

Cheshire West and Chester Level 1 SFRA - Appendix C

Final Potential Growth Areas Overview

February 2026

Prepared for:

Cheshire West and Chester Council



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1 Introduction

At the time of writing, Cheshire West and Chester Council (the Council) are in the process of preparing a new Local Plan. An Issues and Options report has been prepared for public consultation during summer 2025, which outlines three potential spatial options for meeting future development needs and based on those options, a series of maps are presented that identify some potential areas of growth around settlements in the borough. At this early stage in the development of the Local Plan, no decisions have been made on a preferred approach or the spatial option which will be taken forward, and which potential growth areas may form part of the final Local Plan strategy. This assessment of the potential growth areas will provide one element of the evidence base for the future stages in the preparation of the new Local Plan.

The Council provided maps of the potential growth areas which have been aggregated into 17 areas for a general assessment of flood risk. The 17 broad areas which have been assessed in more detail in terms of flood risk are:

- Chester
- Northwich
- Winsford
- Cuddington and Sandiway
- Farndon
- Frodsham
- Helsby, Ince and Elton
- Kelsall and Tarvin
- Malpas
- Neston and Parkgate
- Tarporley
- Tattenhall
- Acton Bridge
- Capenhurst
- Delamere
- Hooton and Little Sutton
- Mouldsworth

The following sections summarise the risk identified at each area and the subsequent recommendations in relation to flood risk.

1.1 Datasets used within this assessment

1.1.1 Flood Zones

Fluvial and tidal flood risk is assessed based on the EA's Flood Zones of the Flood Map for Planning. The definitions of the Flood Zones are provided below. The Flood Zones do not

consider defences, except when considering the functional floodplain (which is distinct from the Flood Map for Planning).

- Flood Zone 1: Low risk: less than a 0.1% chance of river or sea flooding in any given year.
- Flood Zone 2: Medium risk: between a 1% and 0.1% chance of river or sea flooding in any given year.
- Flood Zone 3a: High risk: between a 3.3% and 1% chance of river flooding in any given year or between a 3.3% and 2% change of flooding from the sea.
- Flood Zone 3b: Functional Floodplain: land where water has to flow or be stored in times of flood (greater than a 3.3% chance of river or sea flooding in any given year, accounting for defences). Only water compatible and essential infrastructure are permitted in this zone and should be designed to remain operational in times of flood, resulting in no loss of floodplain or blocking of water flow routes. [Annex 3 of the NPPF \(gov.uk\)](#) provides information on flood risk vulnerability.

1.1.2 Risk of Flooding from Surface Water

Surface water is assessed based on the EA's Risk of Flooding from Surface Water mapping. These maps are intended to provide a consistent standard of assessment for surface water flood risk in order to help LLFAs, the EA, and any potential developers to focus on their management of surface water flood risk. The Risk of Flooding from Surface Water mapping is now included in the Flood Map for Planning and includes for the following present day events:

- 0.1% AEP (1 in 1000 year)
- 1% AEP (1 in 100 year)
- 3.3% AEP (1 in 30 year)

1.1.3 Other datasets

Table 1-1: Definitions of datasets used within the growth area assessments

Dataset	Definition
Flood Warning Areas (EA)	Dataset showing areas where the Environment Agency expect flooding to occur and where a flood warning service is provided.
Flood Alert Areas (EA)	Dataset showing areas where it is possible for flooding of low-lying land and roads to occur from rivers, sea and in some locations groundwater.
AIMS Spatial Flood Defences (EA)	Dataset showing flood defences currently owned, managed or inspected by the Environment Agency
Flood Storage Areas (EA)	Dataset showing areas that act as a balancing reservoir, storage basin or balancing pond.

1.2 Designating land for flood storage

Throughout this report, there are a number of references to safeguarding land for the purpose of flood storage. These areas have generally been recommended where broad growth areas or Land Availability Assessment (LAA) sites have been proposed in areas at significant risk from fluvial, tidal or surface water flooding. It should be noted that there may be additional areas that would benefit from safeguarding for flood storage. It is recommended that the Council consider whether there is any land at high risk of fluvial, tidal or surface water flooding that could be designated for flood storage.

2 Broad growth areas around Chester

Table 2-1: Chester flood risk overview table

Location	Chester
Management catchment	Dee and Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	Yes
Flood Warning and Alert Areas	Flood Warning Areas along Finchett's Gutter and Highfield Drain and along the tidal Dee
EA Flood Storage Area	Yes
Potential flood storage	Yes, in large areas covered by functional floodplain and surface water ponding

2.1 Summary of flood risk

The main source of flooding in the growth areas within Chester comes from the tidal / fluvial River Dee and fluvial Finchett's Gutter. Backford Brook and Balderton Brook both present fluvial flood risk to the outskirts of the city. Surface water flood risk is widespread though larger areas of ponding generally follow along areas of fluvial flood risk.

Historic fluvial flooding has occurred along Backford Brook in the north as well as along Balderton Brook in the south. Historic flooding has also occurred in Chester, and the surrounding area, during Storm Christoph (January 2021) and Storm Babet (October 2023), flooding in Chester during both of these events triggered a Section 19 Flood Investigation. The reports can be found online¹.

There are several flood embankments along the River Dee, around the golf course and racecourse. Embankments and walls along Finchett's Gutter protect the retail park. Sealand Basin to the west of the city centre is an EA flood storage area (FSA). Part of the floodplain of Backford Brook is also an EA FSA. South of Saltney, there is an area functional floodplain, Flood Zone 3a and Flood Zone 2 either side of Balderton Brook. In areas of functional floodplain and large areas of surface water ponding there may be potential to safeguard land for flood storage. The long-term Shoreline Management Plan policy along the tidal Dee in Chester is Hold the Line.

¹ [Drainage and Flooding | Cheshire West and Chester](#)

2.2 Recommendations

- Any future development should avoid areas of high and medium fluvial and tidal flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Land at Dale Barracks, Liverpool Road, Chester
 - Land north of COCH, Parsons Lane, Upton, Chester
 - Pear Tree Farm, Little Saughall, Saughall
 - Land off Melverly Drive, Chester
 - Land at Decoy Farm, Lache Lane, Chester
 - Moat Farm, Wrexham Road, Marlston cum Lache, Chester (BNG off-site provision)
 - Land east and west of A55, Littleton
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Chester to be allocated through the Local Plan.

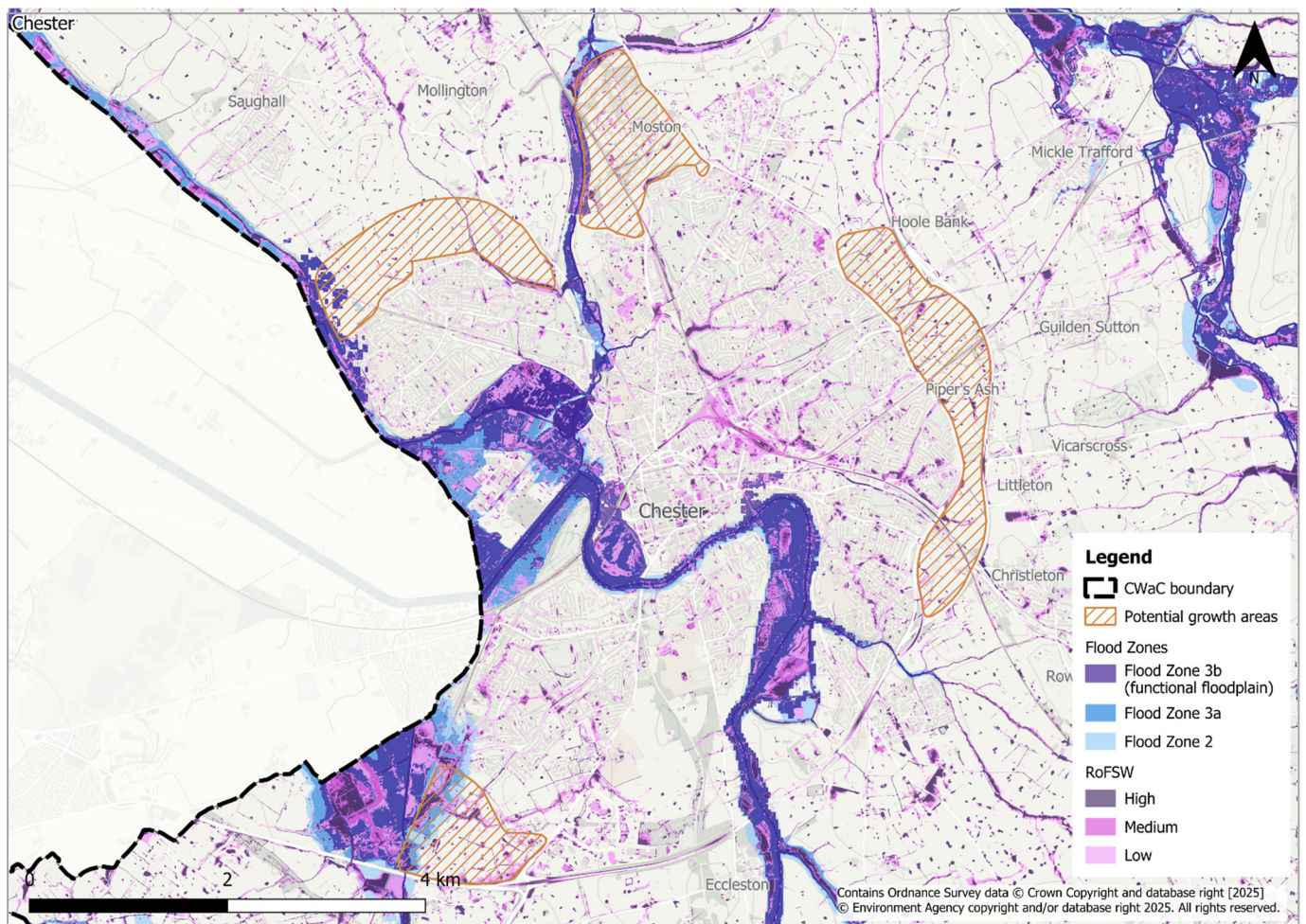


Figure 2-1: Chester flood risk overview map

3 Broad growth areas around Northwich

Table 3-1: Northwich flood risk overview table

Location	Northwich
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	Embankments, flood walls, flood gates, demountable defences and engineered high ground through Northwich town centre along Weaver Navigation and River Dane. Embankments along Weaver Navigation at Weaverham and south of Northwich town centre
Flood Warning and Alert Areas	Flood Warning and Alert Areas along River Weaver and River Dane
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas covered by functional floodplain and surface water ponding

3.1 Summary of flood risk

The main source of flood risk in the growth areas within Northwich is surface water flow paths and surface water ponding. There is also functional floodplain, Flood Zone 3a and Flood Zone 2 south of Rudheath along Gad Brook and south of Lostock Gralam along Wade Brook.

The area northwest of Weaverham is within an EA Flood Warning Area for the River Weaver. There are three EA Flood Warning Areas in Northwich town centre, for the Rivers Weaver and Dane. There are also EA Flood Alert Areas for the River Dane catchment and River Weaver catchment. Historic flooding has occurred in Northwich and the surrounding areas in October 2019, January 2021 (Storm Christoph) and October 2023 (Storm Babet), all of which triggered Section 19 Flood Investigations. The flood investigation reports can be found online¹.

In large areas of surface water ponding, for example, west of Hartford and north of Barnton, there may be potential for safeguarding land for flood storage. Areas of functional floodplain south of Rudheath along Gad Brook and south of Lostock Gralam along Wade Brook may also be suitable to safeguard for flood storage.

3.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Land west of Fullerton Road, Hartford
 - Land at Chester Road, Hartford
 - Land at Northwich Road, Weaverham
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Northwich to be allocated through the Local Plan.

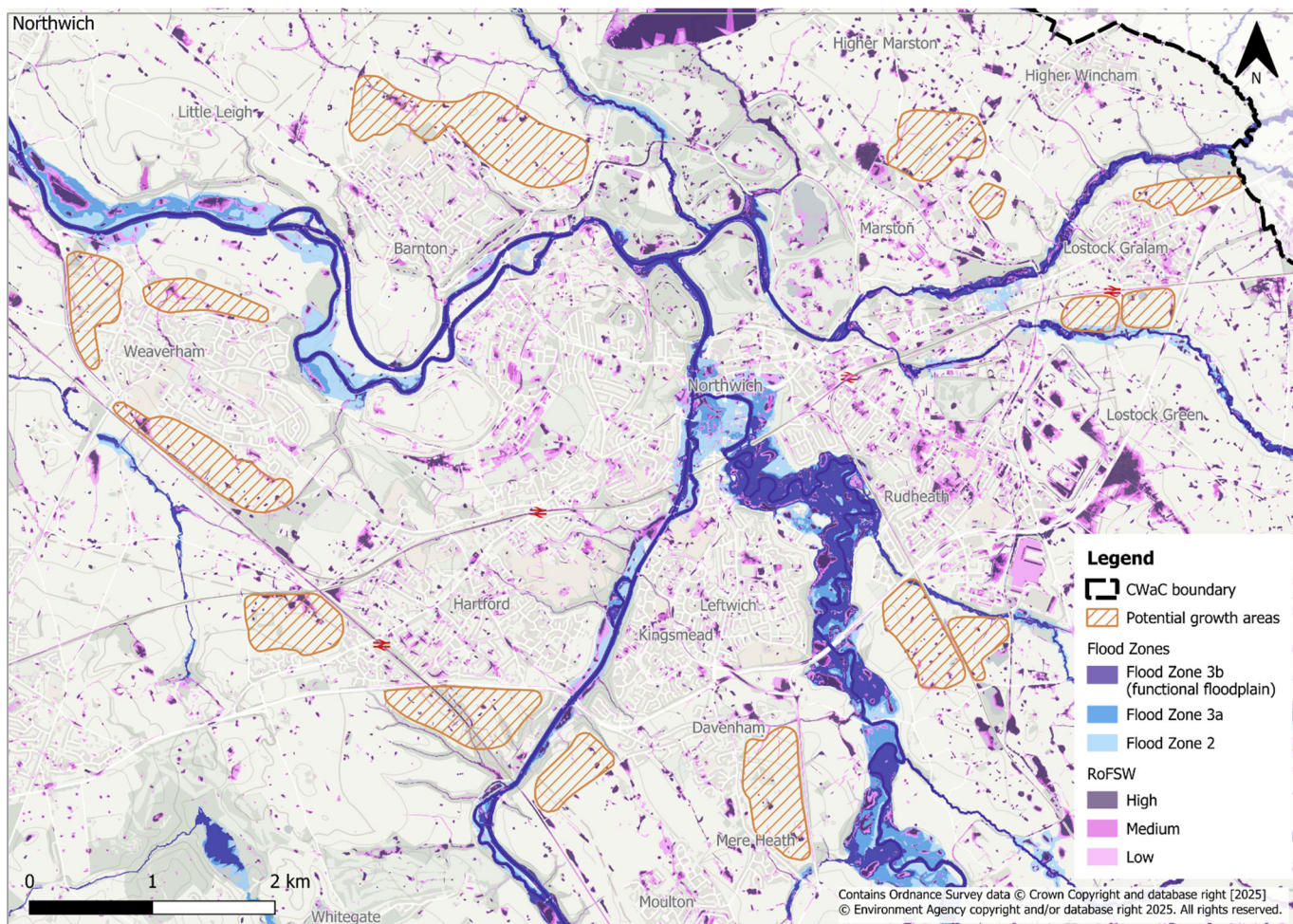


Figure 3-1: Northwich flood risk overview map

4 Broad growth areas around Winsford

Table 4-1: Winsford flood risk overview table

Location	Winsford
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	Yes
Flood Warning and Alert Areas	Yes
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas of surface water ponding

4.1 Summary of flood risk

The main source of flood risk in the growth areas within Winsford is surface water flow paths and surface water ponding. There is also functional floodplain, Flood Zone 3a and Flood Zone 2 along the River Weaver which flows through the town. Historic flooding has occurred in Winsford during Storm Christoph (January 2021) and Storm Babet (October 2023), flooding in Winsford during both of these events triggered a Section 19 Flood Investigation. The reports can be found online¹.

There is an EA Flood Warning Area for the Weaver Navigation covering properties along New Road, the Red Lion Pub, the Marina and at Lakeside Caravan Park. An EA Flood Alert Area covers the River Weaver as well as its tributaries, west of the town. In large areas of surface water ponding there may be potential to safeguard land for flood storage.

4.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.

- LAA sites with potential to safeguard land for flood storage include:
 - Land between Darnhall School Lane and Woodford Lane West, Winsford
 - Land at Oakmere Road, Winsford
 - Land west of Oakmere Road, Winsford
 - Land at West Winds, Salterswall, Winsford
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Winsford to be allocated through the Local Plan.

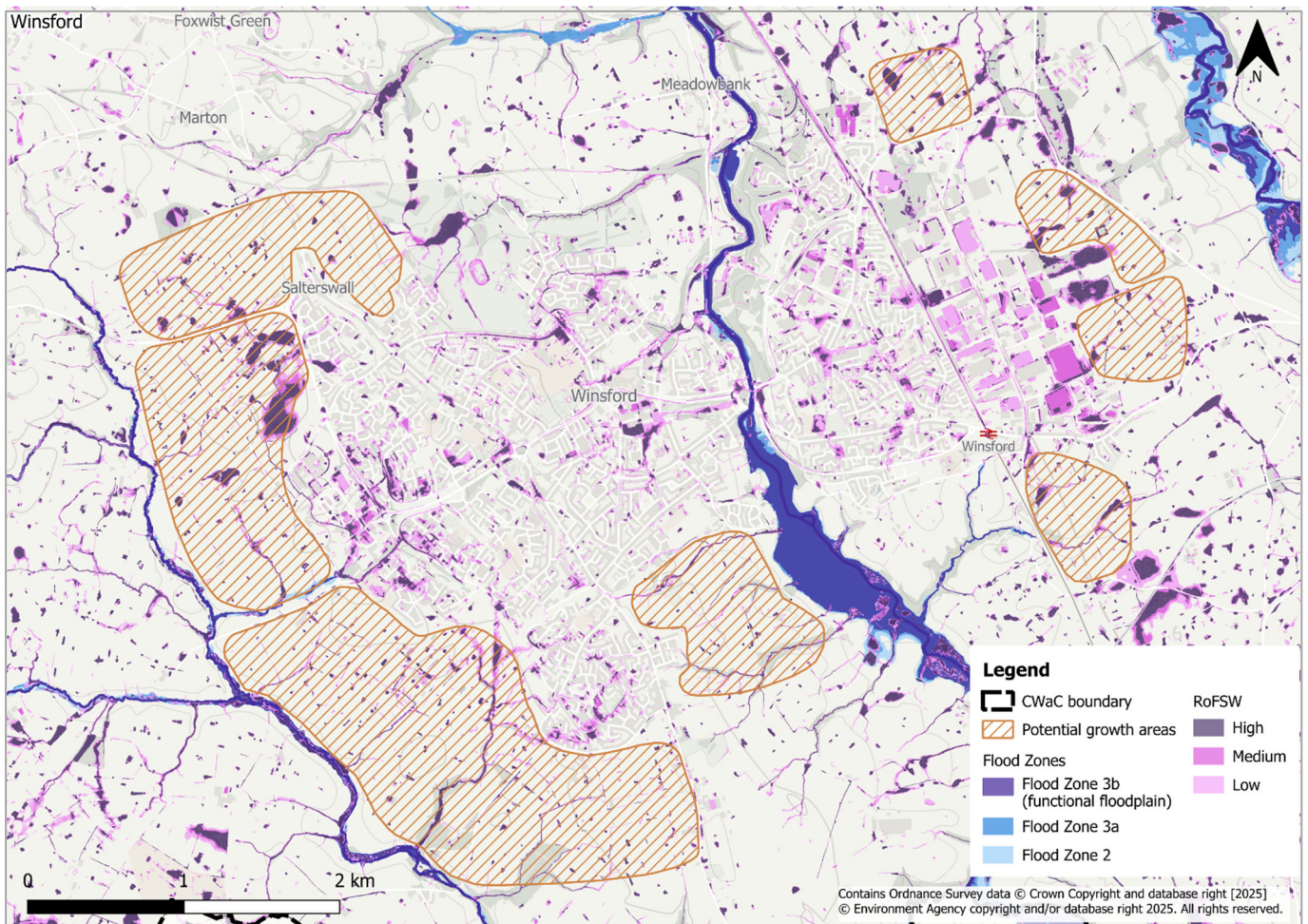


Figure 4-1: Winsford flood risk overview map

5 Broad growth areas around Cuddington and Sandiway

Table 5-1: Cuddington and Sandiway flood risk overview table

Location	Cuddington and Sandiway
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	No
Flood defences	No
Flood Warning and Alert Areas	Flood Alert Area along Cuddington Brook
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas of surface water ponding

5.1 Summary of flood risk

The main source of flooding in the growth areas within Cuddington and Sandiway comes from areas of surface water ponding. Cuddington Brook presents fluvial flood risk to the area between Cuddington and Delamere Park. There is an EA Flood Alert Area along Cuddington Brook. In large areas of surface water ponding there may be potential to safeguard land for flood storage.

5.2 Recommendations

- Any future development should avoid areas of high and medium fluvial and tidal flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Blakemere Village, Chester Road, Sandiway, CW8 2EB

- The area of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Cuddington and Sandiway to be allocated through the Local Plan.

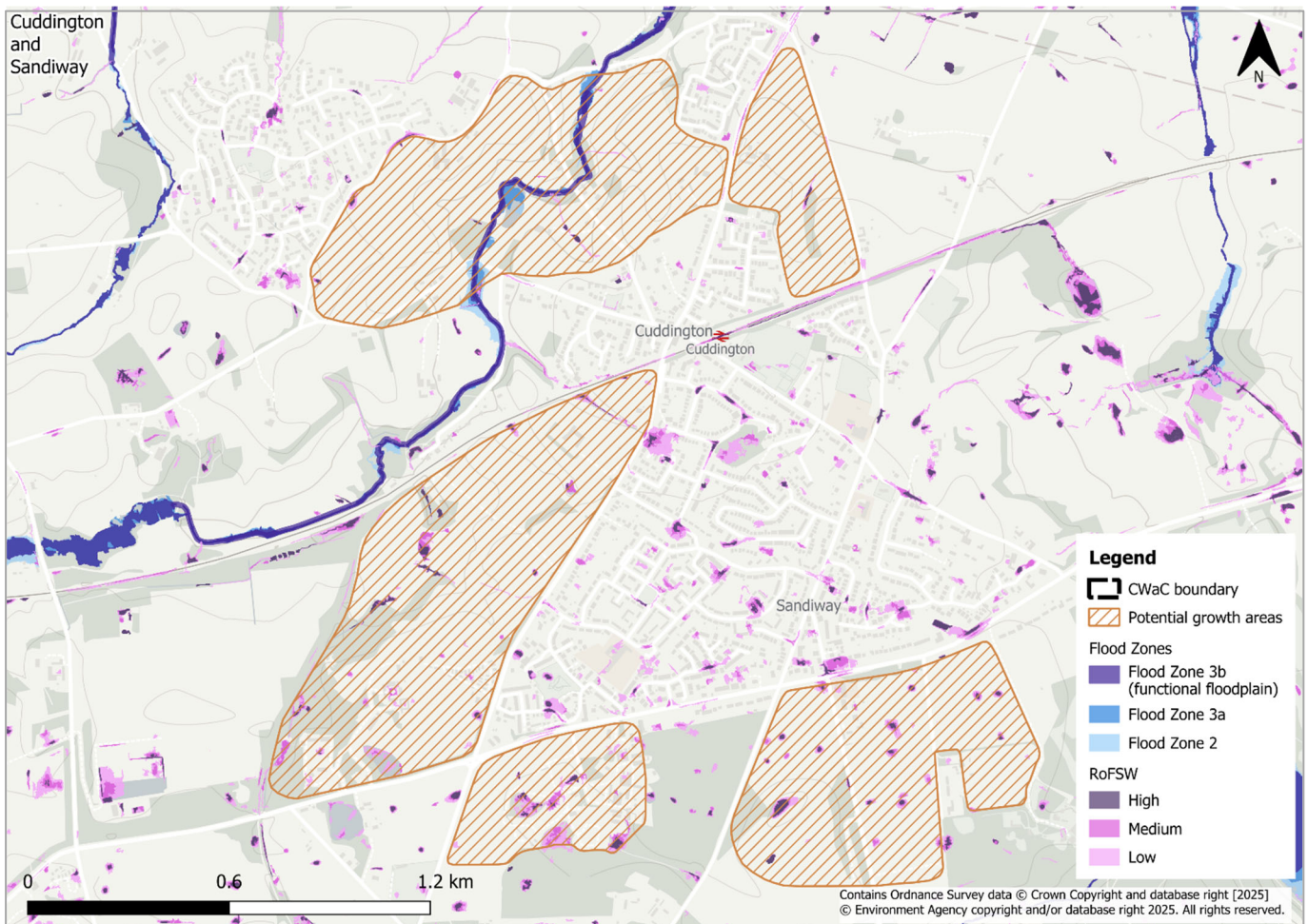


Figure 5-1: Cuddington and Sandiway flood risk overview map

6 Broad growth areas around Farndon

Table 6-1: Farndon flood risk overview table

Location	Farndon
Management catchment	Dee
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	Area of engineered high ground along Appleby's Drain
Flood Warning and Alert Areas	Flood Warning Area and Flood Alert Area within floodplain of River Dee
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas covered by functional floodplain and EA Flood Zones

6.1 Summary of flood risk

The main source of flood risk in the growth areas within Farndon comes from surface water, particularly west of Townfield Lane and along Appleby's Drain. There are also some areas of flooding from the fluvial River Dee. Historic flooding has occurred in Farndon during Storm Christoph (January 2021), triggering a Section 19 Flood Investigation. The report can be found online¹.

There is an area of engineered high ground along Appleby's Drain. There is an EA Flood Warning Area and Flood Alert Area along the River Dee at Farndon. Historic fluvial flooding from the River Dee has occurred in Farndon. There may be potential to safeguard land for flood storage in the areas adjacent to the River Dee north and south of the village, which are within the functional floodplain and Flood Zones 3a and 2.

6.2 Recommendations

- Any future development should avoid areas of high and medium fluvial and tidal flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.

- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Land south of Townfield Lane, Farndon
- The area of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Farndon to be allocated through the Local Plan.

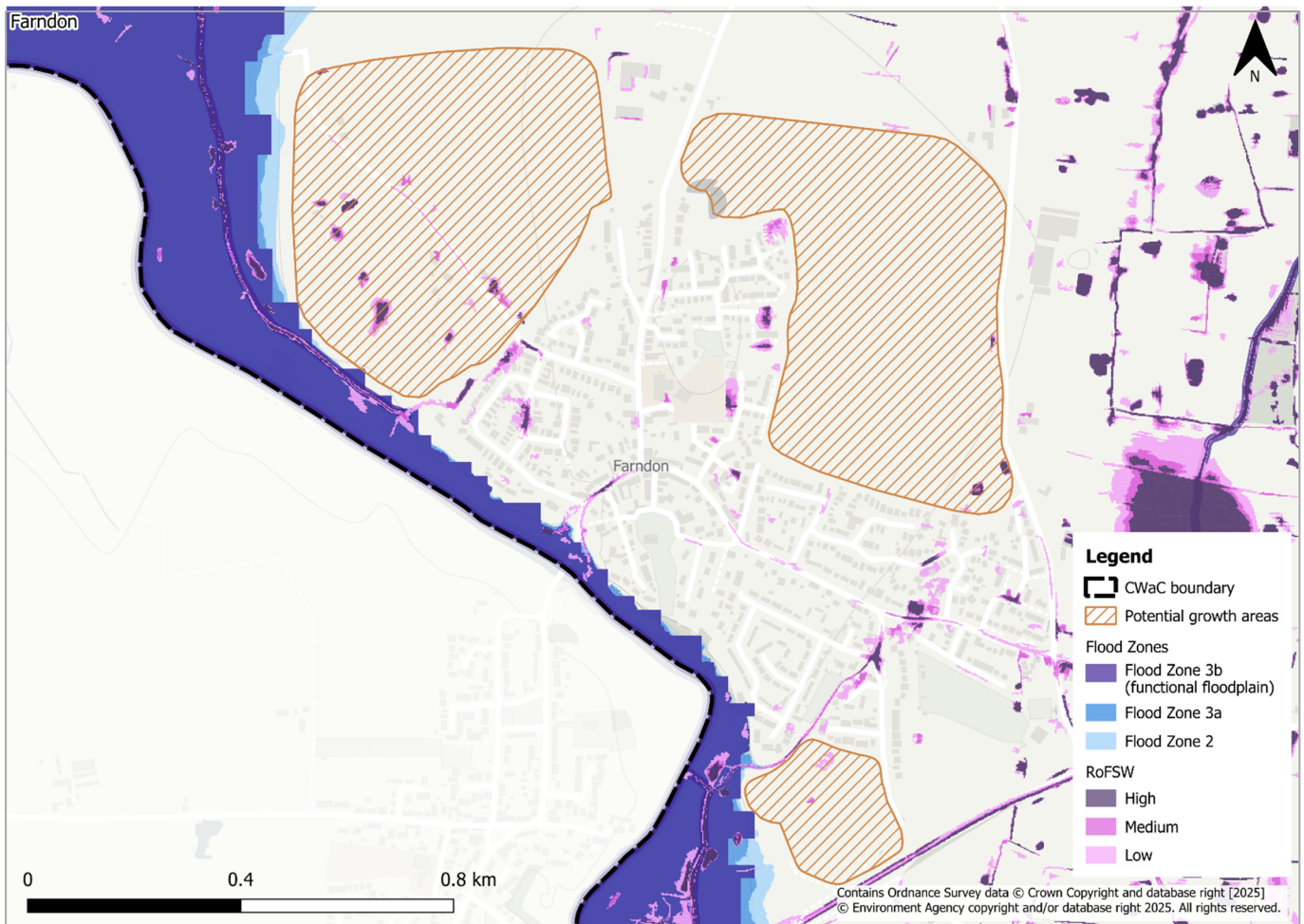


Figure 6-1: Farndon flood risk overview map

7 Broad growth areas around Frodsham

Table 7-1: Frodsham flood risk overview table

Location	Frodsham
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	No
Surface water risk	Yes
Historic flooding	No
Flood defences	No
Flood Warning and Alert Areas	The northwestern side of Frodsham is within the River Gowy and the Mersey Estuary Flood Alert Area.
EA Flood Storage Area	No
Potential flood storage	No

7.1 Summary of flood risk

The main source of flood risk in the growth areas within Frodsham comes from surface water ponding. The northwestern side of the town is within two EA Flood Alert Areas; one for the River Gowy catchment and the other for the Mersey Estuary. There may be potential to safeguard land for flood storage north of the M56, outside of the potential growth areas.

7.2 Recommendations

- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Farndon to be allocated through the Local Plan.

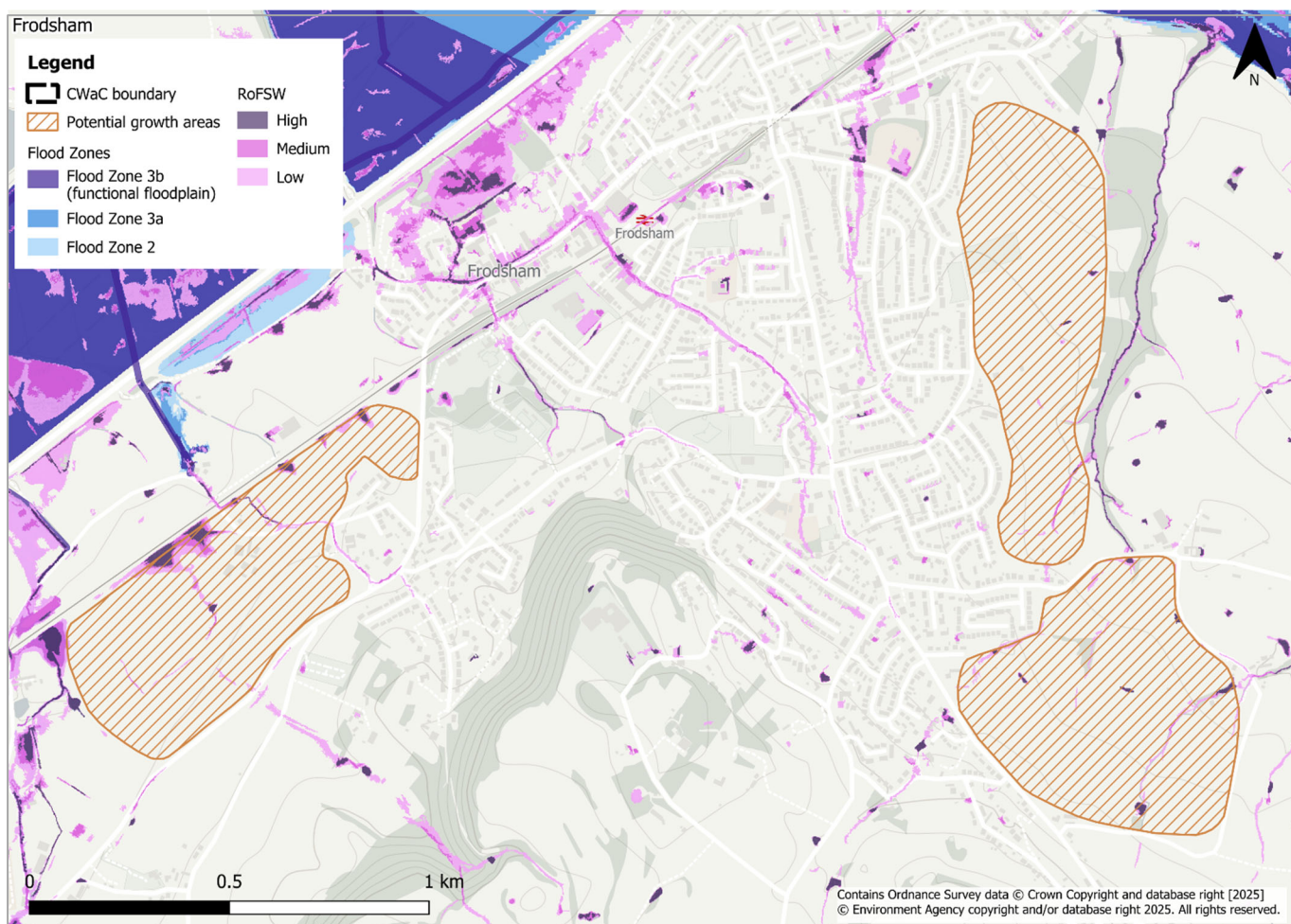


Figure 7-1: Frodsham flood risk overview map

8 Broad growth areas around Helsby, Ince and Elton

Table 8-1: Helsby, Ince and Elton flood risk overview table

Location	Helsby, Ince and Elton
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	No
Flood defences	Engineered high ground along East Central Drain and West Central Drain north of CF Fertilisers.
Flood Warning and Alert Areas	Land between Helsby and Elton within the Irish Sea and Mersey Estuary Flood Warning Area and the River Gowy catchment Flood Alert Area
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas covered by functional floodplain

8.1 Summary of flood risk

The main source of flood risk in the growth areas within Helsby, Ince and Elton is fluvial flooding from various tributaries of the River Mersey. Land between Helsby and Elton is within the Irish Sea and Mersey Estuary EA Flood Warning Area and the River Gowy catchment EA Flood Alert Area.

The broad growth area adjacent to Hoolpool Gutter is almost wholly within the functional floodplain, therefore there may be potential to safeguard land for flood storage in this area. There is also potential to safeguard land for flood storage at the broad growth area north of Helsby Arms Junction, given the large area of functional floodplain within this area. The long-term Shoreline Management Plan policy along the Mersey Estuary banks, north of Helsby, Ince and Elton is Hold the Line.

8.2 Recommendations

- Any future development should avoid areas of high and medium fluvial and tidal flood risk.
- A more detailed assessment of the levels of flood risk within the flood zones should be undertaken. This should be used to identify the areas least at risk and in turn inform the major developments that are planned in this growth area.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.

- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Protos Phase 3, Ince
 - Land at Cable Drive, Helsby
 - Land off Cable Drive, adjacent railway line, Chester Road, Helsby
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Helsby, Ince and Elton to be allocated through the Local Plan.

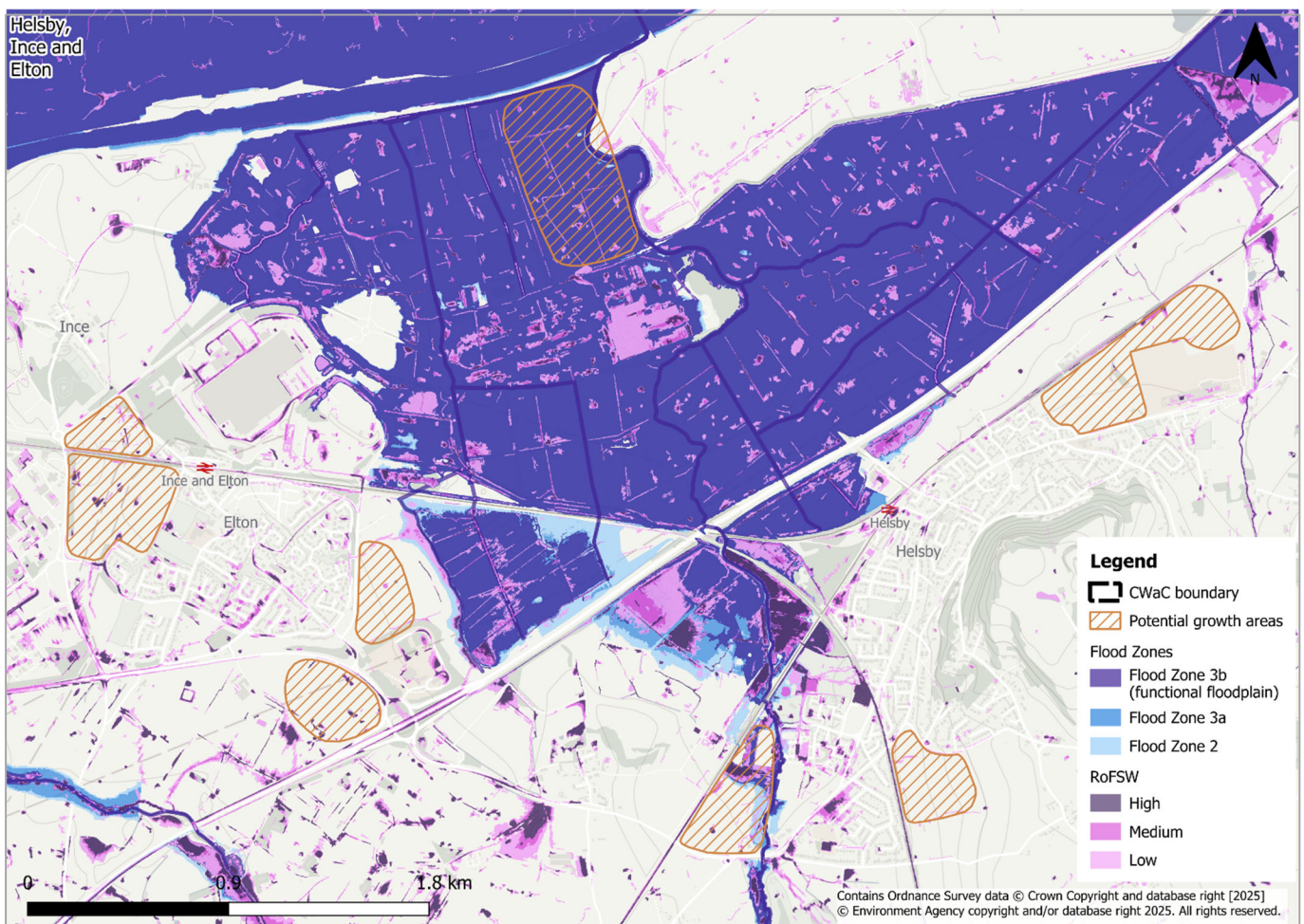


Figure 8-1: Helsby, Ince and Elton flood risk overview map

9 Broad growth areas around Kelsall and Tarvin

Table 9-1: Kelsall and Tarvin flood risk overview table

Location	Kelsall and Tarvin
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	No
Flood Warning and Alert Areas	Flood Alert Area along Salters Brook and Milton Brook
EA Flood Storage Area	No
Potential flood storage	No

9.1 Summary of flood risk

The main source of flood risk in the growth areas within Kelsall and Tarvin comes from surface water flow paths and surface water ponding. Functional floodplain, Flood Zone 3a and 2 are present along Salters Brook, through Oscroft, and Milton Brook, to the north of Tarvin. There is an EA Flood Alert Area along these two watercourses. Historic flooding has occurred in Kelsall, including during Storm Christoph in January 2021 and August 2020. For both of these events, the flooding which occurred triggered Section 19 Flood Investigations. The reports can be found online¹.

9.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Kelsall and Tarvin to be allocated through the Local Plan.

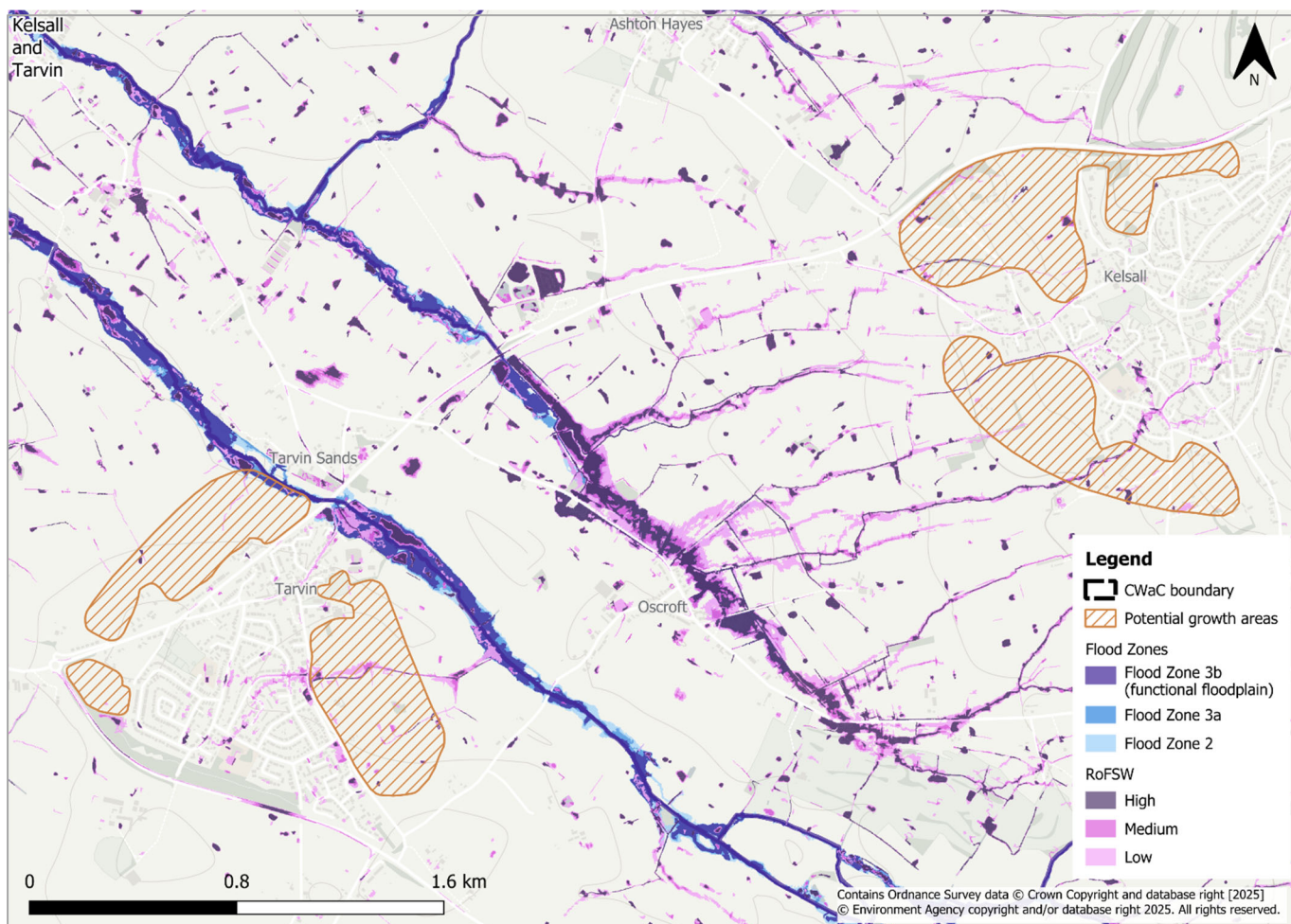


Figure 9-1: Kelsall and Tarvin flood risk overview map

10 Broad growth areas around Malpas

Table 10-1: Malpas flood risk overview table

Location	Malpas
Management catchment	Dee
Fluvial and tidal Flood Zones	No
Surface water risk	Yes
Historic flooding	No
Flood defences	No
Flood Warning and Alert Areas	No
EA Flood Storage Area	No
Potential flood storage	Yes, in areas covered by surface water ponding

10.1 Summary of flood risk

The main source of flood risk in the growth areas within Malpas comes from surface water flow paths and surface water ponding. There may be potential to safeguard land for flood storage where there is a large surface water flow path in the east.

10.2 Recommendations

- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Land east of Broselake Farmhouse, Greenway Lane, Malpas, Cheshire SY14 8DE
 - Land at Lydgate (Meredith's Coaches), Greenway Lane, Malpas, SY14 8DE
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Malpas to be allocated through the Local Plan.



Figure 10-1: Malpas flood risk overview map

11 Broad growth areas around Neston

Table 11-1: Neston flood risk overview table

Location	Neston
Management catchment	Dee
Fluvial and tidal Flood Zones	No
Surface water risk	Yes
Historic flooding	Yes
Flood defences	Embankment along Dee Estuary
Flood Warning and Alert Areas	Flood Warning Area and Flood Alert Area for the Dee Estuary
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas of surface water ponding

11.1 Summary of flood risk

The main source of flood risk in the growth areas within Neston is surface water flow paths and surface water ponding. The land directly adjacent to the Dee Estuary is within the Dee Estuary EA Flood Warning Area and Flood Alert Area. In large areas of surface water ponding, in the north of Neston, there may be potential for safeguarding land for flood storage. The long-term Shoreline Management Plan policy along the Dee Estuary banks, west of Neston, is No Active Intervention (NAI). This means that authorities will not fund any actions to protect the coast from erosion or flooding, leading to increased exposure to coastal hazards. Historic flooding has occurred in Neston, including during Storm Babet in October 2023 (which triggered a Section 19 Flood Investigation). The Storm Babet investigation report can be found online¹.

11.2 Recommendations

- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:

- Ashfield Hall Farm, Chester High Road, Neston, CH64 3RY
- The area of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Neston to be allocated through the Local Plan.

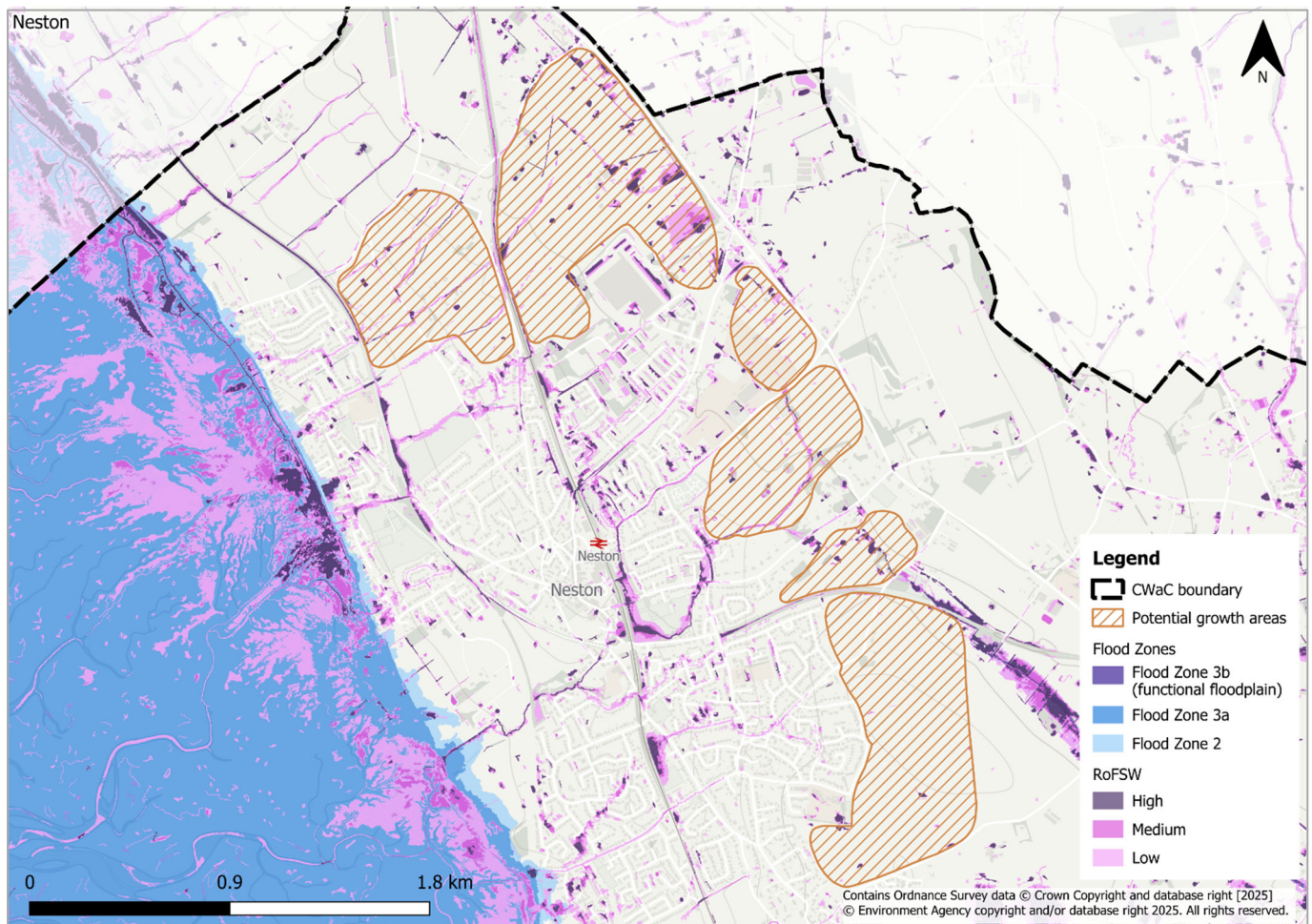


Figure 11-1: Neston flood risk overview map

12 Broad growth areas around Tarporley

Table 12-1: Tarporley flood risk overview table

Location	Tarporley
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	No
Flood Warning and Alert Areas	Yes
EA Flood Storage Area	Flood Alert Area along Wettenhall Brook
Potential flood storage	Yes, in large areas of surface water ponding

12.1 Summary of flood risk

The main source of flood risk in the growth areas within Tarporley is surface water flow paths and surface water ponding. There is also functional floodplain, Flood Zone 3a and Flood Zone 2 along Wettenhall Brook, south of the village. Parts of Wettenhall Brook are covered by an EA Flood Alert Area.

Tarporley was affected by flooding during August 2020 and during Storm Christoph in January 2021. This flooding triggered Section 19 Flood Investigations, the reports can be found online¹. The large areas of surface water ponding, west and east of the village, may be suitable for safeguarding land for flood storage.

12.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Land to rear of High Street, Tarporley

- Land west of the High Street/The Old Rectory
- Land at Arderne Hall Farm, Walkers Lane, Tarporley
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Tarporley to be allocated through the Local Plan.

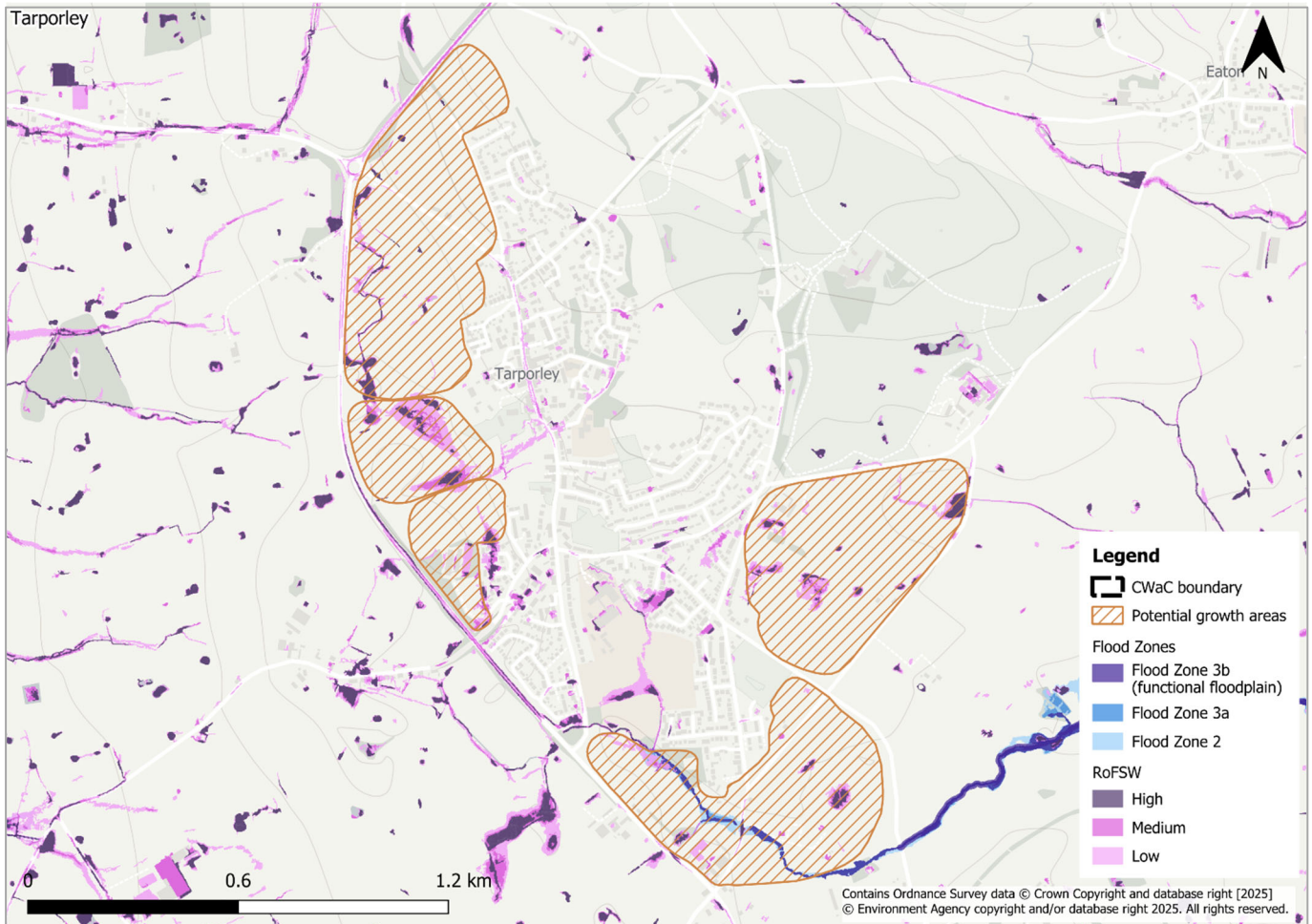


Figure 12-1: Tarporley flood risk overview map

13 Broad growth areas around Tattenhall

Table 13-1: Tattenhall flood risk overview table

Location	Tattenhall
Management catchment	Dee
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	Embankment at Mill Pond in the south of the village and engineered high ground along Mill Brook and Keys Brook
Flood Warning and Alert Areas	Flood Warning Area for Mill Brook in the south of the village, Flood Alert Area along Mill Brook and Keys Brook
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas covered by functional floodplain and surface water ponding

13.1 Summary of flood risk

The main source of flood risk in the growth areas within Tattenhall village is surface water flow paths and surface water ponding. There is also functional floodplain, Flood Zone 3a and Flood Zone 2 along Mill Brook which flows through the village before joining Keys Brook just east of Tattenhall WwTW, northwest of the village.

Historic flooding has occurred in Tattenhall during Storm Christoph (January 2021) and Storm Babet (October 2023), flooding in Tattenhall during both of these events triggered a Section 19 Flood Investigation. The reports can be found online¹. There is an EA Flood Warning Area for Mill Brook in the south of the village and an EA Flood Alert Area covers the Mill Brook and Keys Brook. In areas of functional floodplain and large areas of surface water ponding there may be potential to safeguard land for flood storage.

13.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.

- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Land to rear of Adari, Chester Road, rear of Rookery Drive and south of Keys Brook, Tattenhall
 - Land west of Tattenhall Road, Tattenhall
 - Gifford Lea - Tattenhall Care Village Frog Lane Tattenhall Cheshire
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Tattenhall to be allocated through the Local Plan.

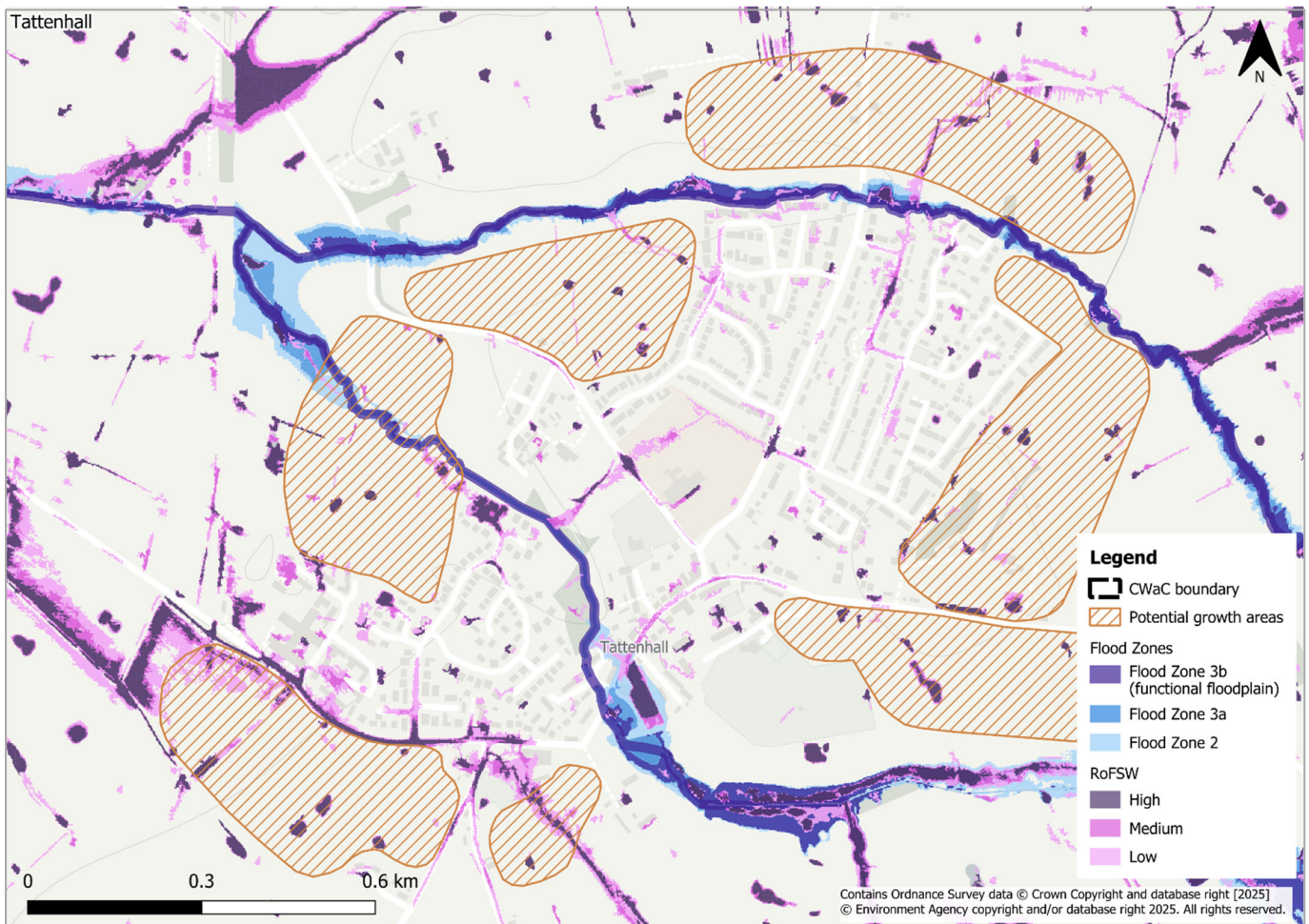


Figure 13-1: Tattenhall flood risk overview map

14 Broad growth areas around Acton Bridge

Table 14-1: Acton Bridge flood risk overview table

Location	Acton Bridge
EA management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	No
Surface water risk	Yes
Historic flooding	Yes
Flood defences	Embankments on River Weaver to the north
EA Flood Warning and Alert Areas	Flood Alert Area along Acton Brook
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas of surface water ponding

14.1 Summary of flood risk

The main source of flooding in the growth areas within Acton Bridge comes from surface water ponding and flow paths through growth areas, particularly prominent in the area adjacent to Hill Top Road. There are flood embankments along the River Weaver, north of Acton Bridge. Historic flooding has occurred in Acton Bridge during Storm Christoph (January 2021) and Storm Babet (October 2023), flooding in Acton Bridge during both of these events triggered a Section 19 Flood Investigation. The reports can be found online¹. There is an EA Flood Alert Area along Acton Brook, south west of Acton Bridge. In large areas of surface water ponding there may be potential to safeguard land for flood storage.

14.2 Recommendations

- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Acton Bridge to be allocated through the Local Plan.

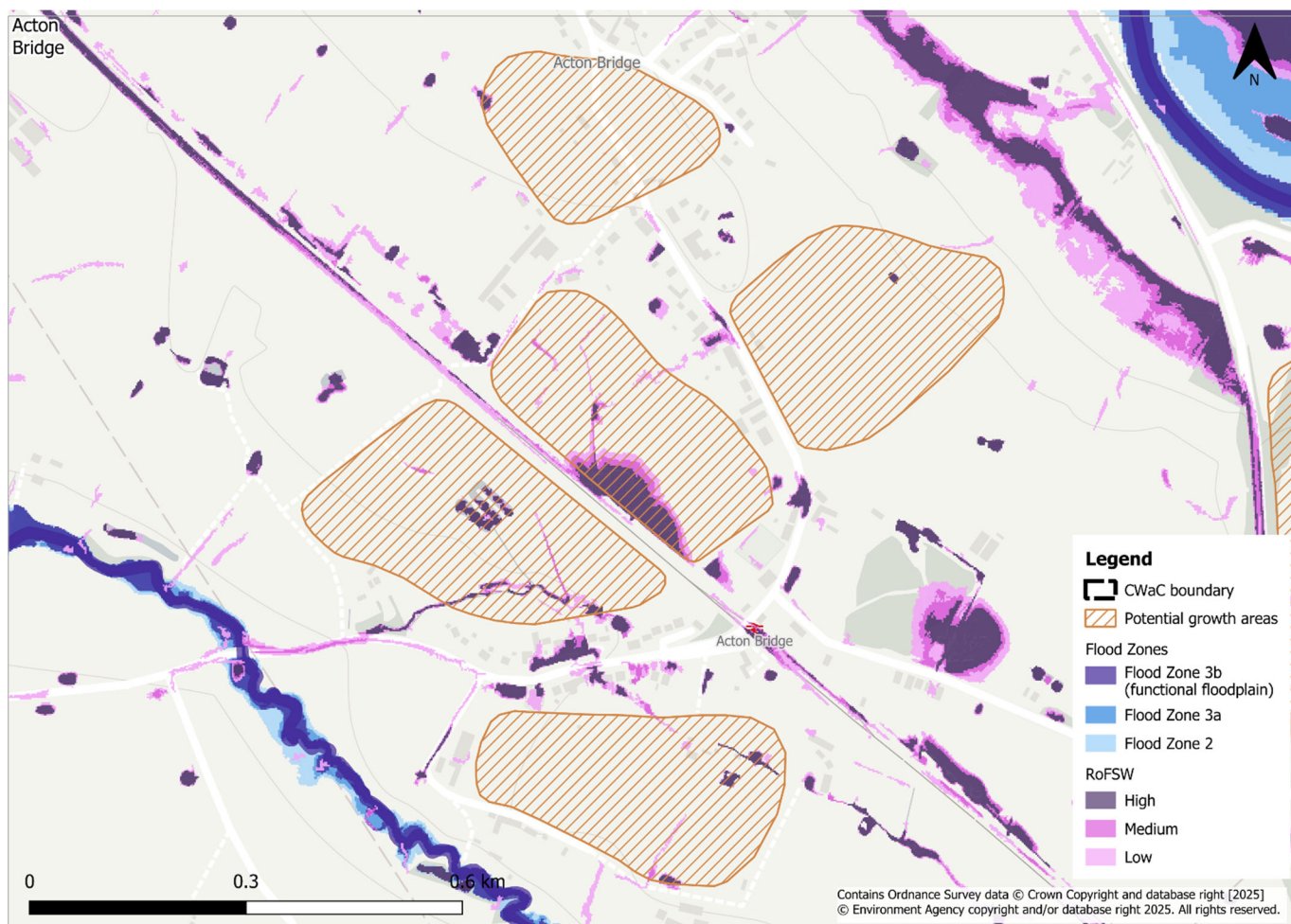


Figure 14-1: Acton Bridge flood risk overview map

15 Broad growth areas around Capenhurst

Table 15-1: Capenhurst flood risk overview table

Location	Capenhurst
Management catchment	Dee, Weaver Gowy and Lower Mersey
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	No
Flood defences	No
Flood Warning and Alert Areas	Flood Warning Area and Flood Alert Area along Rivacre Brook
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas covered by functional floodplain and surface water ponding

15.1 Summary of flood risk

The main source of flooding in the growth areas within Capenhurst comes from surface water ponding and flow paths through growth areas, particularly south of the A5117 and A41. Functional floodplain, Flood Zone 3a and Flood Zone 2 are present in the north, along Rivacre Brook. Part of Rivacre Brook, on the outskirts of Great Sutton, is within an EA Flood Warning Area and an EA Flood Alert Area. In areas of functional floodplain and large areas of surface water ponding there may be potential to safeguard land for flood storage.

15.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- LAA sites with potential to safeguard land for flood storage include:
 - Land at Backford Cross, off Dunkirk Way, Ellesmere Port
 - Land adjacent Norwich Drive, Ellesmere Port

- Land between Whitby Lane and Liverpool Road
- Land east of Liverpool Road, Ellesmere Port
- Land east of Whitby Lane, Ellesmere Port
- The areas of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Capenhurst to be allocated through the Local Plan.

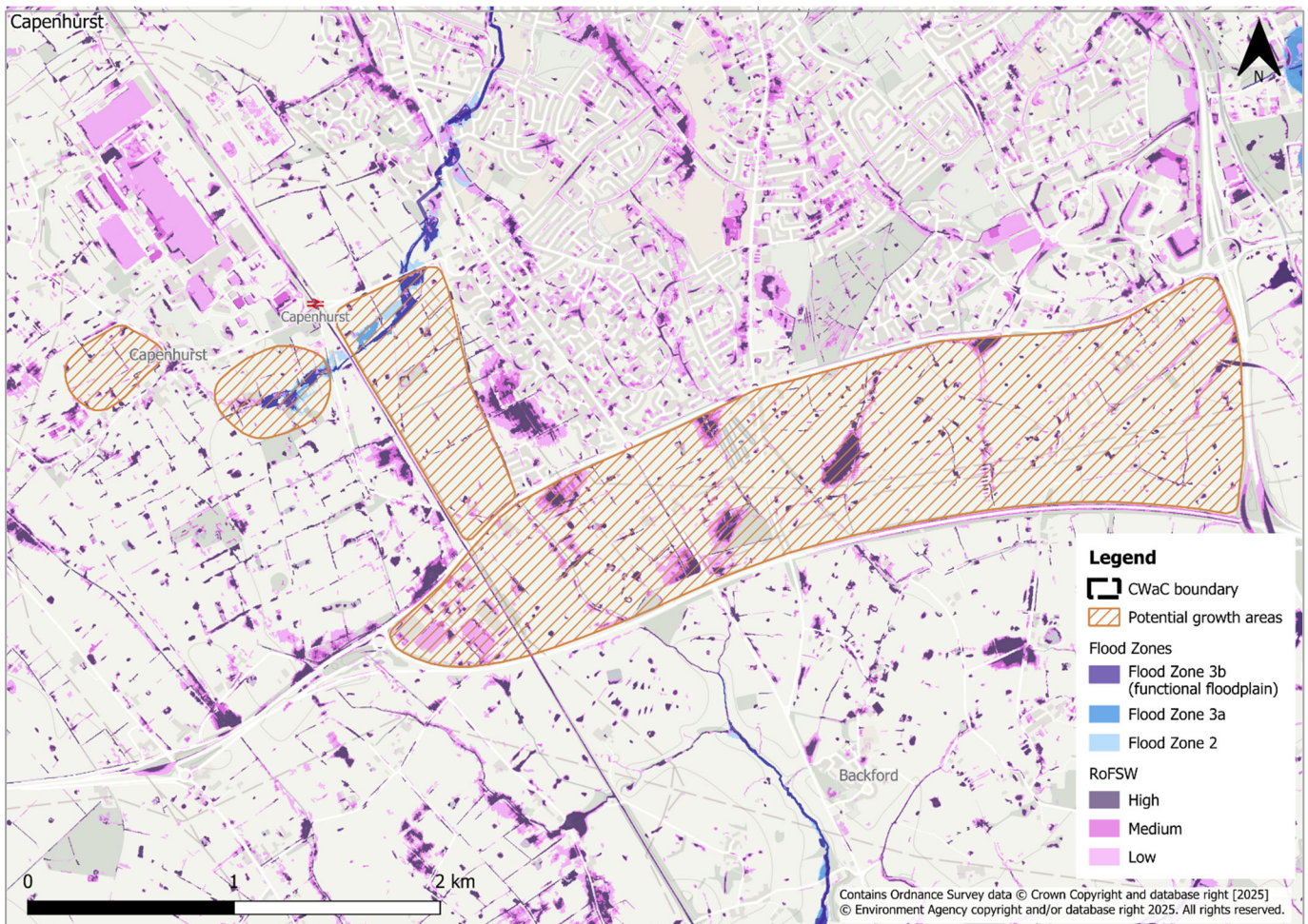


Figure 15-1: Capenhurst flood risk overview map

16 Broad growth areas around Delamere

Table 16-1: Delamere flood risk overview table

Location	Delamere
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	No
Surface water risk	Yes
Historic flooding	No
Flood defences	No
Flood Warning and Alert Areas	No
EA Flood Storage Area	No
Potential flood storage	No

16.1 Summary of flood risk

The main source of flood risk in the growth areas within Delamere comes from areas of surface water ponding. Fir Brook may present possible fluvial flood risk to the area, though this watercourse is not included in the EA's Flood Zones of the Flood Map for Planning (FMfP).

16.2 Recommendations

- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Delamere to be allocated through the Local Plan.

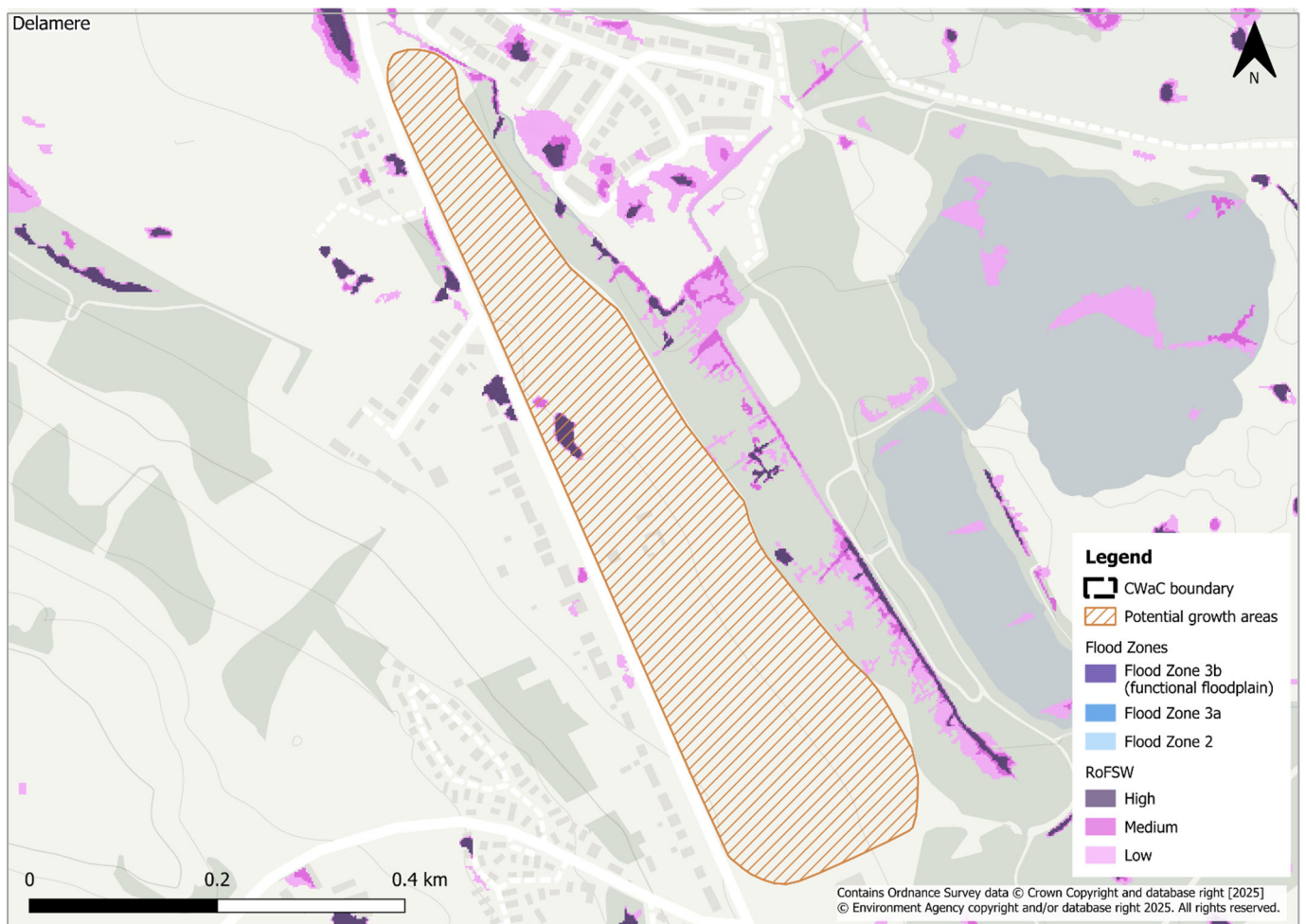


Figure 16-1: Delamere flood risk overview map

17 Broad growth areas around Hooton and Little Sutton

Table 17-1: Hooton and Little Sutton flood risk overview table

Location	Hooton and Little Sutton
Management catchment	Lower Mersey
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	Yes
Flood defences	No
Flood Warning and Alert Areas	Flood Alert Area along Dibbinsdale Brook
EA Flood Storage Area	No
Potential flood storage	Yes, in large areas of surface water ponding

17.1 Summary of flood risk

The main source of flood risk in the growth areas within Hooton and Little Sutton comes from widespread surface water ponding, particularly north of the Hooton Works Trading Estate. Functional floodplain, Flood Zone 3a and 2 are present along Dibbinsdale Brook, through the centre of the area. There is an EA Flood Alert Area along Dibbinsdale Brook. Historic flooding has occurred in Hooton during Storm Christoph (January 2021) and Storm Babet (October 2023), flooding in Hooton during both of these events triggered a Section 19 Flood Investigation. The reports can be found online¹. There may be potential to safeguard land for flood storage in the large areas of surface water ponding north of Hooton Works Trading Estate.

17.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, any topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- Areas of open space should be considered for flood storage where feasible. This may include the use of appropriate SuDS for attenuation.

- LAA sites with potential to safeguard land for flood storage include:
 - Land at Hooton Trading Estate, Hooton Road, Hooton
- The area of potential flood storage should be investigated for potential storage volumes and associated benefits, in terms of reducing flood risk, to the local area.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Hooton and Little Sutton to be allocated through the Local Plan.

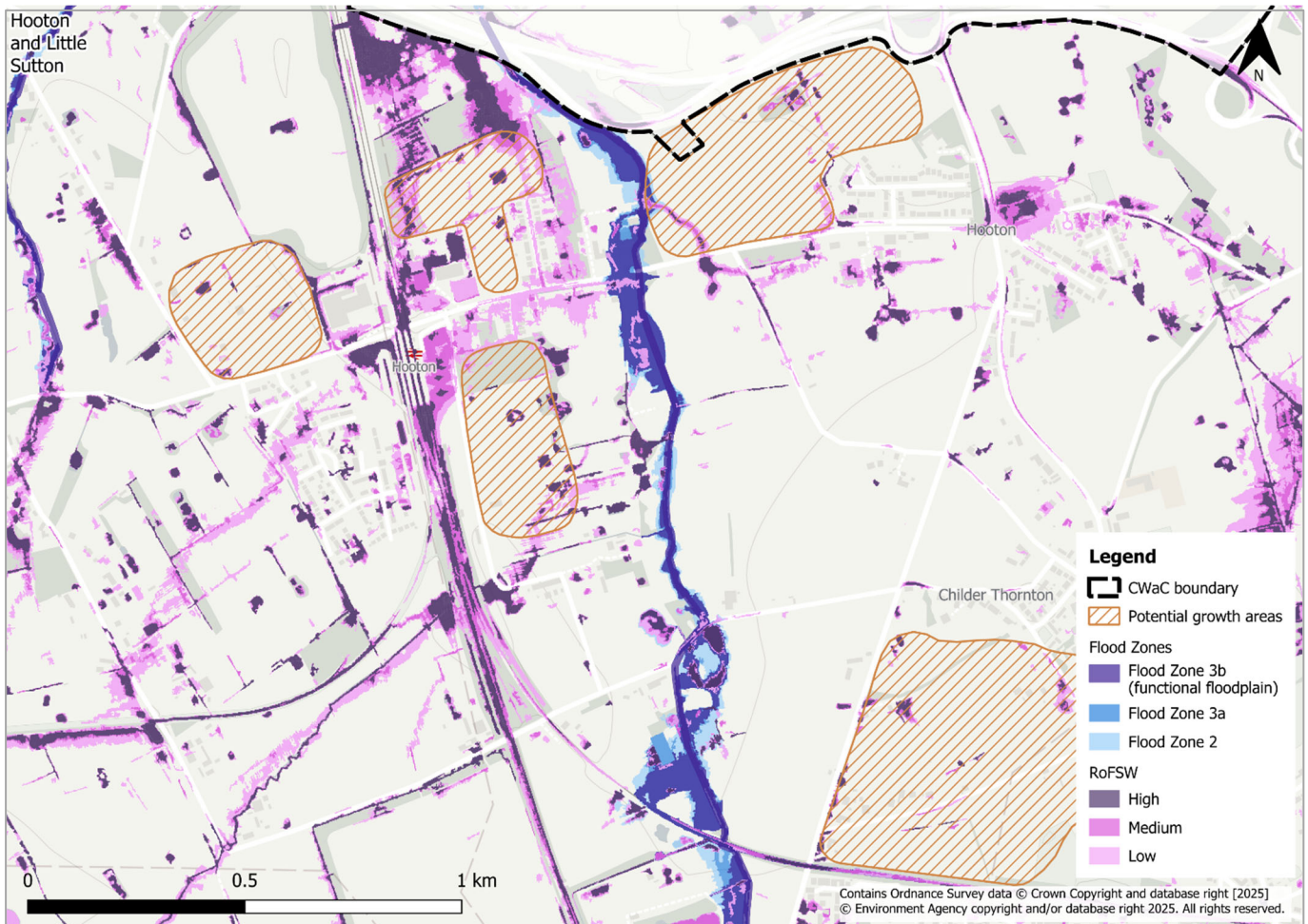


Figure 17-1: Hooton and Little Sutton flood risk overview map

18 Broad growth areas around Mouldsworth

Table 18-1: Mouldsworth flood risk overview table

Location	Mouldsworth
Management catchment	Weaver Gowy
Fluvial and tidal Flood Zones	Yes
Surface water risk	Yes
Historic flooding	No
Flood defences	No
Flood Warning and Alert Areas	Flood Alert Area along Ashton Brook
EA Flood Storage Area	No
Potential flood storage	No

18.1 Summary of flood risk

The main source of flood risk in the growth areas within Mouldsworth comes from surface water flow paths and surface water ponding, however risk is generally low. Functional floodplain, Flood Zone 3a and Flood Zone 2 are present at the south of the village, along Ashton Brook. There is an EA Flood Alert Area along Ashton Brook, south of the village.

18.2 Recommendations

- Any future development should avoid areas of high and medium fluvial flood risk.
- For areas at surface water risk, SuDS techniques should be investigated to ascertain the most suitable method for mitigating surface water flood risk.
- Any future development should avoid areas of high and medium surface water flood risk. If this is not possible, topographic depressions and flow routes should be included within site design and allowed to flood naturally when required, informed by a drainage strategy that is agreed with the LLFA.
- Runoff volumes must not exceed existing rates and, if possible, betterment should be achieved.
- The LPA should use this SFRA as its first point of reference when considering potential development sites in Mouldsworth to be allocated through the Local Plan.

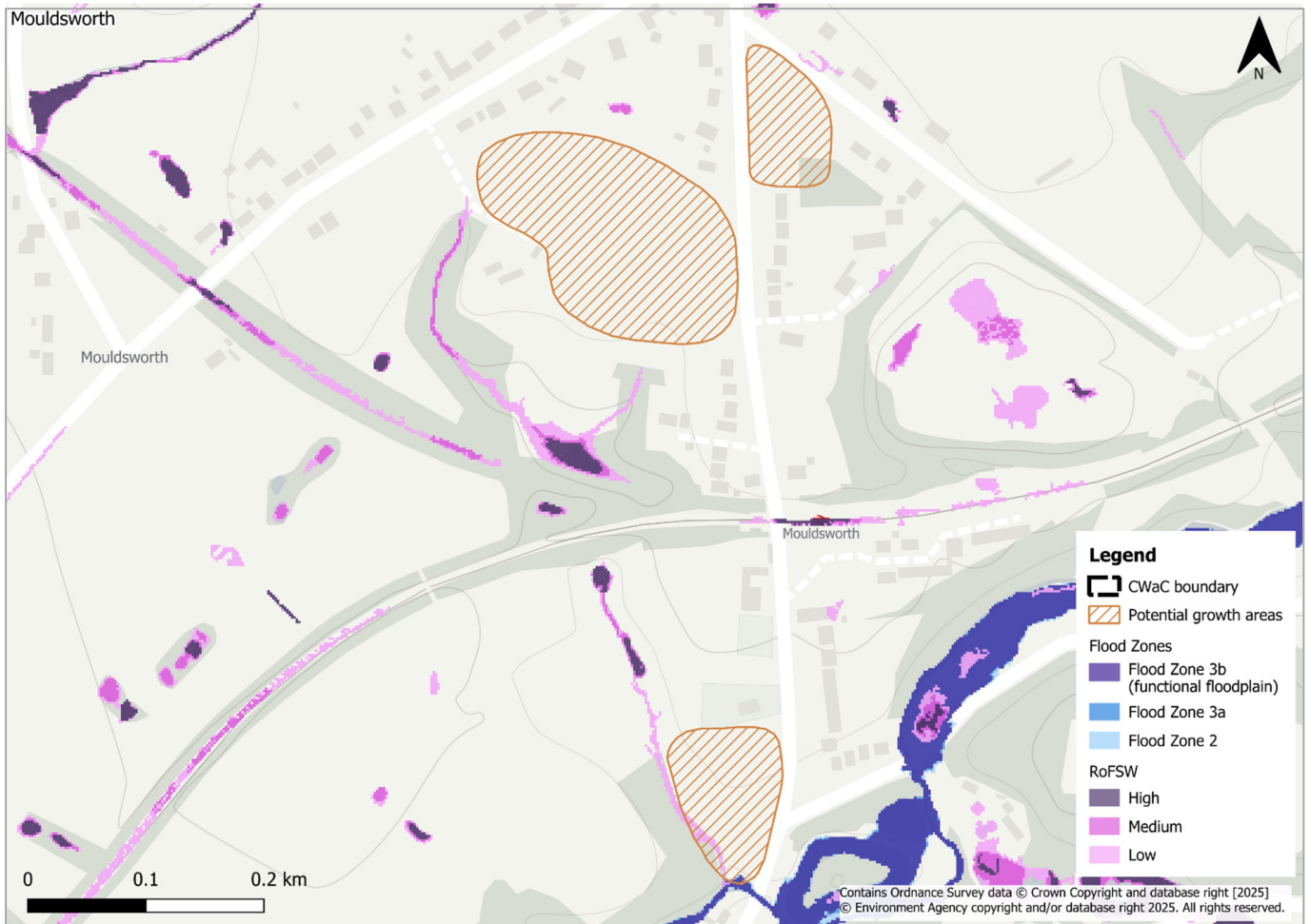


Figure 18-1: Mouldsworth flood risk overview map

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Edinburgh
Exeter
Glasgow
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Isle of Man
Leeds
Limerick
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Newport
Peterborough
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