Appendix A1 – Level 2 Sites Summary Table

Proposed site	Level 2 recommendation on passing the Exception Test	Main barriers to passing Test	Recommended next steps
Bolton			
1040-BOL - Urban Village 5 St Helena S	N/A - site has been removed from baseline land supply	Onsite Main River (River Croal); significant fluvial and surface water risk; no room for onsite compensatory storage	Due to current level of risk and limitations to developable areas, site has been withdrawn from the existing land supply. However, as this site is in a key regeneration area with high demand, development on this site could still be possible if an FRA was submitted demonstrating sufficient evidence to show any use and built form, including access, is able to mitigate the flood risk and pass the ET
1148-BOL- Gilnow Mill, Spa Road, BL1 4LF	N/A - no need to apply ET for a change in land use	N/A	As development is currently restricted to a conversion, the ET is not required to be applied here
1189-BOL - EAGLEY BROOK WAY, BOLTON	ET Not applicable: • The site is allocated for housing in the Bolton Allocations Plan (2014) • The site is covered by an implemented planning permission because the site is part of a wider scheme that has been built (the site is the residual that has not been built out). The rest of Waterside Gardens was built out some years ago now. But the residual apartment blocks never commenced. The current base clearly illustrates the gap between the completed blocks and the single apartment block to the south. There have been no further approaches I am aware of to develop the site nor to bring forward the residual so assessment of current flood risk have never arisen	Uncertainty with Flood Map for Planning and modelling	The Level 2 assessment of flood risk and the modelling and mitigation recommendations are very useful for a site-specific flood risk assessment on any future planning applications on the site. EA to update Flood Map for Planning with latest Croal 2016 modelling
1237-BOL - RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON,	Not applicable - planning permission previously granted	N/A	None
744-BOL - Gilnow Gardens, Bolton, BL3 5NT	It is unlikely this site can pass the Exception Test, unless the flood risk can be safely mitigated and safe access and egress routes achieved	Fluvial risk from culverted watercourse, currently difficult to achieve safe access and egress routes	Due to current level of risk and safe access/egress being unachieveable, site has been withdrawn from the existing land supply. The principle of housing still remains should a developer bring forward a housing scheme which can be shown to meet the requirements and pass the Exception Test
HLA-122 - REGENT HOUSE, 617 CHORLEY NEW ROAD, LOSTOCK, BOLTON,	Given the relatively shallow modelled flood depths, it should be possible for this site to pass the ET if stilted development can be implemented and clear access/egress routes can be achieved	100% in FZ3a however modelled flood depths are shallow	Revisit assessment when the updated Bessy Brook model is made available. An FRA will be required to show safe access/egress can be achived along with an detailed emergency plan specifying evacuation procedures. Stiltted development with raised access routes will need to be considered at this site
Bury			
HL/2441/00 - Bealey Industrial Estate, Hallam Street, Off Dumers Lane, Radcliffe	Based on current, available information, this site should pass the ET. This decision should be reassessed however following more detailed modelling of Hutchinson's Goit and with the quantified risk from nearby Bealey's Goit and culvert	Unmodelled watercourse of Bealey's Goit and residual risk from culvert on the watercourse, more detailed modelling of Hutchinson's Goit	Further modelling needs to be carried out Hutchinson's Goit and the risk quantified from Bealey Goit and the culvert. This work should be undertaken the FRA stage and so should be considered an update to this Level 2 SFRA with any modelling subject to consultation with the both the LLFA and EA
HL/2519/00 - Mondi Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom, BL0 0BS	It is unlikely the ET could be passed due to significant risk from both fluvial and surface water sources.	Significant fluvial and surface water risk; lack of safe access/egress routes	If this site was carried forward, an FRA would be required to demonstrate how the flood risk would be managed. Any design would likely be costly at this site, i.e. stilted development
HL/2648/00 - Land adjacent to SE of 11 Morris Street, Radcliffe, Manchester, M26 2HF	Based on current, available information, it is unlikely this site would pass the ET.	Significant fluvial and surface water risk to site and wider area; lack of safe access/egress routes	This Level 2 SFRA should be revisited and updated when the site boundary has been amended, once the updated Irwell model is approved and to include residual risk when new modelling is available that takes into account the flood defences near Morris St, currently under construction. Despite this, it remains unlikley that this site will be suitable for development due to access/egress issues from the wider area during a flood
Manchester			
113669/FO/2016 - Land to the side of 27 Willaston Close, Chorlton	Based on current information, it is likely this site will pass the ET; confirmation on site boundary required	No major barriers have been identified at this stage	Further consultation with the EA to confirm level data that was supplied. Current site boundary overlaps with FZ3 and an existing access road though the proposed building footprint does not, site boundary could be redrawn to avoid this. Due to change in use at the site, an FRA will be required to demonstrate that flood risk will be mitigated from any new developments
Brad_Cap_141 - Lower Medlock	This site is likely to pass the ET if development can avoid the areas within FZ3 as well as accounting for climate change	Existing and long term risk from onsite Main River (River Medlock)	Manchester City Council to amend site boundary to only include developable areas, i.e. outside FZ3 as well as accounting for climate change, an FRA will still be required. If development were to be undertaken in these areas then it would likely require stilted development and the ET would be need to be revisited
CC_Cap_007 - Mayfield Development Area	This site is likely to pass the ET if development can avoid the areas within FZ3 as well as accounting for climate change	Existing and long term risk from onsite Main River (River Medlock)	Recommend amending site boundary to remove areas within FZ3, also accounting for climate change. This Level 2 SFRA should be revisited following site specific data from the Mayfield flood model is made available.
CC_Cap_904 - Blackfriars St/Deansgate	Site boundary has been amended to avoid FZ3 and FZ2 so ET not required	Onsite Main River (River Irwell)	Assumed that no development will take place over the River Irwell. An FRA will be required, this will potentially need to assess residual risk from culvert blockage at the north of the site as well as resolve any discrepancies betweent the modelled data and latest Flood Map for Planning
High_Cap_700 - Blackley New Road, River Irk site	This site is likely to pass the ET if the developable area avoids FZ3 including accounting for climate change	Available Irk model is 1D-only therefore depths, hazards, etc cannot be quantified	Manchester City Council to amend site boundary to only include developable areas, i.e. outside FZ3 as well as accounting for climate change, an FRA will be required. A 2D model of the River Irk should be developed to more robustly quantify risk, this work should be undertaken as part of an update to this Level 2 SFRA. If the EA are satisifided that the current 1D modelled results are represantative of the risk then development of a 2D model is not required.
Hulm_Cap_002 - Gamecock, Boundary Lane	This site is likely to pass the ET	No major barriers have been identified at this stage	An FRA should not be required as the site is located with FZ1, is low risk of surface water flooding and is <1 hectare in size
Old_Cap_001 - 396 Wilmslow Road	N/A -site has been withdrawn from the existing land supply	Significant existing and long term fluvial risk, majority of site within FZ3a	N/A - site has been removed from the existing land supply by Manchester City Council
Oldham			
GM Allocation 15a – Broadbent Moss	Further evidence required	Existing Flood Map for Planning not likely to be accurate, awaiting updated Beal model outputs	This Level 2 SFRA should be revisited when the updated Beal model is made available. Due to surface water risk to the site, it must be shown that this can be controlled for the lifetime of the development before any development can proceed. It is possible that a drainage strategy would also be required for any development at this site due to level of risk. This work should be undertaken as part of an FRA.
GM Allocation 18 – Chew Brook Vale (Robert Fletchers)	It is likely this site can pass the ET following additional work carried out additional to the main Level 2 SFRA stage to quantify: risk from unmodelled Fletcher's Brook, residual risk from culverted section, risk from Dovestone reservoir during an emergency drawdown scenario	Fluvial risk from Fletcher's Brook, significant surface water flow routes	The site layout should be revisited from the indicative concept plan taking account of the risk shown through this Level 2 SFRA. Any future FRA will need to demonstrate that the risk from surface water can be managed for the lifetime of the development through an appropriate drainage strategy

HLA2091(1) – Knoll Close, Oldham	Given this is a small extension to an existing dwelling, it is unlikely that planning permission would be refused on flood risk grounds.	EA currently (at the time of writing) remodelling River Tame therefore dependant on outputs from this. Also dependent on subsequent update to the Flood Map for Planning	The Flood Map for Planning is due to be updated with latest modelled outputs from the new Tame model. The EA states that 'if a development is applied for before this update, it is unlikely that planning permission would be refused due to the size of the site. It would also be expected that FFL would match existing and flood resilience measures would be implemented. If a development is applied after the Flood Map update, then the site should be within FZ1 and so would not require an ET'. It is also possible that Oldham will be removing this site from the existing land supply
SHA1723 – Wellington Road, Oldham	This site is likely to pass the ET when the Flood Map for Planning is updated with latest outputs from the Tame 2018 model	Aawaiting updates to the Flood Map for Planning	An FRA will need to provide sufficient evidence to demonstrate that the surface water risk to the site can be managed for the lifetime of the development without increasing flood hazards elsewhere. This Level 2 SFRA should be revisited when the Flood Map for Planning is updated as this is likely to place the site wholly within FZ1
Rochdale			
GM Allocation 28 – Crimble Mill	It is likely that this site will pass the ET if the Level 2 SFRA recommendations are followed	Unmodelled watercourses; Roch model is 1D only therefore no depth / hazard information	Early discussions have taken place with the Environment Agency with regards to flood risk issues on this site. • Detailed 2D modelling of the River Roch would be required to determine layout designs, floor levels, emergency access and egress routes. This should account for climate change using the EA's latest allowances. • The EA have indicated that due to the small size of the catchments of Millers Brook and the unnamed watercourse to the east of the site that they do not need to be modelled at the strategic planning level. However, this should be carried out at the FRA stage. • 11 hectares of land is developable (in Flood Zone 1 and outside climate change risk area) based on existing fluvial risk information (i.e. outlines only). New development should be directed to these 11 hectares in the first instance. • The open space created by the demolition of the factory buildings should be used for flood storage. • Redevelopment of Crimble Mill should investigate suitable property flood resilience techniques whilst not increasing the development footprint from its current area. • Integration of safe access and egress routes and a full emergency plan will need to be included in the redevelopment of Crimble Mill. • A full drainage strategy should be formulated for the area of new development south of the Roch to inform the FRA, to account for surface water flow routes and how to mitigate within a proposed layout.
GM Allocation 25 – Roch Valley	It is likely that this site will pass the ET if the recommendations within this Level 2 SFRA are followed, however this decision should be deferred to the outline planning application stage with an FRA	Flood risk not quantified from unmodelled unnamed watercourse at north east corner of the site (including residual risk from culverts)	An updated FRA will need to fully consider the implications of the access road encroaching on the proposed FSA. The access road should either be moved further north, or the developer should find alternative compensatory storage onsite. Risk from the unnamed watercourse, along with residual risk from the culvert, should be quantified. • Options for culvert removal should be investigated. Development should seek to remove redundant structures/culverted sections to reduce flood risk and help improve WFD status. • The FRA should include emergency planning procedures with particular consideration to safety around the proposed FSA, the existing culvert, and the provision for safe access and egress routes in times of flood.
SH0594 – Ealees Area of Opportunity	Based on current information, it is unlikely that this site could pass the ET	Significant existing and long term fluvial and surface water risk	Rochdale to add the site into the longer term supply due to the potential positive impacts of the Littleborough FAS. Despite this, the site is not likely to pass the ET. However development could be feasible via stilted development, raised FFLs with offsite compensatory storage or less vulnerable ground floor developments. In order to pass the ET, further investigation and detailed modelling of these options would be required as well as ensuring safe access/egress routes. This work would be undertaken as part of an update to this Level 2 SFRA as well as consideration of the Littleborough FAS modelling.
SH0610 – New Ladyhouse Mill	Based on current information, it is unlikely that this site could pass the ET	Confirmation of fluvial risk required	To confirm the fluvial risk to the site, this Level 2 SFRA should be revisited when the updated Beal model is made available. Due to the significant surface water risk to the site, it must be shown that this can be managed for the lifetime of the development before any development can proceed. A detailed drainage strategy may also be required due to the level of surface water risk. It will additionally need to be shown that safe access/egress routes to the site are achievable
SH0665 – Healey Hall Mills	N/A - This site has been removed from the baseline supply	N/A	N/A
SH0807 - Dyehouse Lane	This site is likely to pass the ET if development avoids areas within FZ3a including accounting for climate change	Unmodelled Ordinary Watercourse (Ash Brook); onsite Main River (River Roch)	This Level 2 SFRA should be revisited following updated modelling on Ash Brook to quantify flood risk, current flood mapping is based off broadscale. A detailed drainage strategy will be required to show that the significant surface water risk can be managed for the lifetime of the development
SH0893 - Oakenrod School	This site is likely to pass the ET if development avoids land within FZ3a including accounting for climate change	Significant fluvial risk	The overall site capacity may be reduced at a later date by Rochdale to include only developable areas. A drainage strategy may be required to mitigate the surface water risk to the site. An FRA should assess options to include an amenity greenspace alongside the River Roch in development plans. This would have to be designed with design flood levels in-mind
SH1020 - Charles Street	N/A - Site removed from 2020 baseline land supply	Existing fluvial risk and long term risk from climate change	Any future development here would likely need to include significant investigation into mitigation options, i.e. stilted development. Ongoing discussions between Council, site owner and EA regarding the removal of nearby structures across the watercourse and how this will help with mitigating flood risk in this area
SH1759 - Mellor Street	N/A - Site removed from 2020 baseline land supply	Significant existing fluvial risk; long term risk from climate change	Any future development in this site would likely require stilted construction due to high fluvial depths from climate change
SH1775 - Greenbooth	It is likely this site will pass the ET if the recommendations from this Level 2 SFRA are followed	Uncertainty with Flood Map for Planning; unmodelled Ordinary Watercourse (Woodhouse Lane Brook); onsite Main River (Naden Brook); onsite culverts; residual risk	The Level 2 SFRA should be revisited after the Flood Map for Planning is updated with the latest modelling of Naden Brook, current mapping is based off older broadscale modelled outputs. Modelling of the currently unmodelled Woodhouse Brook should also be undertaken and the results used to update this Level 2. An FRA will also be required to quantify residual risk from culvert blockage of the structures on this watercourse. Options for the removal of these structures and the associated benefits of mitigating flood risk should also be investigated. An FRA may also be required to investigate any residual risk from Doctor Dam, i.e. dam breach or overtopping, emergency drawdown scenarios
SH1778 - Warwick Mill	N/A - ET not required for a change in use	N/A	An FRA will be required due to the change in use, this should also assess the current drainage system in place to ensure it is suitable for any future development. The existing Mill is a listed Grade 2 building which has had planning permission granted previously
SH1962 - Booth Hollings	For any new development at this site, it is unlikely to pass the ET. Conversion or redevelopment of the site would not require the ET to be applied and so may be achievable	Onsite unmodelled ordinary watercourse (Longden End Brook) – 2D model required; significant surface water risk; development would likely be over a culvert	Due to the significant surface water risk and lack of detailed modelling of Longden End Brook, it is unlikely that any new development can take place at this site. Any further modelling of the Brook should be undertaken as part of an update to this Level 2 SFRA. The existing Mill on this site is a Listed building and as this site is also within the Green Belt, any redevelopment or conversion would likely be limited to the existing building footprint. Any FRA should also investigate potential options for the removal of the culvert. Due to the signifiant surface water risk to the site, a full drainage strategy will also be required and an assessment of the existing drainage network
SH2066 - London House	N/A - ET not required for a change in use	N/A	A previous planning proposal was focused on a conversion from an office to residential use, presumed that any future proposal would also be a conversion. An FRA would also be required to ensure the development is safe for its lifetime as well to assess the current drainage network in place is suitable
SH2330 - Hilton Fold Lane	N/A - there is no change in vulnerability for this site	Significant fluvial risk; 2D model of River Irk required; significant onsite culverts; residual risk	An FRA should focus on detailed 2D modelling of the River Irk and its triburary. Options for the removal of culverts on the watercourse should also be investigated in order to reduce flood risk. Rochdale council has significantly reduced the capacity of the site (55 to 20 units) meaning that dveelopment could now occur on the parts of the site that were identified as being at low risk of flooding. This site is linked to a wider proposal around British Vita and a new link road, the information from this Level 2 SFRA will be reviewed in the next update of the baseline land supply
Salford			

GM Allocation 31 – East of Boothstown	Based on a further more detailed review of flood risk and possible site layout and high level mitigation solutions, this site is likely to pass the ET	Fluvial risk from Shaw Brook; surface water risk in the southern parts of the site	Based on the Level 2 SFRA, a further, more detailed flood risk review has been carried out which illustrates an indicative SuDS plan to mitigate fluvial risk, including zoning of development around several onsite and offsite attenuation basins, linked by a network of open and piped swales. There is also an option to install a further culvert under the Bridgewater Canal to direct floodwater to a purpose-built offsite wetland, if required. The capacities and volumes of these indicative basins and swales are based on the flood extents and depths produced from the JFlow modelling. It is strongly advised that, the site-specific FRA for the site includes detailed 2D hydraulic modelling of Shaw Brook, based on detailed channel survey. • The more detailed flood risk review also indicates that fluvial flows to the RHS site that lies adjacent to the east can be attenuated through the network of swales and attenuation and basins and the opening up the culvert at the southern end of the site. • Shaw Brook currently flows through multiple culverts located onsite. Any development should seek to investigate options looking into culvert removal, where feasible.
S/BEL/002 - Land adjacent to 1 Chaddock Lane, Worsley	N/A - site has been removed from the existing land supply	Significant surface water risk; 1D model only of Stirrup Brook	As this development is for one dwelling only, the site has been removed from the existing land supply. If this site were to be developed, further surface water modelling would have to be carried out and be able to demonstrate that it can remain safe for the lifetime of the development without increasing risk elsewhere. Further detailed 2D modelling of Stirrup Brook would also be required to fully quantify the fluvial risk to the site. This work, if undertaken, should be part of an update to this Level 2 SFRA
S/BRO/004 - Former Royal Archer Public House, Lower Broughton	N/A - site has been removed from the existing land supply	Significant residual existing risk and long term fluvial risk from River Irwell; EA cannot commit to maintaining defences long term	Site has been removed from existing land supply by Salford Council though this does not mean that development is not permissible in the future. Further review of flood risk may be undertaken for the Salford Local Plan: Core Strategy. An FRA would need to include options modelling to assess the potential for safe development. Additionally, were development to proceed, detailed emergency plans would need to be developed and be in place for all site users and updated when new information is made available. Residual risk breach modelling and overtopping of the Irwell's defences should also be modelled for an FRA, this may require condition inspections of the defences
S/BRO/053 - Cambridge Riverside	N/A - site has been removed from the existing land supply	Significant residual existing risk and long term fluvial risk from River Irwell; EA cannot commit to maintaining defences long term	Site has been removed from existing land supply by Salford Council though this does not mean that development is not permissible in the future. Further review of flood risk may be undertaken for the Salford Local Plan: Core Strategy. An FRA would need to include options modelling to assess the potential for safe development. Additionally, were development to proceed, detailed emergency plans would need to be developed and be in place for all site users and updated when new information is made available. Residual risk breach modelling and overtopping of the Irwell's defences should also be modelled for an FRA, this may require condition inspections of the defences
S/BRO/062 - 238 Lower Broughton Road, Salford	N/A - site has been removed from the existing land supply	Significant residual existing risk and long term fluvial risk from River Irwell; EA cannot commit to maintaining defences long term; surface water risk prevents access routes to site	Site has been removed from existing land supply by Salford Council though this does not mean that development is not permissible in the future. As this site is for one dwelling only, it may be that the cost and scale to mitigate flood risk is unviable. An FRA would need to include options modelling to assess the potential for safe development. Additionally, were development to proceed, detailed emergency plans would need to be developed and be in place for all site users and updated when new information is made available. Residual risk breach modelling and overtopping of the Irwell's defences should also be modelled for an FRA, this may require condition inspections of the defences
S/BRO/067 - Former Harry Hall Gardens, land off Heath Avenue	Based on current information, it is unlikely this site can pass the ET	Significant residual existing risk and long term fluvial risk from River Irwell; EA cannot commit to maintaining defences long term	It has been noted that this site may be removed from the land supply following further EA consultation. If this were to occur, this does not mean however that development is not permissible in the future. Further review of flood risk may be undertaken for the Salford Local Plan: Core Strategy. Salford Council has noted that as the modelled flood depths on the site are limited, it may be possible to develop this site for a small number of dwellings following careful design. Based on current information, the most likely solution for achieving sustainable development is to place any development on stilts which would require additional detailed options modelling. Were development to proceed, detailed emergency plans would need to be developed and be in place for all site users and updated when new information is made available. Residual risk breach modelling and overtopping of the Irwell's defences should also be modelled for an FRA, this may require condition inspections of the defences
S/CAD/060 - Irlam Locks Tower Site, off Cadishead Way, Irlam	Based on current information it is unlikely this site could pass the ET	Uncertainty on fluvial risk to the site, requires updated MSC model results	This Level 2 SFRA should be revisited when the updated MSC modelling is made available. Salford Council have agreed to leave this site in the land supply but for the longer term (10+ years). An FRA would also need to include emergency planning procedures with a consideration on maintaining safe access and egress to the site in times of flood. Any emergency plan must be consulted on with Peel Ports
S/KER/018 - Land at Kersal Way	Unlikely to pass ET unless developable area reduced and/or comensatory storage can be found	Significant residual existing risk and long term fluvial risk from River Irwell; EA cannot commit to maintaining defences long term	Salford Council have agreed to leave this site in the land supply but for the longer term (10+ years). The anticipated density on this site based on figures in the HELAA is approximately 13 dwellings per hectare – about 50% down on what otherwise might be expected in order to leave space to design compensatory flood storage into the site. Based on existing information this site should not be developed for residential use, however an FRA would need to include options modelling to assess the potential for safe development. Residual risk breach modelling and overtopping of the Irwell's defences should also be modelled for an FRA, this may require condition inspections of the defences
S/ORD/087 - Land bounded by Ordsall Lane, Dyer Street and Worrall Street	Based on current information it is unlikely this site could pass the ET	Uncertainty on fluvial risk to the site, requires updated MSC model results	This Level 2 SFRA should be revisited when the updated MSC modelling is made available but based on current information, if development densities were reduced by directing development to FZ1 and FZ2 then the site is likely to pass the ET. Salford Council have agreed to leave this site in the land supply but for the longer term (10+ years) pending more detailed modelling. If the existing development on the site is demolished for new development then a drainage strategy will be required to ascertain flow routes on the site and whether these can be attenuated on site
Stockport			
SKH17067 – Factories at Compstall Village	This site should be able to pass the Exception Test, based on current information, if development is directed to Flood Zone 1, mainly to the west of Gigg Brook. This should be possible though development yields may be impacted.	2D model required of River Etherow; onsite unmodelled culverted ordinary watercourse (Gigg Brook); residual risk; significant surface water risk	This Level 2 SFRA should be revisited when updated modelling of Etherow Brook and modelling of the currently unmodelled Gigg Brook and residual risk from culverts has been completed, this work should be undertaken as an update to the Level 2. A detailed drainage strategy is also required in an FRA due to the significant surface water risk posed to the site. Incorporation of a blue-green corridor for both watercourses to attenuate fluvial risk should also be considered. It should be noted that there is an FRA with planning application submitted for this site with planning permission currently pending
SKH17142 – Water Street, Stockport	N/A - site has been granted planning permission	Significant fluvial risk, uncertaintly in Flood Map for Planning flood zones	The Flood Map for Planning needs to be updated with the latest Tame 2018 model outputs. Based on current information, stilted development and mitigation options would be required for any residential use at this site, all access/egress routes must be shown to be safely achievable during times of flooding. Planning permission has already been granted so the ET assessment will be stored for reference
Tameside			
H-DUKSTB-002 - Sandy Lane, Dukinfield	It is likely this site can pass the ET if surface water risk can be shown to be managed	Significant surface water risk; Ensuring safe access/egress routes during surface water flood events; broadscale mapped fluvial risk	This site is currently subject to a pending planning application for residential development. The Flood Map for Planning should be updated with the latest modelling of the River Medlock, this work should be carried out at the FRA stage and should inform an updated planning application. Any residual risk from the culverts, i.e. blockage or failure, should be modelled and quantified with options for culvert removal also to be explored. Due to the significant surface water risk to the site, a full drainage strategy will be required as part of an FRA to ensure that the risk can be managed for the lifetime of the development and not increase hazards elsewhere

H-HYDGOD-022 - Brook Street, Hyde	A detailed FRA has already been carried out at this site concluding that the flood risk is manageable so it should pass the ET	Onsite ordinary watercourse (Godley Brook); significant surface water risk	A site-specific FRA concludes that development should not be precluded on flood risk grounds as actual flood risk is manageable via mitigation strategies. Tameside Council have recently approved a pending residential application for this site. However, Level 2 recommendation is that all areas within FZ3 would ideally be left free of development and be included as a blue-green corridor. However, the FRA has suggested plans for raised FFLs and use of compensatory storage
H-HYDNEW-003 - Clarendon Road, Hyde, SK14 2LJ	N/A plans for current development to be converted	N/A	Tameside Council notes that the yield listed in the original baseline supply has been reduced to take into account the FZ constraints at the site. Due to the uncertainty with the Flood Mapping, it is recommended that Godley Brook be remodelled and the unmodelled ordinary watercourse be 2D modelled to quantify the flood risk to the site. This work should be undertaken as part of an update to this Level 2 SFRA with the SFRA being revisited when this data is available. Due to the change of use at the site, an FRA will be required to demonstrate that flood risk does not increase elsewhere as a result of the development. Additionally, as there is significant surface water risk to the site a drainage strategy may be required to be submitted with an FRA as well as consideration of further SW modelling. Inclusion of a blue/green corridor to be left free from development should be explored for areas within FZ3, these areas are also at significant risk from surface water
H-MOSSLE-022 - Two Mills Lane, Mossley, Tameside	N/A - site has been removed from the existing land supply	Significant existing and long term fluvial risk from River Tame, based on updated 2018 model	Updated modelled outputs from the Tame show this site to be at fluvial risk of flooding, it is recommended that this site should not be used for residential development and ideally instead, be allowed to flood naturally. The Flood Map for Planning should be updated by the EA with the latest results from the 2018 Tame model to avoid any confusion of discrepancies with future developers
H-MOSSLE-131- Queen Street, Mossley, Tameside	It is likely this site will pass the ET, based on updated Tame 2018 model	Fluvial risk; long term from climate change	The site has no history of previous planning applications. The Flood Map for Planning should be updated by the EA with the latest results from the 2018 Tame model to avoid any confusion of discrepancies with future developers. Tameside Council has noted that the current FZ3a extent in the site appears to be due to the footprints of former buildings, the yield identified in the baseline supply has been reduced to account for the FZ constraint. This area, including accounting for climate change, is recommended to be left as open greenspace. An FRA should inform the site design including the greenspace as well as investigating opportunities for SuDS. A drainage strategy will also be required to be submitted to ensure that drainage can be managed and the development will be safe for its lifetime
H-MOSSLE-132 - Audley Street, Mossley, OL5 9WH	It is likely this site will pass the ET, based on updated Tame 2018 model	Uncertainty in achieving safe access and egress; fluvial climate change risk	Any development in this site should avoid areas within FZ3a, including accounting for climate change from the udpated Tame model. Tameside Council notes that the FZ3a extent appears to be dictated to a large extent by the footprints of former buildings. The Flood Map for Planning should be updated by the EA to include the latest Tame model outputs. An FRA is required due to the change in use at the site and should focus on achieving safe access/egress to the site as the current proposed alternative access is unlikely to be practical or feasible due to third party landownership and presence of the existing Tame Valley Trail. It is recommended that the area at risk of flooding in the south of the site should be converted to open greenspace
H-WATERL-050 - Park Bridge, Ashton-under-Lyne, OL6 8AW	N/A - Site has already had planning permission granted	2D model required for onsite culverted Main River (River Medlock); residual risk; significant surface water risk	This site has outine consent for residential development, approved 4/2/19. This Level 2 SFRA should be revisited and updated with the outcomes of site-specific FRA and drainage strategy used in the planning application. Further detailed 2D modelling of the River Medlock including an assessment of the residual risk should be carried out by an FRA. The Flood Map for Planning would then need to be updated with this Medlock modelling. Where possible, options for culvert removal should also be explored. Risk from surface water needs to be shown it can be managed safely for the lifetime of a development through the FRA and accompnying drainage strategy
Trafford			
1610- Lock Lane, Trafford	Based on existing information this site should pass the ET	Unclear risk from MSC; awaiting latest model results	This Level 2 SFRA should be revisited once the the latest MSC model is made available (late-2020). Based on the existing information, the site would be likely to pass the ET if development is able to avoid areas within FZ3a. An FRA should include a drainage strategy to incorporate the surface water risk into site design layout. The FRA should also include emergency planning procedures with particular consideration to achieving safe access and egress to the site during times of flooding. A fully detailed emergency plan must be included and consulted on with Peel Ports
Wigan			
SHLAA0023 - Leyland Mill	Unlikely to pass ET unless developable area reduced - direct development to east of Leyland Mill Lane	Fluvial risk from River Douglas with significant depths; residual risk from adjacent culvert	FRA to examine reduction is developable area and refocusing to eastern area in FZ1
SHLAA0240 - Barn Lane, Golborne	Likely to pass ET assuming risk area along Millingford Brook can be included in a blue/green corridor	Millingford Brook flows directly through the site	FRA to carry out 2D modelling of Millingford Brook; surface water risk to also be mitigated within blue/green corridor
SHLAA0325 - Former Gas Depot, York Road, Ashton	This site is unlikely to pass the ET	Significant fluvial risk from onsite culverted Main River (Millingford Brook); residual risk; long term risk from climate change	There is currently a pending planning application on this site for residential development, this has been objected to by the EA on issues of flood risk. This Level 2 SFRA should be revisited and updated with the outcomes of the FRA used in the planning application. Based on available informaiton, it is recommended that this site should not be developed and be left as open greenspace with options for culvert removal to be investigated
SHLAA0405 - Land adjacent to Premier Inn, Harrogate Street	This site is unlikely to pass the ET unless development can be directed to areas within FZ1, reducing developable area	Significant residual existing risk and long term fluvial risk from River Douglas	It is possible that Wigan Council will amend the site boundary to reflect the developable area that avoids flood risk. The council notes that this area could be left for car parking. An FRA should include a drainage strategy to ensure that for any proposed new development, that drainage can successfully be managed for the its lifetime. An FRA should also include a detailed emergency plan detailing safe access/egress routes and evacuation procedures during flood events