	38.32	38.33	38.33	38.34	38.42
3	385824	393229	38.25	38.30	38.32	38.33	38.34	38.35	38.36	38.38	38.46
4	385833	393229	NoData	38.32	38.33	38.34	38.35	38.37	38.37	38.39	38.47
5	385797	393238	38.21	38.26	38.26	38.27	38.28	38.29	38.29	38.31	38.38
6	385806	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	385815	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	385824	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.66
9	385833	393238	NoData	NoData	NoData	NoData	38.60	38.61	38.61	38.61	38.65
10	385842	393238	NoData	NoData	NoData	NoData	NoData	NoData	38.53	38.55	38.58
11	385851	393238	38.68	38.71	38.71	38.72	38.72	38.73	38.73	38.74	38.76
12	385797	393247	38.26	38.29	38.30	38.30	38.31	38.31	38.32	38.33	38.39

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
13	385806	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	385824	393247	NoData	38.60	38.62	38.63	38.64	38.65	38.65	38.66	38.72
16	385833	393247	NoData	NoData	NoData	38.64	38.65	38.65	38.66	38.67	38.72
17	385842	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	385851	393247	38.69	38.72	38.73	38.73	38.74	38.75	38.75	38.76	38.79
19	385797	393256	38.26	38.30	38.31	38.31	38.32	38.33	38.33	38.35	38.41
20	385806	393256	38.42	38.46	38.47	38.47	38.48	38.49	38.49	38.50	38.53
21	385815	393256	NoData	NoData	NoData	38.62	38.63	38.64	38.64	38.65	38.72
22	385824	393256	38.56	38.60	38.62	38.63	38.64	38.65	38.65	38.66	38.73
23	385833	393256	38.64	38.66	38.66	38.67	38.67	38.67	38.67	38.68	38.73
24	385842	393256	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
25	385851	393256	NoData	38.83	38.83	38.84	38.84	38.84	38.84	38.85	38.86
26	385806	393265	NoData	38.53	38.55	38.56	38.56	38.56	38.56	38.56	38.58
27	385815	393265	38.55	38.60	38.61	38.62	38.64	38.65	38.65	38.66	38.73
28	385824	393265	NoData	NoData	38.62	38.63	38.64	38.65	38.66	38.67	38.73
29	385833	393265	NoData	NoData	NoData	38.77	38.78	38.78	38.78	38.78	38.80
30	385842	393265	38.83	38.84	38.84	38.84	38.85	38.85	38.85	38.85	38.87
31	385851	393265	38.84	38.86	38.87	38.87	38.87	38.88	38.88	38.88	38.91
Max value in selected area:			38.83	38.85	38.85	38.85	38.85	38.85	38.85	38.86	38.88

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
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'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

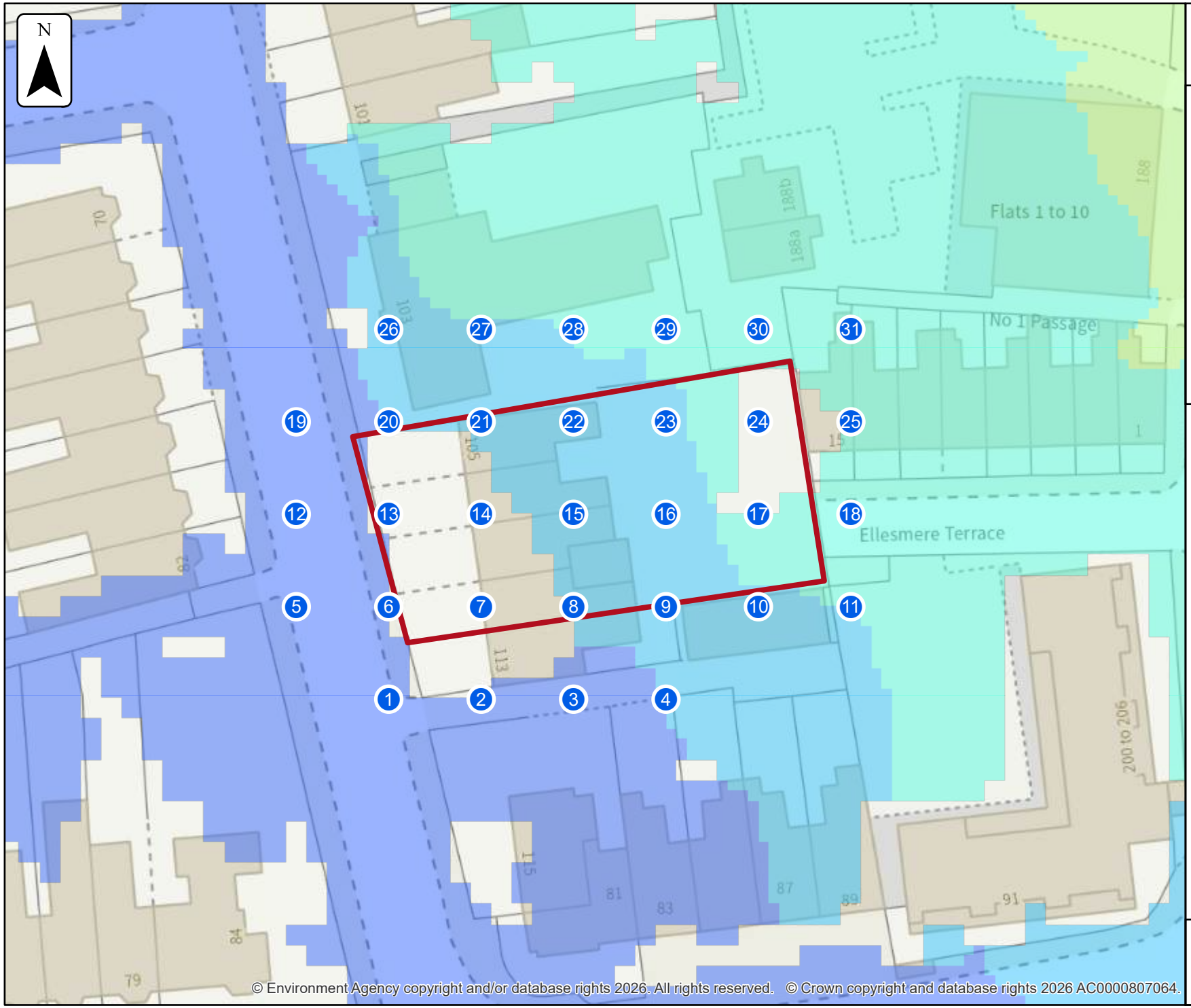
Defended

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	385806	393229	0.06	0.09	0.10	0.10	0.12	0.12	0.13	0.14	0.22
2	385815	393229	0.10	0.14	0.15	0.16	0.17	0.18	0.18	0.20	0.27
3	385824	393229	0.16	0.22	0.23	0.24	0.26	0.27	0.28	0.29	0.38
4	385833	393229	NoData	0.11	0.12	0.13	0.15	0.16	0.17	0.18	0.27
5	385797	393238	0.01	0.06	0.07	0.08	0.09	0.09	0.10	0.11	0.19
6	385806	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	385815	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	385824	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.00
9	385833	393238	NoData	NoData	NoData	NoData	0.00	0.00	0.01	0.01	0.04
10	385842	393238	NoData	NoData	NoData	NoData	NoData	NoData	0.00	0.02	0.04
11	385851	393238	0.04	0.07	0.07	0.07	0.08	0.09	0.09	0.10	0.12
12	385797	393247	0.00	0.04	0.04	0.05	0.05	0.06	0.06	0.07	0.14

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	385806	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	385824	393247	NoData	0.01	0.03	0.04	0.05	0.06	0.06	0.07	0.13
16	385833	393247	NoData	NoData	NoData	0.01	0.02	0.02	0.03	0.04	0.09
17	385842	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	385851	393247	0.09	0.12	0.13	0.13	0.14	0.14	0.15	0.16	0.19
19	385797	393256	0.02	0.05	0.06	0.07	0.08	0.08	0.09	0.10	0.17
20	385806	393256	0.01	0.03	0.04	0.04	0.04	0.05	0.05	0.06	0.09
21	385815	393256	NoData	NoData	NoData	0.00	0.01	0.02	0.03	0.04	0.11
22	385824	393256	0.03	0.07	0.08	0.09	0.10	0.11	0.12	0.13	0.19
23	385833	393256	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.07
24	385842	393256	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	385851	393256	NoData	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.03
26	385806	393265	NoData	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.03
27	385815	393265	0.03	0.08	0.09	0.10	0.11	0.12	0.13	0.14	0.21
28	385824	393265	NoData	NoData	0.01	0.02	0.03	0.04	0.05	0.06	0.12
29	385833	393265	NoData	NoData	NoData	0.00	0.00	0.01	0.01	0.01	0.03
30	385842	393265	0.01	0.02	0.03	0.03	0.03	0.03	0.03	0.04	0.06
31	385851	393265	0.12	0.15	0.15	0.16	0.16	0.16	0.17	0.17	0.20
Max value in selected area:			0.08	0.12	0.13	0.14	0.16	0.16	0.17	0.18	0.25

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defences removed modelled fluvial extent and height

Location (easting/northing)
385826/393248

Scale
1:500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 38 - 38.25
- 38.25 - 38.5
- 38.5 - 38.75
- 38.75 - 39.0
- 39.0 - 39.25
- 39.25 - 39.5
- 39.5 - 39.75
- 39.75 - 40.0
- 40.0 - 40.25

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defences removed

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
1	385806	393229	38.25	38.28	38.28	38.29	38.30	38.31	38.31	38.33	38.40
2	385815	393229	38.27	38.32	38.33	38.33	38.35	38.36	38.37	38.38	38.43
3	385824	393229	38.28	38.34	38.35	38.36	38.38	38.39	38.40	38.42	38.49
4	385833	393229	38.30	38.36	38.37	38.38	38.39	38.40	38.42	38.43	38.50
5	385797	393238	38.23	38.27	38.28	38.28	38.29	38.30	38.31	38.33	38.40
6	385806	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	385815	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	385824	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.67
9	385833	393238	NoData	38.60	38.61	38.61	38.61	38.62	38.62	38.63	38.66
10	385842	393238	NoData	NoData	38.53	38.53	38.55	38.56	38.56	38.56	38.59
11	385851	393238	38.71	38.72	38.73	38.73	38.74	38.74	38.75	38.75	38.77
12	385797	393247	38.28	38.30	38.30	38.31	38.31	38.32	38.32	38.34	38.40

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
13	385806	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	385824	393247	38.60	38.64	38.65	38.65	38.67	38.67	38.67	38.69	38.74
16	385833	393247	NoData	38.65	38.65	38.66	38.67	38.67	38.67	38.69	38.73
17	385842	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.79
18	385851	393247	38.72	38.74	38.75	38.75	38.76	38.76	38.76	38.77	38.80
19	385797	393256	38.28	38.31	38.32	38.32	38.33	38.33	38.34	38.35	38.42
20	385806	393256	38.45	38.48	38.49	38.49	38.50	38.50	38.51	38.51	38.53
21	385815	393256	NoData	38.63	38.64	38.65	38.66	38.67	38.67	38.69	38.74
22	385824	393256	38.60	38.64	38.65	38.65	38.67	38.67	38.68	38.69	38.75
23	385833	393256	38.66	38.67	38.67	38.67	38.68	38.68	38.69	38.70	38.74
24	385842	393256	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
25	385851	393256	38.83	38.84	38.84	38.84	38.85	38.85	38.85	38.85	38.87
26	385806	393265	38.53	38.56	38.56	38.56	38.56	38.57	38.57	38.57	38.59
27	385815	393265	38.58	38.64	38.65	38.65	38.67	38.67	38.68	38.70	38.75
28	385824	393265	NoData	38.65	38.65	38.66	38.67	38.68	38.68	38.70	38.75
29	385833	393265	NoData	38.78	38.78	38.78	38.78	38.78	38.78	38.79	38.81
30	385842	393265	38.84	38.85	38.85	38.85	38.85	38.85	38.85	38.86	38.88
31	385851	393265	38.86	38.88	38.88	38.88	38.88	38.89	38.89	38.90	38.93
Max value in selected area:			38.84	38.85	38.85	38.85	38.86	38.86	38.86	38.87	38.89

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
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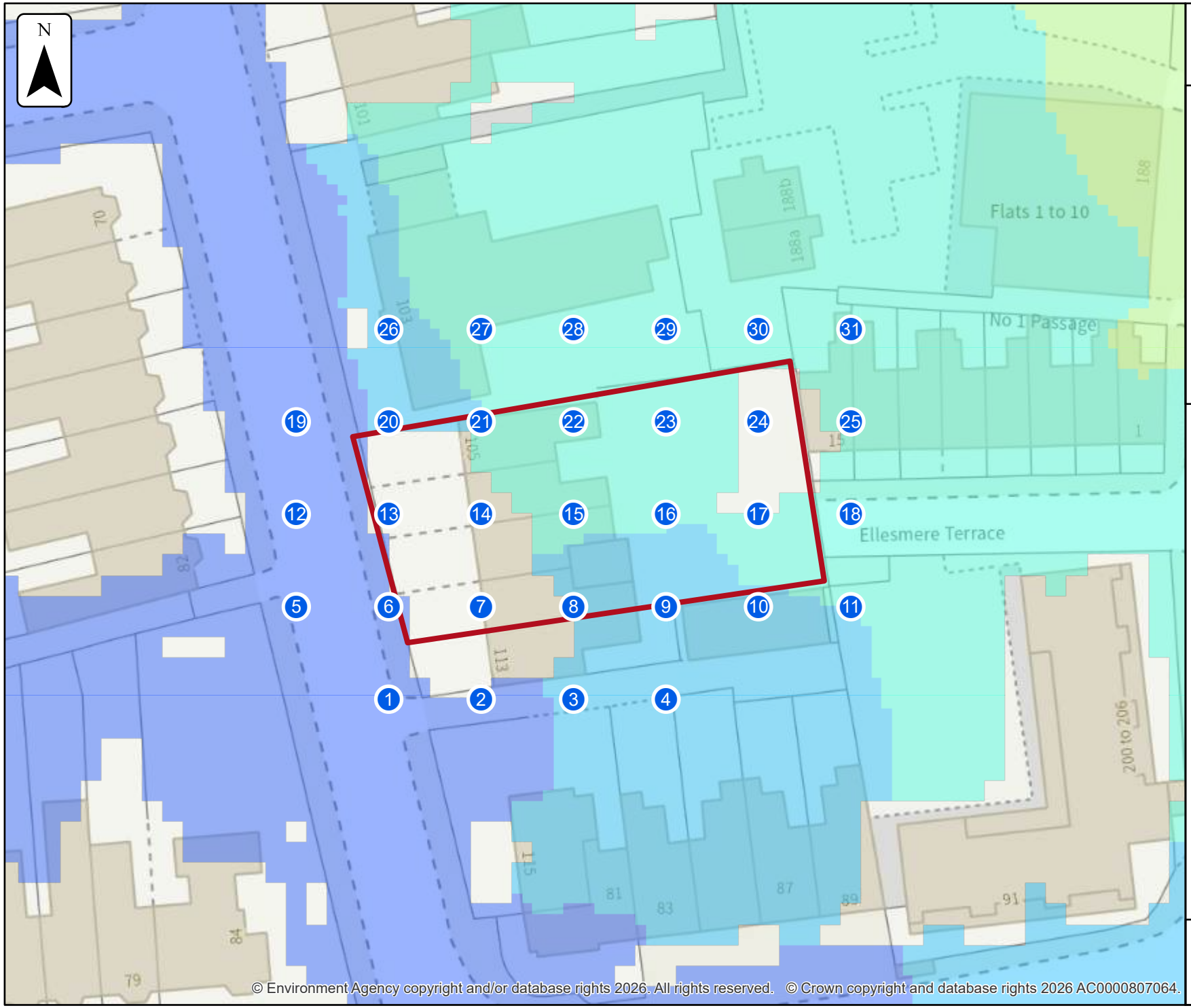
Defences removed

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	385806	393229	0.08	0.11	0.12	0.12	0.13	0.14	0.14	0.16	0.23
2	385815	393229	0.13	0.17	0.18	0.19	0.20	0.21	0.22	0.24	0.29
3	385824	393229	0.20	0.26	0.27	0.28	0.30	0.31	0.32	0.34	0.40
4	385833	393229	0.10	0.15	0.16	0.17	0.19	0.20	0.21	0.22	0.30
5	385797	393238	0.04	0.08	0.09	0.09	0.10	0.11	0.12	0.13	0.21
6	385806	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	385815	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	385824	393238	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01
9	385833	393238	NoData	0.00	0.00	0.01	0.01	0.01	0.01	0.02	0.05
10	385842	393238	NoData	NoData	0.00	0.00	0.02	0.02	0.02	0.03	0.05
11	385851	393238	0.06	0.08	0.09	0.09	0.10	0.10	0.10	0.11	0.13
12	385797	393247	0.02	0.04	0.05	0.05	0.06	0.06	0.07	0.08	0.15

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	385806	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	385824	393247	0.01	0.05	0.06	0.06	0.08	0.08	0.09	0.10	0.15
16	385833	393247	NoData	0.02	0.02	0.03	0.04	0.04	0.05	0.06	0.10
17	385842	393247	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.00
18	385851	393247	0.12	0.14	0.14	0.15	0.16	0.16	0.16	0.17	0.20
19	385797	393256	0.04	0.07	0.07	0.07	0.08	0.09	0.09	0.11	0.17
20	385806	393256	0.02	0.05	0.05	0.05	0.06	0.06	0.07	0.07	0.09
21	385815	393256	NoData	0.02	0.02	0.03	0.04	0.05	0.05	0.07	0.12
22	385824	393256	0.06	0.11	0.11	0.12	0.13	0.14	0.14	0.16	0.21
23	385833	393256	0.01	0.01	0.01	0.01	0.02	0.03	0.03	0.04	0.09
24	385842	393256	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	385851	393256	0.00	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.04
26	385806	393265	0.00	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.04
27	385815	393265	0.06	0.12	0.12	0.13	0.14	0.15	0.16	0.17	0.23
28	385824	393265	NoData	0.04	0.04	0.05	0.06	0.07	0.07	0.09	0.14
29	385833	393265	NoData	0.00	0.01	0.01	0.01	0.01	0.01	0.02	0.04
30	385842	393265	0.02	0.03	0.03	0.03	0.04	0.04	0.04	0.05	0.06
31	385851	393265	0.14	0.16	0.16	0.17	0.17	0.17	0.18	0.18	0.21
Max value in selected area:			0.11	0.16	0.16	0.17	0.18	0.19	0.20	0.21	0.27

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defended climate change modelled fluvial extent and height

Location (easting/northing)
385826/393248

Scale
1:500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 38 - 38.25
- 38.25 - 38.5
- 38.5 - 38.75
- 38.75 - 39.0
- 39.0 - 39.25
- 39.25 - 39.5
- 39.5 - 39.75
- 39.75 - 40.0
- 40.0 - 40.25

This map shows the 0.1% AEP +30% height data

0 5 10 15 20
metres

Sample point data

Defended climate change

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Height	Height	Height	Height
1	385806	393229	38.32	38.32	38.34	38.44
2	385815	393229	38.36	38.36	38.38	38.47
3	385824	393229	38.39	38.39	38.42	38.52
4	385833	393229	38.40	38.41	38.43	38.54
5	385797	393238	38.31	38.32	38.34	38.44
6	385806	393238	NoData	NoData	NoData	38.44
7	385815	393238	NoData	NoData	NoData	NoData
8	385824	393238	NoData	NoData	NoData	38.68
9	385833	393238	38.62	38.62	38.62	38.67
10	385842	393238	38.56	38.56	38.56	38.59
11	385851	393238	38.74	38.74	38.75	38.78
12	385797	393247	38.33	38.34	38.35	38.44

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Height	Height	Height	Height
13	385806	393247	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData
15	385824	393247	38.67	38.67	38.69	38.76
16	385833	393247	38.67	38.67	38.68	38.75
17	385842	393247	NoData	NoData	NoData	38.80
18	385851	393247	38.76	38.76	38.77	38.81
19	385797	393256	38.35	38.36	38.37	38.46
20	385806	393256	38.50	38.50	38.51	38.54
21	385815	393256	38.66	38.67	38.68	38.76
22	385824	393256	38.67	38.67	38.69	38.77
23	385833	393256	38.68	38.69	38.70	38.77
24	385842	393256	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Height	Height	Height	Height
25	385851	393256	38.85	38.85	38.85	38.88
26	385806	393265	38.56	38.57	38.57	38.59
27	385815	393265	38.67	38.67	38.69	38.78
28	385824	393265	38.67	38.68	38.70	38.78
29	385833	393265	38.78	38.78	38.79	38.82
30	385842	393265	38.85	38.85	38.86	38.89
31	385851	393265	38.89	38.89	38.90	38.94
Max value in selected area:			38.86	38.86	38.87	38.90

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

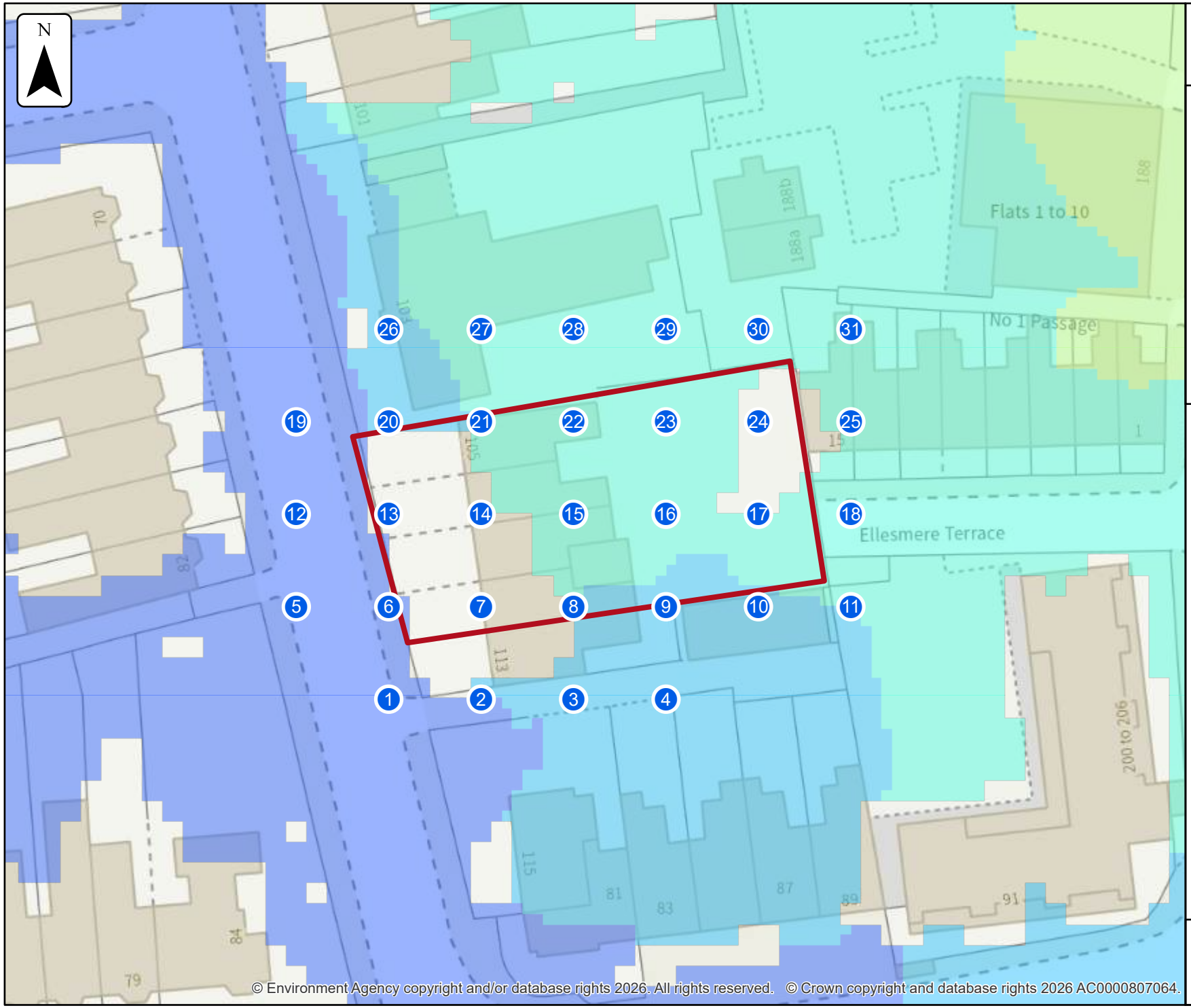
Defended climate change

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Depth	Depth	Depth	Depth
1	385806	393229	0.15	0.15	0.17	0.28
2	385815	393229	0.21	0.21	0.24	0.32
3	385824	393229	0.31	0.31	0.34	0.44
4	385833	393229	0.20	0.20	0.22	0.33
5	385797	393238	0.12	0.13	0.14	0.25
6	385806	393238	NoData	NoData	NoData	0.06
7	385815	393238	NoData	NoData	NoData	NoData
8	385824	393238	NoData	NoData	NoData	0.01
9	385833	393238	0.01	0.01	0.02	0.07
10	385842	393238	0.02	0.02	0.03	0.06
11	385851	393238	0.10	0.10	0.11	0.14
12	385797	393247	0.08	0.08	0.10	0.19

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Depth	Depth	Depth	Depth
13	385806	393247	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData
15	385824	393247	0.08	0.08	0.10	0.17
16	385833	393247	0.04	0.04	0.06	0.12
17	385842	393247	NoData	NoData	NoData	0.01
18	385851	393247	0.16	0.16	0.17	0.20
19	385797	393256	0.11	0.11	0.13	0.21
20	385806	393256	0.06	0.06	0.07	0.10
21	385815	393256	0.05	0.05	0.07	0.15
22	385824	393256	0.14	0.14	0.16	0.24
23	385833	393256	0.03	0.03	0.04	0.11
24	385842	393256	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Depth	Depth	Depth	Depth
25	385851	393256	0.01	0.02	0.02	0.05
26	385806	393265	0.02	0.02	0.02	0.05
27	385815	393265	0.15	0.15	0.17	0.25
28	385824	393265	0.07	0.07	0.09	0.17
29	385833	393265	0.01	0.01	0.02	0.05
30	385842	393265	0.04	0.04	0.04	0.08
31	385851	393265	0.17	0.17	0.18	0.23
Max value in selected area:			0.19	0.19	0.21	0.29

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Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defences removed climate change modelled fluvial extent and height

Location (easting/northing)
385826/393248

Scale
1:500

Created
23 Feb 2026

Model name
Cringle Black Brook 2017

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 38 - 38.25
- 38.25 - 38.5
- 38.5 - 38.75
- 38.75 - 39.0
- 39.0 - 39.25
- 39.25 - 39.5
- 39.5 - 39.75
- 39.75 - 40.0
- 40.0 - 40.25

This map shows the 0.1% AEP +30% height data

0 5 10 15 20
metres

Sample point data

Defences removed climate change

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Height	Height	Height	Height
1	385806	393229	38.34	38.34	38.36	38.45
2	385815	393229	38.39	38.39	38.40	38.48
3	385824	393229	38.43	38.43	38.45	38.54
4	385833	393229	38.44	38.44	38.46	38.56
5	385797	393238	38.33	38.34	38.35	38.45
6	385806	393238	NoData	NoData	NoData	38.45
7	385815	393238	NoData	NoData	NoData	NoData
8	385824	393238	38.66	38.66	38.66	38.68
9	385833	393238	38.63	38.63	38.64	38.68
10	385842	393238	38.56	38.56	38.57	38.60
11	385851	393238	38.75	38.75	38.76	38.78
12	385797	393247	38.34	38.35	38.36	38.45

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Height	Height	Height	Height
13	385806	393247	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData
15	385824	393247	38.70	38.70	38.71	38.77
16	385833	393247	38.70	38.70	38.71	38.76
17	385842	393247	NoData	NoData	NoData	38.81
18	385851	393247	38.78	38.78	38.78	38.82
19	385797	393256	38.36	38.36	38.38	38.47
20	385806	393256	38.52	38.52	38.53	38.55
21	385815	393256	38.70	38.70	38.71	38.78
22	385824	393256	38.70	38.71	38.72	38.78
23	385833	393256	38.71	38.71	38.72	38.78
24	385842	393256	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Height	Height	Height	Height
25	385851	393256	38.85	38.86	38.86	38.89
26	385806	393265	38.57	38.57	38.58	38.60
27	385815	393265	38.70	38.71	38.72	38.79
28	385824	393265	38.71	38.71	38.73	38.79
29	385833	393265	38.79	38.79	38.80	38.83
30	385842	393265	38.86	38.86	38.87	38.90
31	385851	393265	38.90	38.90	38.91	38.95
Max value in selected area:			38.87	38.87	38.88	38.91

Data in this table comes from the Cringle Black Brook 2017 model. Height values are shown in mAOD, and depth values are shown in metres.
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'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed climate change

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Depth	Depth	Depth	Depth
1	385806	393229	0.17	0.17	0.19	0.28
2	385815	393229	0.24	0.25	0.26	0.34
3	385824	393229	0.35	0.35	0.37	0.46
4	385833	393229	0.24	0.24	0.26	0.35
5	385797	393238	0.14	0.14	0.16	0.26
6	385806	393238	NoData	NoData	NoData	0.07
7	385815	393238	NoData	NoData	NoData	NoData
8	385824	393238	0.00	0.00	0.00	0.01
9	385833	393238	0.03	0.03	0.04	0.08
10	385842	393238	0.03	0.03	0.04	0.06
11	385851	393238	0.11	0.11	0.12	0.14
12	385797	393247	0.09	0.09	0.11	0.20

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Depth	Depth	Depth	Depth
13	385806	393247	NoData	NoData	NoData	NoData
14	385815	393247	NoData	NoData	NoData	NoData
15	385824	393247	0.11	0.11	0.12	0.18
16	385833	393247	0.06	0.07	0.08	0.14
17	385842	393247	NoData	NoData	NoData	0.01
18	385851	393247	0.17	0.18	0.18	0.21
19	385797	393256	0.11	0.12	0.13	0.22
20	385806	393256	0.08	0.08	0.09	0.11
21	385815	393256	0.08	0.08	0.10	0.16
22	385824	393256	0.17	0.17	0.19	0.25
23	385833	393256	0.05	0.05	0.06	0.12
24	385842	393256	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+30%)	1% AEP (+35%)	1% AEP (+70%)	0.1% AEP (+30%)
			Depth	Depth	Depth	Depth
25	385851	393256	0.02	0.02	0.03	0.06
26	385806	393265	0.02	0.03	0.03	0.05
27	385815	393265	0.18	0.18	0.20	0.27
28	385824	393265	0.10	0.10	0.12	0.18
29	385833	393265	0.02	0.02	0.03	0.06
30	385842	393265	0.05	0.05	0.05	0.09
31	385851	393265	0.19	0.19	0.20	0.24
Max value in selected area:			0.22	0.22	0.24	0.31

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'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Manchester District.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

Contact the Greater Manchester Merseyside and Cheshire Environment Agency team at inforequests.gmmc@environment-agency.gov.uk for:

- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for