

# **TRAFFORD LOCAL PLAN: LAND ALLOCATIONS Consultation Draft**

## **Flood Risk Sequential Test**

**November 2013**

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## 1.0 Introduction

- 1.1 The Core Strategy was adopted by Full Council in January 2012. The Core Strategy provides the overall spatial strategy for the Borough. It sets out what change is necessary, where and when and how it is going to be managed and delivered. It establishes a balance between growth, regeneration, environmental protection and improvement to ensure that Trafford becomes a place where people want to live, learn, work and relax, in the period up to 2026. With regards to flood risk, the Core Strategy seeks to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location.
- 1.2 Since the adoption of the Core Strategy, the Government has issued its new streamlined planning framework in March 2012 in the form of the National Planning Policy Framework (NPPF). A separate Technical Guidance Document was also published which deals solely with flood risk and minerals planning.
- 1.3 This document provides a brief overview of the flood risk issues for the borough, alongside a summary of both national and local policy requirements. Following this the document sets out how the site allocations for housing, employment and mixed use development have been informed by a sequential risk based approach to flooding, including the application of the Exception Test where relevant.

## **2.0 Overview of Flood Risk in the Borough**

### **2.1 Environment Agency Flood Risk Zones**

2.1.1 Areas which may experience river or coastal flooding are identified on the Environment Agency's Flood Map. There are four types of flood risk zone for river and coastal flooding, as summarised below. It should be noted that these refer to probability of flooding from rivers and the sea, but ignore the presence of flood defences.

- **Flood Risk Zone 1** - low probability of flooding (less than a 1 in 1000 year/0.1% risk of flooding);
- **Flood Risk Zone 2** - medium probability of flooding (between 1 in 100 year/1.0% chance and 1 in 1000 year/0.1% chance of flooding);
- **Flood Risk Zone 3a** - high probability of flooding (greater than 1 in 100 year/1.0% or greater chance of flooding); and
- **Flood Risk Zone 3b** - Functional Floodplain.

2.1.2 These zones are based on probability not risk, with risk being the combination of the probability of flooding with the potential impact of any flood event (e.g. what might be flooded, the depth of flooding etc). Furthermore, there are other forms of flooding which these maps do not show, for example surface water and groundwater flooding, where the Council's Strategic Flood Risk Assessment (SFRA) and more recent studies such as the Greater Manchester Surface Water Management Plan provide further information.

### **2.2 Strategic Flood Risk Assessment (Level 1)**

2.2.1 A SFRA for Greater Manchester was published in August 2008 and identified broad flood risk arising from all sources within the sub-region, including Trafford. Detailed mapping was produced for river Flood Zones 2 (medium risk), 3a (high risk), 3b (functional floodplain) and 2 (with climate change). A map identifying the different types of Sustainable Drainage System which are appropriate in various parts of the sub-region was also produced.

## **2.3 Strategic Flood Risk Assessment (Level 2)**

- 2.3.1 Due to a number of data limitations in the sub-regional SFRA, in May 2009, Manchester, Salford and Trafford Councils commissioned further work in the form of a Level 2/Hybrid SFRA. This detailed study, provides an updated assessment of flood risk arising from rivers (including revised maps for river flood zones) together with an assessment of flood risk from canals, sewers, surface water and groundwater<sup>1</sup>.
- 2.3.2 Key elements of relevance to Trafford include detailed outputs on flood risk arising from the Manchester Ship Canal, Bridgewater Canal, and the River Mersey at Carrington and within Sinderland Brook catchment. A number of Critical Drainage Areas (CDAs) are also identified due to known surface water/sewer flooding issues. These CDAs cover all of Trafford's main built-up areas, apart from Partington and Carrington. The user guide provides technical advice on reducing runoff within CDAs and advises that Flood Risk Assessments (FRA) will be required for developments within these areas on sites of 0.5 hectares or above.

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<sup>1</sup> The final Manchester, Salford and Trafford Level 2/Hybrid SFRA Level 1 (March 2010) and Level 2 (March 2011) reports and all associated mapping are available to download from: [http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/4700/strategic\\_flood\\_risk\\_assessment\\_sfra](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/4700/strategic_flood_risk_assessment_sfra)



### **3.0 Policy Context**

#### **3.1 National Policy Context**

3.1.1 The National Planning Policy Framework (March 2012) (NPPF) advises (in paragraph 99) that *'Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape'*.

3.1.2 Furthermore, in paragraph 100 the NPPF states that *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere...Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:*

- *applying the Sequential Test;*
- *if necessary, applying the Exception Test;*
- *safeguarding land from development that is required for current and future flood management;*
- *using opportunities offered by new development to reduce the causes and impacts of flooding; and*
- *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.'*

#### ***What is the Sequential Test?***

3.1.3 The Sequential Test is, in effect, a sieving process for potential development sites which focuses on flood risk, and if required, its mitigation. If flood risk avoidance was the sole consideration in the selection of development sites, this would mean all development opportunities that are in Flood Zone 1 would be allocated before those in Flood Zone 2, and sites in Flood Zone 2 before those in Flood Zone 3 until sufficient land is found. Other sources of flood risk also need to be considered, for example a Flood Zone 1 site may still have risk of surface water flooding.

3.1.4 The test takes a hierarchical approach to flood risk management of avoidance wherever possible. The NPPF paragraph 101 states that:

*'The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding'.*

3.1.5 The SFRA provides sufficient information to complete the Sequential Test in terms of flood risk. However, it can only provide information on where it will be necessary to complete the Exception Test and areas where part 2 of the Exception Test is most likely to be met. In addition, the SFRA has been superseded in places by a revised Environment Agency Flood Map for fluvial flooding and by new information on surface water flooding provided by the Greater Manchester Surface Water Management Plan (GMSWMP).

#### ***What is the Exception Test?***

3.1.6 Having completed the Sequential Test, the Exception Test aims to provide a method of managing flood risk whilst still allowing necessary development to occur in the interests of sustainable development.

3.1.7 Paragraph 102 of the NPPF allows the application of the Exception Test by a LPA where following application of the Sequential Test it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower risk of flooding. The Exception Test therefore provides a method of managing flood risk while still allowing for development to occur.

3.1.8 There are two elements to the Exception Test as set out below. Both elements need to be passed:

- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared; and
- A site-specific FRA must demonstrate that 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.



### **Flood Risk Vulnerability Classification**

3.1.9 The NPPF Technical Guidance Document sets out flood risk vulnerability classifications for various land uses as per Table 1 below. The classification acknowledges that not all land uses have the same vulnerability to flooding. Some land uses, such as residential developments, are more vulnerable to the potential loss of life and damage to personal property and possessions than retail or office developments for example.

3.1.10 By way of example, the table shows that within Flood Zone 1 all land uses are acceptable as flood risk is not considered to be a significant constraint to development. However, a flood risk assessment will be required on sites 1ha+ which will need to consider other potential sources of flood risk, such as surface water. In Flood Zone 3a, potentially suitable land uses are water compatible (e.g. minerals development) and less vulnerable (e.g. employment uses). More vulnerable uses (e.g. residential) and essential infrastructure uses (e.g. transport infrastructure) should only be permitted in this zone if the Exception Test is passed. Highly vulnerable development (e.g. caravans) should not be permitted in this zone.

<b>Flood Risk Vulnerability and Flood Zone compatibility</b>	<b>Essential Infrastructure e.g. Transport and Utility Infrastructure</b>	<b>Water Compatible e.g. open space, docks, marinas and wharves</b>	<b>Highly Vulnerable e.g. Police Stations, mobile homes and emergency dispersal points</b>	<b>More Vulnerable e.g. Hospitals, residential institutions and buildings used for dwelling houses</b>	<b>Less Vulnerable e.g. offices, industry and storage or distribution</b>
Flood Risk Zone 1 – low probability	Yes	Yes	Yes	Yes	Yes
Flood Risk Zone 2 – medium probability	Yes	Yes	Exception Test	Yes	Yes
Flood Risk Zone 3a – high probability	Exception Test Required	Yes	No	Exception Test Required	Yes
Flood Risk Zone 3b – the Functional Flood Plain	Exception Test Required	Yes	No	No	No

Table 1: Flood Risk Vulnerability Classification (NPPF Technical Guidance Document March 2012)

## 3.2 Local Policy Context

### Core Strategy

- 3.2.1 The Core Strategy sets out the planning framework for development in Trafford up to 2026 and is the overarching policy document in Trafford's Local Plan. The Council adopted the Core Strategy in January 2012. It sets out the scale and general location of future development, and includes policies to deliver the Core Strategy vision, including the identification of five strategic locations that are identified as key areas for change. The Core Strategy contains borough-wide planning policies including the Council's approach in relation to meeting housing needs, reducing inequalities, securing sustainable development and protecting the historic and natural environment. It also contains policies on the level of housing and economic growth and establishes the borough's retail hierarchy.
- 3.2.2 In terms of housing, Core Strategy **Policy L1** seeks to identify enough land for over 12,000 new homes, of which at least 80% should be on previously developed land (PDL). Nearly 5,000 units should be delivered in the five Strategic Locations, with almost a further 2,000 units to be delivered in the remainder of the north Trafford. Elsewhere in the Borough, it is anticipated that over 5,500 units will be delivered over the life time of the Plan
- 3.2.3 With regards to employment, **Policy W1** of the Core Strategy sets out the need to identify at least 190ha of land for employment purposes. This figure assumes a mixture of recycling of existing employment land and buildings and land that is being brought into employment use for the first time.
- 3.2.4 With regards to Flood Risk, Core Strategy **Policy L5: Climate Change** states that:
- 'The Council will seek to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location. This will involve a sequential approach to determining the suitability of land for development and application of the exception test, as outlined in national planning policy, where necessary'.*

***Core Strategy - Sequential Test of Proposed Strategic Locations and Other Development Areas (March 2010)***

- 3.2.5 The 5 Strategic Locations and 13 other development areas identified in the Core Strategy were subject to a Sequential Test Assessment as part of the preparation of Core Strategy. The outcomes of this Sequential Test Assessment are documented in the Trafford Core Strategy: PPS25 Flood Risk Sequential Test of Proposed Strategic Locations and Other Development Areas report (March 2010).
- 3.2.6 Of the 18 areas identified in the Core Strategy, 8 are located wholly within Flood Zone 1, whilst 10 are affected by Flood Zones 2 and 3 to varying degrees.
- 3.2.7 The Sequential Test Assessment concluded that, whilst there are a number of Strategic Locations and other development areas located within Flood Zone 1, Green Belt and other policy constraints applying to other areas in Flood Zone 1, are such that a significant number of Strategic Locations and other development areas have had to be identified wholly or partly within Flood Zones 2 and 3 that would better enable the Council to deliver its overall spatial strategy objectives.
- 3.2.8 However, in accordance with the sequential approach, the Council only sought to identify Strategic Locations and other development areas affected by Flood Zone 3 where alternatives were not available. As the majority of the Pomona Island Strategic Location was within Flood Zone 3<sup>2</sup>, the sequential assessment concluded that it was not sequentially preferred for residential use. However, it concluded that this site would enable a significant amount of employment land to be delivered to assist in meeting the Borough's share of the sub-regional employment land requirement.

***Land Allocations Plan***

- 3.2.9 The overall aim of the Land Allocations Plan (hereafter referred to as the Allocations Plan) is to help deliver the objectives of the Core Strategy and to provide greater certainty for developers and local residents, particularly in relation to the development of specific sites. It includes detailed planning policies that planning applications for development will be considered against and it allocates sites for

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<sup>2</sup> Since the Core Strategy was adopted part of the Environment Agency's Flood Risk Map has been revised. This has resulted in a number of areas adjacent to the Manchester Ship Canal, including most of Pomona, now being identified as being within Flood Zone 2 rather than Flood Zone 3.

specific uses such as housing, employment, infrastructure and protected open spaces. The Plan sets out the allocation of sites above 0.4 hectares.

3.2.10 The Allocations Plan shares the vision of the Core Strategy. Therefore the vision of the Allocations Plan is:

*BY 2026:*

*Trafford will have vibrant and inclusive, prosperous and well designed sustainable communities, served by an integrated transport network offering a choice of modes of travel. Trafford will have a high performing economy that makes a significant contribution to the North West Region and Greater Manchester City Region by continuing to attract and retain internationally competitive businesses, maintaining a strong local business base and positioning itself as a centre for enterprise.*

*The historic, built and natural environment, including the Green Belt, will be preserved, protected and enhanced.*

*The focus for economic and housing growth will be within the urban area, primarily in the north east of the Borough and the principal town centre (Altrincham). The following 5 Strategic Locations are identified as areas for change:*

- *Pomona Island (SL1);*
- *Trafford Wharfside (SL2);*
- *Lancashire County Cricket Club Quarter (SL3);*
- *Trafford Centre Rectangle (SL4);*
- *Carrington (SL5).*

## 4.0 The Sequential Test

### 4.1 *The Sequential Test Methodology*

4.1.1 Sites have been identified through a number of different sources. These include:

- Engagement with land owners and developers;
- Consultation on the Land Allocations Plan “Shaping the Plan”;
- “Call for Sites” exercises undertaken in November 2007 and August 2012;
- The Strategic Housing Land Availability Assessment (SHLAA) database;
- Revised Trafford UDP allocations;
- Trafford Local Plan: Core Strategy;
- Trafford Asset Management Land Sales Programme; and
- Trafford Employment Land Review 2009.

4.1.2 As a starting point, all of the sites put forward were assessed against the Flood Zone the site falls within and vulnerability classification of the proposed use (e.g. more vulnerable, less vulnerable, water compliant, etc). The table in Appendix A lists each site and its level of identified flood risk. Of the 113 sites put forward, 82 are located wholly within Flood Zone 1, 20 are entirely or partly within Flood Zone 2 and 9 sites are partially within Flood Zone 3a.

4.1.3 Thirty-five of the sites, 16 of which are wholly or partially within Flood Zones 2 or 3a, are located within one of the five Strategic Locations identified by the Core Strategy. As stated above, each of the Strategic Locations was subject to a Sequential Test Assessment as part of the preparation of the Core Strategy. The sites which fall within the Strategic Locations have not therefore been considered again as part of this assessment. However, for clarification purposes, these sites are included in Appendix A with their previous Core Strategy assessment results.

4.1.3 Of the remaining 78 sites, the Allocations Plan proposes to allocate the following 34 sites for housing or mixed use development incorporating a residential element:

- Former Bakemark UK, Skerton Rd, Old Trafford
- Former Trafford Press Site, Chester Road, Old Trafford
- Globe Trading Estate, 88-118 Chorlton Road, Old Trafford
- Land at 39 Talbot Road, Old Trafford
- Land at Avondale Road, Old Trafford

- Land at Chester Road/Cornbrook Road Park/Virgil Street, Old Trafford
- Land at Warwick Road South, Old Trafford
- Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford
- Land off Bold Street, Old Trafford
- Former Royal Canal Works South Of Edge Lane, Stretford
- Former Trafford College site, Stretford
- Land at Talbot Road, Stretford
- Land at 71/73 Northenden Road, Sale
- Land at Cross Street, Sale
- Land at Gratrix Lane/Northenden Road, Sale
- The Square, Sale Town Centre, Sale
- Former Bayer UK Site, Altrincham
- Hartington House, Manchester Road, Altrincham
- Land at 289 Hale Road, Altrincham
- Land at Deansgate Lane, Altrincham
- Land at Stokoe Avenue, Altrincham
- Land at Viaduct Road, Altrincham
- Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)
- Land off Stamford Brook Road, Altrincham
- The Square, Hale Road, Hale Barns, Altrincham
- Former Orton Brook School Site Oak Road, Partington
- Former Red Brook Public House, Partington
- Land adjacent to Manchester Ship Canal, Partington
- Land at 4 Lock Lane, Partington
- Land to the east of Partington Shopping Centre, Central Road, Partington
- Former Higher Road Depot, Urmston
- Former Mosedale Brickworks, 4 Ends Lane, Urmston
- Land at and adjacent to Katherine Lowe House, Urmston
- Land at Station Road/Urmston Railway Station, Urmston

4.1.4 Each of these sites is located within Flood Zone 1, with the exception of the Former Mosedale Brickworks and Former Bayer UK sites. Both of these sites are subject to further assessment in Section 4.2 below. In addition, a number of the other sites proposed for allocation have some susceptibility to surface water flooding.

4.1.5 A further 11 sites which are not proposed for allocation have been suggested as being suitable for housing. In addition, a further four sites have been assessed for a range of uses including residential. Nevertheless, of these sites seven are themselves partly within Flood Zone 2 and/or 3 and are subject of varying degrees of susceptibility to surface water flooding (Land to the west and north of Church Lane,

Broad Oak farm, Birch Farm, Altrincham WWTW, Davyhulme WWTW, Hale WWTW and Stretford Meadows). The Sustainability Appraisal of the remaining eight sites has demonstrated that the allocation of each of these for housing development is unlikely to be consistent with wider sustainability objectives and several of these sites are within the Green Belt. As such, it is considered that the proposed housing sites would pass the Sequential Test.

4.1.6 The Allocations Plan proposes to allocate the following sites for employment development:

- Land at Dairyhouse Lane, Broadheath
- Land at Atlantic Street, Broadheath

4.1.7 Both of these sites are located entirely within Flood Zone 1. Both sites are however considered to be susceptible to a degree of surface water flooding. Of the 78 sites that are located outside of the Strategic Locations, 20 other sites were considered to be suitable for employment development and a further four were assessed for a range of uses including employment. Nevertheless, 15 of these alternative sites are within Trafford Park and, as such, will already form part of a wider employment allocation. Three of the other sites (Warehouse of Brindley Road, Lyon Industrial Estate and Craven Road, Broadheath West) fall within other employment area allocations.

4.1.8 The remaining two potential employment sites (Chester Road, Stretford, and Land at Barton Bridge, Davyhulme) are both partially within Flood Zone 2 and, as such, are less sequentially preferable sites in flood risk terms. Similarly, three of the four sites that were assessed for a range of uses, including employment, (Altrincham WWTW, Davyhulme WWTW, Hale WWTW and Stretford Meadows) are also partially within Flood Zones 2 and/or 3.

4.1.8 It is therefore considered that the proposed employment allocations would both pass the Sequential Test.



## 4.2 Site Assessments

<b>Name of Site:</b> Former Mosdales Brickworks, 4 Ends Lane, Flixton	
<b>Preferred Use</b>	Housing
<b>Site Flood Zone</b>	The site is partly within Flood Zone 2
<b>Is there an alternative reasonably available site in Flood Zone 1?</b>	No - see Appendix A which demonstrates that there are no available sites consistent with wider sustainability objectives that are located within Flood Zone 1
<b>Is there an alternative reasonably available site in Flood Zone 2?</b>	N/A
<b>Does the site lie in the functional floodplain (Zone 3b)</b>	No
<b>Is the proposed use acceptable in this Flood Zone</b>	Yes
<b>Conclusion</b> Only part of the site falls within Flood Zone 2 and it would pass the Sequential Test given that there other sites at a lower risk of flooding are subject to a number of sustainability considerations that is likely to make them unsuitable for allocation for housing. A Flood Risk Assessment would be required within any planning application but the site would not need to be subject to the Exception Test.	

<b>Name of Site:</b> Former Bayer UK Site, Manchester Road, Timperley	
<b>Preferred Use</b>	Housing
<b>Site Flood Zone</b>	Largely within Flood Zone 2 but parts of the site are also within Flood Zone 3 associated with Timperley Brook.
<b>Is there an alternative reasonably available site in Flood Zone 1?</b>	No - see Appendix A which demonstrates that there are no available sites consistent with wider sustainability objectives that are located within Flood Zone 1
<b>Is there an alternative reasonably available site in Flood Zone 2?</b>	N/A
<b>Does the site lie in the functional floodplain (Zone 3b)</b>	No
<b>Is the proposed use acceptable in this Flood Zone</b>	Yes
<b>Conclusion:</b> Only part of the site falls within Flood Zone 3 and it would pass the Sequential Test given that there other sites at a lower risk of flooding are subject to a number of sustainability considerations that is likely to make them unsuitable for allocation for housing. A Flood Risk Assessment would be required within any planning application and the site would need to pass the Exception Test.	



## 5.0 The Exception Test

- 5.1 If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding; the Exception Test can be applied if appropriate.
- 5.2 Table 1, above, sets out the instances where an Exception Test will be required. As indicated in this table, it is necessary to apply the Exception Test when it is proposed to allocate a site in Flood Zone 3a for a 'more vulnerable' use, such as residential development. An Exception Test is not required when a 'less vulnerable' uses, such as offices, industry and storage or distribution uses, is proposed on a site in Flood Zone 3a.
- 5.3 The following preferred site for housing falls partly within Flood Zone 3a:
- Former Bayer UK Site, Manchester Road, Timperley
- 5.4 Consequently if it is proposed to direct housing to the part of the Bayer Site that falls within Flood Zone 3a, it will be necessary for this site to pass the Exception Test.
- 5.5 The Sustainability Appraisal (SA) of the Bayer Site has demonstrated that the proposed use of the site for residential development would deliver a wide range of sustainability benefits to the community. In particular, the proposed use of the site would widen the housing offer of the area and could make a contribution to meeting the need for affordable and family housing as identified in the Greater Manchester Strategic Housing Market Assessment (2008) and update report (2010). The proposed use of the site would also result in the redevelopment and remediation of a previously developed site that is included on the NLUD database and which is identified by the Trafford Contaminated Land Prioritisation Mapping as a potential area of high risk contaminated land. The proposed use of the site could therefore help to conserve land resources and help reduce land contamination. The preferred use of the site would also result in housing development taking place in an accessible location that is well served by public transport and within convenient walking distance. The proposed use of the site could therefore deliver sustainability benefits in relation to access to services and facilities and choice of travel mode.

5.6 In relation to the second element of the Exception Test, a site specific Flood Risk Assessment (FRA) has not been prepared for the site. The Environment Agency Flood Maps indicate that although the majority of the site is within Flood Zone 2, the eastern section and a strip adjacent to the southern boundary of the site fall within Flood Zone 3a. The Environment Agency Flood Map does however indicate that the site benefits from flood defences and the Level2/Hybrid SFRA indicates that flood depths would be relatively shallow. As such, it is considered that the residual risk of flooding could actually be relatively low once the presence of these defences has been taken into account. As a result, it is considered that there is a reasonable likelihood that a site-specific FRA could demonstrate that any housing on the site would be safe for its lifetime without increasing flood risk elsewhere. Consequently, and taking into account the sustainability benefits outlined above, it is considered that there is a reasonable likelihood that the preferred use of the site would pass the Exception Test.

## 6.0 Conclusion

The report has assessed the sites proposed for allocation by the consultation draft Allocation Plan in terms of the proposed use against the vulnerability of the site to flooding. The report has considered the level of flood risk at 113 sites and has demonstrated that each of the sites proposed for housing or employment development would pass the Sequential Test.

The report has also considered whether the Former Bayer UK Site would pass the Exception Test and has concluded that the proposed use of this site would deliver a wide range of sustainability benefits to the community. Given that this site also benefits from flood defences, it has also concluded that there is a reasonable likelihood that a site-specific FRA could demonstrate that any housing on the site would be safe for its lifetime without increasing flood risk elsewhere. Consequently, it is considered that there is a reasonable likelihood that the preferred use of the site would pass the Exception Test.

## Appendix A. Flood Risk Vulnerability Classification

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
1664	Ackers Lane, Carrington	0.83	Housing	✓				More Vulnerable	N/A	N/A	Yes	This site falls within the Carrington Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
1823	Carrington Strategic Location	258.15	Non-specific	✓	✓	✓		More Vulnerable	N/A	N/A	Yes	This Strategic Location was subject to a Sequential Test and an Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
CFS07-1136-86.	Bow Lane	5.77	Housing	✓								Site is within the Green Belt
1530	Former Mosedales Brickworks, 4 Ends Lane, Flixton	0.70	Housing	✓	✓			More Vulnerable				Part of this site is located within Flood Zone 2. Therefore a more detailed assessment of the site has been undertaken.
1528	Gratrix Lane, Northenden Road, Sale	0.42	Housing	✓				More Vulnerable	N/A	N/A	Yes	
1552	Former Higher Road Depot and	0.58	Housing	✓				More Vulnerable	N/A	N/A	Yes	

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
	Adjoining Site, Urmston											
1732	Land at Avondale Road Car Park, Old Trafford	0.70	Housing	✓				More Vulnerable	N/A	N/A	Yes	
1934	Land Off Bold Street, Old Trafford	6.4	Mixed Use	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
1504	Land south of White City Retail Park, Old Trafford	0.63	Non Specific	✓					N/A	N/A	Yes	This site falls within the LCCC Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
1675	Land at and adjacent to Katherine Lowe House, Urmston	1.2	Housing	✓				More Vulnerable	N/A	N/A	Yes	
1848	Pomona Docks II, Pomona Strand	9.50	Non Specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Pomona Strategic Location and therefore was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
1639	Former Red Brook Public House,	1.04	Housing	✓				More Vulnerable	N/A	N/A	Yes	

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
	Partington											
1193	Stamford Brook - Phase 2/3, Sinderland Brook	1.20	Housing	✓				More Vulnerable	N/A	N/A	Yes	
1455	Former Trafford Press site, Chester Road	0.40	Housing	✓				More Vulnerable	N/A	N/A	Yes	
1849	Wharfside II, Trafford Park- strategic location	54.78	Non specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfside Strategic Location and was therefore subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
CFS12-1242-153	Land at 39 Talbot Road, Old Trafford	0.43	Housing	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS07-1178-104 and SHLAA 1558	71-73 Northenden Road	1.25	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS12-1240-142	B&Q, Great Stone Road, Stretford	0.94	Non specific –probably retail	✓				Less Vulnerable	N/A	N/A	Yes	This site falls within the LCCC Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
CFS07-1270-53; Employment Site 10039/00	Former Bayer UK Site, Manchester Road, Timperley	1.72	Housing	✓	✓	✓		More Vulnerable				This site is located within Flood Zones 2 and 3a. Therefore a more detailed assessment of the site has been undertaken.
Employment Site 80019	Circle North, Warren Bruce Way-	0.51	Non specific		✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfedale Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS12-1045-144	Cornbrook Triangle-strategic location	1.33	Non specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Pomona Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS07-1045-4	Craven Road, Broadheath West	0.83	Employment	✓					N/A	N/A	Yes	
CFS12-1246-71, CFS07-1094-71; SHLAA 1607;	Former Bakemark UK, Skerton Rd, Old Trafford	2.47	Housing	✓				More Vulnerable	N/A	N/A	Yes	

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
Employment Site 62126												
72079/00	Electric Park, Westinghouse Road, Trafford Park	2.33	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site Reference 12128	Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)	4.95	Mixed	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS12-1247-168; SHLAA 1623	Land at 289 Hale Road, Hale Barns	0.86	Housing	✓				More Vulnerable	N/A	N/A	Yes	
Employment Site 10046	Hartington House, Hartington Road, Altrincham	0.29	Mixed	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS07-1254-3; SHLAA 1541	Land at 4 Lock Lane, Partington	0.73	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS07-1026-64 & CFS07-1098-61; Employment Site 32132	Shell Carrington	91.08	Non specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Carrington Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
Employment Site 72126	Land at Centenary Way	3.90	Employment	✓				Mix of More Vulnerable and Less	N/A	N/A	Yes	Trafford Park site not proposed for allocation



Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
								Vulnerable				
CFS07-1040-41 and Employment Site 1404	Land at Cross Street, Sale	0.62	Mixed	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS12-1051-157; Employment Site 12015/00	Land at Dairyhouse Lane, Broadheath	3.47	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS12-1249-146	Land at Junction 10 of M60	1.90	Employment		✓			Less Vulnerable				This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
Employment Site 70131	Site at the junction of Park Road and Barton Dock Road	2.10	Employment	✓					N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 80020	Land at the junction of Elevator Road and Wharfside Way	1.50	Non specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfside Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
Employment Site 80022	Land at the junction of Village Way and Third Avenue	1.67	Employment		✓			Less Vulnerable			Yes	Employment use is classed as a less vulnerable use and therefore is acceptable in Flood Zone 2.  Trafford Park site not proposed for allocation
Employment Site Reference 70026	Land at Warren Bruce Road	0.62	Non specific		✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfside Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
Employment Site 80026	Land between Twinning Road and Thompson Road	1.25	Employment	✓				Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 80018	Land between Wharfside Way and John Gilbert Way	0.75	Non Specific		✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfside Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS12-1045-147; SHLAA 1510	Land to the east of Partington Shopping Centre, Central Road,	1.21	Housing	✓				More Vulnerable	N/A	N/A	Yes	

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
	Partington											
CFS07-1097-169; Employment Site 32019/00	Land off Common Lane, Carrington	30.87	Non Specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Carrington Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
CFS07-1257-9	Land off Crampton Lane	1.95	Non Specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Carrington Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
Employment Site 80025	Land off Longbridge Road	1.15	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 80021	Land at Wharf End	0.50	Non Specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfside Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
												assessed as part of this process
Employment Site 72115	Land on the corner of Ashburton Road West and Nash Road	1.70	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 70131	Land to the east of Mosley Road	3.70	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 72113	Land to the north of Nash Road	1.14	Employment	✓				Mix of More Vulnerable and Less Vulnerable			Yes	Trafford Park site not proposed for allocation
Employment Site 72217	Land to the north of Wharfside Way	1.10	Non Specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfside Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
CFS07-1178-118	Land to the rear of Manor Avenue, Sale West	2.05	Open Space	✓				Water-compatible development	N/A	N/A	Yes	
Employment Site 70129	Land to the south of Ashburton Road West	1.90	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 72114	Land to the south of Nash Road	0.95	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
CFS07-	Chester Road,	0.78	Employment		✓	✓		Less				The site is located

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
1268-51	Stretford							Vulnerable				partly within Flood Zones 2 and 3a. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.
CFS12-1158-65	Land to the west and north of Church Lane, Ashton upon Mersey	6.26	Housing	✓	✓			More Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.  Site is within the Green Belt
Employment Site 80023	Land to the West of Fifth Avenue	3.50	Employment		✓			Less Vulnerable			Yes	Employment use is classed as a less vulnerable use and therefore is acceptable in Flood Zone 2.  Trafford Park site not proposed for allocation
Employment Site 72116	Land to the west of Twinning Road	3.90	Employment	✓				Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 80031	Lyon Industrial Estate, Atlantic Street, Broadheath	2.70	Employment	✓					N/A	N/A	Yes	
Employment Site 72103/00	Nash Road, off Ashburton Road, Trafford Park	1.16	Employment	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
Employment Site 60027; SHLAA 1885	Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford	0.68	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS07-1057-62, SHLAA 1601	Old Trafford Cricket Ground and adjoining land.	7.06	Cricket Stadium	✓				Water Compatible Development	N/A	N/A	Yes	
CFS07-1178-106; SHLAA 1561	Ortonbrook School site, Oak Road, Partington	1.52	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS12-1045-149	Partington Local Centre Boundary, Partington	1.97	Local Centre	✓				Less Vulnerable	N/A	N/A	Yes	
CFS07-1045-77	Partington Wharfside	22.66	Non Specific	✓					N/A	N/A	Yes	This Strategic Location was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
CFS07-1178-108	Playing fields / Allotments, Stokoe Avenue, Altrincham	0.54	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS12-1045-75; SHLAA 1443; Employment Site 80027	Pomona Island-strategic location	12.05	Non Specific	✓	✓	✓		Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This Strategic Location was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
CSF12-1241-143	The Square Shopping Centre, School Lane, Sale	2.57	Mixed Use-town centre uses	✓				Less Vulnerable	N/A	N/A	Yes	
CFS07-1207-58; SHLAA 1386	The Square, Hale Road, Hale Barns	1.05	Mixed Use – including residential	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS07-1045-84	Trafford Centre Rectangle Hotel Site	1.53	Hotel	✓				More Vulnerable	N/A	N/A	Yes	This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
CFS07-1045-79; Employment Site 72121	Trafford Centre Rectangle site (i) Bridgewater Centre-strategic location	3.76	Mixed Use-residential /commercial	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS07-1045-80; Employment Site 72120	Trafford Centre Rectangle site (ii) South of Taylor Road	5.01	Mixed Use-residential /commercial	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test and Exception

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
												Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS07-1045-81; Employment Site 72122	Trafford Centre Rectangle Site (iii) - Canal Side Argos Depot	7.51	Mixed Use-residential /commercial	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS07-1045-83; Employment Site 72094/00	Trafford Centre Rectangle Site (v) Kratos	3.57	Mixed Use-residential /commercial	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS12-1249-85; SHLAA 1894 & 1614; Employment Site 70124	Trafford Quays	29.37	Mixed Use-residential/ office	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test and Exception Test as part of the



Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
												preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS07-1045-74, SHLAA 1609, Employment Site Reference 72066/02	Trafford Wharfside, Trafford Park	15.84	Non specific	✓	✓	✓		Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This Strategic Location was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
CFS12-1161-114 & CFS07-1161-114; SHLAA 1626; Employment Site 12127	Land at Deansgate Lane, Timperley	0.86	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS07-1045-78	Land at Viaduct Road, Altrincham	1.30	Mixed Use – housing and retail	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS07-1095-68; SHLAA 1450	Victoria Warehouse (Site A), Trafford Wharf Road	1.07	Non Specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Wharfside Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
Employment Site 70125	Victoria Warehouse (Site B), Trafford Wharf Road	0.4	Non Specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	process. This site falls within the Wharfside Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process.
Employment Site 80026	Warehouse off Brindley Road, Cornbrook Business Park	3.80	Non Specific	✓					N/A	N/A	Yes	
Employment Land 60022	Warwick Road South	0.36	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS07-1041-45	Dane Road Metrolink Station P&R Site	0.5	Metrolink Park and Ride	✓				Essential Infrastructure	N/A	N/A	Yes	
CFS07-1041-46	Metrolink Station Sale Water Park P&R site	0.97	Metrolink Park and Ride	✓				Essential Infrastructure	N/A	N/A	Yes	
Employment 32012/01	Carrington Power Station-strategic location	16.04	Non specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site is within a Strategic Location which was subject to a Sequential Test and an Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
CFS12-1045-73	Stretford Boat Yard	0.22	Area for Improvement	✓				Water compatible	N/A	N/A	Yes	

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
			(public realm improvement)					development				
72068	Trafford Park Bakery	0.5	Employment	✓				Less Vulnerable	N/A	N/A	Yes	Trafford Park site not proposed for allocation
Employment Site 72123	Container Base, Barton Dock Road	10.91	Non specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site falls within the Trafford Centre Rectangle Strategic Location which was subject to a Sequential Test and Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed as part of this process
CFS12-1097-40; CFS12-1097-40;  Employment Site 80030	Former LNG Site / Broadway, Partington	28.58	Non specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site is within a Strategic Location which was subject to a Sequential Test and an Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
Employment Site 80029	Carrington Plains	20.11	Non specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site is within a Strategic Location which was subject to a Sequential Test and an Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
Employment	MUFC North Road	0.62	Commercial	✓				Less	N/A	N/A	Yes	

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
Site 70132	Site							vulnerable				
CFS12-1097-170	National Grid Site – Land North of Broadway, Partington	3.6	Non specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site is within a Strategic Location which was subject to a Sequential Test and an Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
CFS12-1097-171	National Grid Site – Land South of Broadway, Partington	1.95	Non specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site is within a Strategic Location which was subject to a Sequential Test and an Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
SHLAA 1601	LCCC Strategic Location	7.06	Non specific	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	This site is within a Strategic Location which was subject to a Sequential Test and an Exception Test as part of the preparation of the Core Strategy. This site has therefore not been assessed again as part of this process.
SHLAA 1988	Land at Talbot Road, Stretford	5.1	Housing	✓				More Vulnerable	N/A	N/A	Yes	
SHLAA 1976	Former Trafford College, Moss Road, Stretford	1.58	Housing	✓				More Vulnerable	N/A	N/A	Yes	

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
CFS07-1279-124; CFS07-1278-124	Field West of Nursery School, 28 Ridgeway Road, Timperley	0.45	Housing	✓				More Vulnerable	N/A	N/A	Yes	Site is within the Green Belt
Employment Site 80031	Land to the south of Atlantic Street, Broadheath	1.7	Employment	✓				Less Vulnerable	N/A	N/A	Yes	
CFS12-1235-136	Land at Station Road/Urmston Railway Station, Urmston	0.5	Mixed use	✓				Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	
CFS07-1089-35	Land at Altrincham Wastewater Treatment Works	18.14	Non specific	✓	✓			Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.
CFS12-1045-151	Land at Barton Bridge, Davyhulme	1.68	Employment	✓	✓			Less Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.
CFS07-1089-34	Land at Davyhulme Wastewater Treatment Works	13.3	Non specific	✓	✓	✓		Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2 and Flood Zone 3a. The site is not however proposed for allocation and a more detailed assessment of

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
												the site has not therefore been undertaken.
CFS07-1089-33	Land at Hale Wastewater Treatment Works	4.96	Non specific	✓	✓	✓		Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2 and Flood Zone 3a. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.
CFS12-1087-32, CFS07-1087-32;	Land at Hasty Lane, Hale	1.1	Housing	✓				More Vulnerable	N/A	N/A	Yes	Site is within the Green Belt
CFS12-1183-155	Land to the west of Chester Road (Stretford Meadows)	55.9	Non specific	✓	✓	✓		Mix of More Vulnerable and Less Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2 and Flood Zone 3a. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.
CFS07-1253-2	Mill Bank Hall Farm, Lock Lane, Partington	8.89	Housing	✓	✓	✓		More Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2 and Flood Zone 3a. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.

Site Reference	Site Name	Site Area (ha)	Potential Uses	Flood Zone Classification				Vulnerability Classification	Alternative Reasonably Available Sites in Flood Zone 1	Alternative Reasonably Available Sites in Flood Zone 2	Will the proposed development type be acceptable in this flood zone?	Comments
				1	2	3a	3b					
CFS07-1104-125, CFS07-1239-123 & CFS12-1239-123	Ridgeway Nurseries, 17 Clay Lane	1.62	Housing	✓				More Vulnerable	N/A	N/A	Yes	Site is within the Green Belt
CFS12-1232-130	Rugby Ground, Clay Lane	1.4	Housing	✓				More Vulnerable	N/A	N/A	Yes	Site is within the Green Belt
CFS12-1235-135	Land at Newstead Terrace, Timperley	3.28	Housing	✓				More Vulnerable	N/A	N/A	Yes	
CFS12-1231-128	Land next to Flixton Station, off Flixton Road, Urmston	1.04	Housing	✓				More Vulnerable	N/A	N/A	Yes	Site is within the Green Belt
CFS12-1235-134	Land off Flixton Road, North of Station, Flixton	2.3	Housing	✓				More Vulnerable	N/A	N/A	Yes	Site is within the Green Belt
CFS12-1051-158	Broad Oak Farm, Chapel Lane, Warburton, Lymm	26.32	Housing	✓	✓			More Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.
CFS07-1197-12 CFS07-1215-13	Birch Farm, Partington	21.8	Housing	✓	✓	✓		More Vulnerable	N/A	N/A	Yes	The site is located partly within Flood Zones 2 and Flood Zone 3a. The site is not however proposed for allocation and a more detailed assessment of the site has not therefore been undertaken.