



Trafford Core Strategy: PPS25 Flood Risk Sequential Test of Proposed Strategic Locations and Other Development Areas

March 2010

LOCAL DEVELOPMENT FRAMEWORK

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SOMALI

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1 INTRODUCTION

- 1.1 This document sets out how the Sequential Test, required by Planning Policy Statement (PPS) 25 on Development and Flood Risk, has been undertaken to inform the identification of areas for development in the Trafford Core Strategy. The document has been prepared by the Council's Strategic Planning Service, with specialist input from Trafford's Sustainability Appraisal consultants Urban Vision.
- 1.2 A number of proposed Strategic Locations and Sites were identified in the Trafford Core Strategy: Further Consultation on the Preferred Option (June 2009). Since June 2009 these Strategic Locations and Sites have been revised in the light of responses received and advice from PINS. This has resulted in only 5 Strategic Locations now being proposed and no Strategic Sites. The previously identified Sites and remaining Locations have been incorporated within the 5 Strategic Locations and/or appropriate Core Policies.
- 1.3 The Sequential Test has taken account of the proposed spatial strategy for the Borough, using the best available information relating to flood risk, vulnerability of uses and the potential benefits of development. Appendix 1 sets out details for each of the proposed Strategic Locations and other development areas.
- 1.4 This document has had regard to the advice contained in the PPS25 Practice Guide (December 2009), including the guidance that the Sequential Test should be applied across the whole of the local authority's area.

2 FLOOD RISK CONTEXT

- 2.1 In identifying Strategic Locations in the Core Strategy, the Council is required by PPS25 to apply a risk-based Sequential Test, which aims to steer development to areas at lowest risk of flooding (Flood Zone 1). Where there are no reasonably available sites in Flood Zone 1, the Council should consider sites in areas at medium risk (Flood Zone 2) and only if none are available should it then consider sites in areas at high risk (Flood Zone 3). Depending on the flood risk vulnerability of land uses proposed, a further test, known as the Exception Test, must be applied where development is proposed in Flood Zones 2 and 3.
- 2.2 As outlined in Annex D of PPS25, for the Exception Test to be passed: -
- a) 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. If the DPD has reached the 'submission' stage – see Figure 4 of PPS12: *Local Development Frameworks* – the benefits of the development should contribute to the Core Strategy's Sustainability Appraisal;
 - b) The development should be on developable previously-developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously-developed land; and
 - c) An FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 2.3 The Flood Zones used for the Sequential Test are defined in detail in PPS25 and identified on Environment Agency mapping. They refer to the probability of flooding from rivers and the sea only, ignoring the presence of existing defences. For this reason they are often referred to as the 'undefended' zones.
- 2.4 To assist in refining the information provided by the Environment Agency mapping, understand flood risk from other sources and consider the impacts of climate change, local authorities are required to undertake Strategic Flood Risk Assessments (SFRA). Where an Exception Test needs to be applied, the SFRA also needs to take account of flood defences and a range of flood risk management scenarios to provide an understanding of 'defended' areas within the flood zones. This information is then used to assist in determining the suitability of different forms of development, and the range of measures which are required to ensure that it is safe from flooding, does not increase flood risk elsewhere and reduces it overall where possible.
- 2.5 A sub-regional Greater Manchester Strategic Flood Risk Assessment, commissioned by the ten AGMA districts and undertaken by Scott Wilson consultants, was published in August 2008. This sought to assess broad flood risk arising from each of the sources identified in PPS25 but, whilst it offered useful data on flooding from rivers and groundwater, provided very limited information on canals, sewers and surface water. To enable these data gaps to be filled a number of areas were identified for further work.
- 2.6 In order to supplement and update the sub-regional work, and provide a sufficiently detailed evidence base to inform preparation of local development documents, a Manchester, Salford and Trafford Level 2/Hybrid SFRA was commissioned in May 2009. This work is being undertaken by JBA consultants and final reports are anticipated in February 2010.

- 2.7 Following Annex D, paragraph D4, of PPS25, in the absence of a finalised Strategic Flood Risk Assessment (SFRA) for the Borough, the Sequential Test has drawn upon the latest Environment Agency flood zone mapping (January 2010) for rivers and the Manchester Ship Canal, and mapping of areas susceptible to surface water flooding (April 2009). It should be noted that the EA flood zones do not take account of flood defences.

3 DEVELOPMENT CONTEXT

- 3.1 In identifying prospective areas for development in the Trafford Core Strategy, the Council has had regard to the need to meet housing and other requirements as identified in national policy and the Regional Spatial Strategy for the North West. Trafford is also identified as a New Housing Growth Point Area (NGP) and so has been allocated an additional 20% above the RSS figures. The overall allocation now proposed is summarised in the following table: -

Table L1 - Net New Housing Development Proposals 2008/9 to 2025/6

	2008/9 – 2010/11	2011/2 – 2015/6	2016/7 – 2020/1	2021/2 – 2025/6	Total
SL1 Pomona Island Strategic Location*	0	0	0	0	0
SL2 Trafford Wharfside Strategic Location	-	400	300	200	900
Regional Centre Area Totals		400	300	200	900
SL3 LCCC Strategic Location	-	300	300	300	900
Other Inner Area Sites	250	650	450	250	1600
Inner Area Totals	250	950	750	550	2,500
SL4 Trafford Centre Rectangle Strategic Location	0	250	250	550	1,050
SL5 Carrington Strategic Location	0	360	600	600	1,560
Other South City Region Sites	1,150	1,850	1,450	1,400	5,850
South City Region Area Totals**	1,150	2,460	2,300	2,550	8,460
Trafford RSS Target	1,730	2,890	2,890	2,890	10,400
RSS Target + 20% NGP allowance (to 2018).	2,080	3,470	3,010	2,890	11,450
Policy L1 Allocation Total	1,400	3,810	3,350	3,300	11,860

- 3.2 Key evidence base documents which have been used to assess land availability for housing and other uses have included:
- The Trafford Strategic Housing Land Availability Assessment Review (SHLAA) (June 2009) This identified the total potential housing land supply to be 12,148 units;
 - The Trafford Employment Land Study (May 2009);
 - The Trafford Retail and Leisure Study (November 2007);
 - Trafford Delivery Strategy and Mechanism for Growth DTZ report (October 2009);
 - Trafford Other Main Town Centres Uses Study (January 2010).
- 3.3 Using this information Trafford is proposing in its Core Strategy 11,860 dwelling units and 190 hectares of land for B1, B2 and B8 use.
- 3.4 In looking at appropriate sites for development RSS identifies the Regional Centre as the primary focus for business, retail and leisure development. Residential development is appropriate as mixed use within this area but residential development should be focused in the Inner Areas.
- 3.5 In order to meet RSS requirements and development needs, the Core Strategy aims to create sustainable mixed communities appealing to a broad range of new and existing residents with access to high quality infrastructure and facilities. This includes meeting Trafford's housing needs which are for a predominance of family houses with a high proportion of affordable housing.
- 3.6 The majority of development is now to be focused on 5 Strategic Locations: -
- Pomona Island
 - Trafford Wharfside
 - Lancashire County Cricket Club Quarter
 - Trafford Centre Rectangle
 - Carrington

Other areas identified within the Core Strategy Policies are: -

- Altrincham Town Centre
- Stretford Crossroads
- Sale West
- Sale Town Centre
- Woodfield Road, Broadheath
- Partington
- Partington Canalside
- Trafford Park Core
- Old Trafford
- Victoria Warehouse
- Altair Altrincham
- Trafford Quays
- Stretford Meadows *

*This area is identified for a woodland/meadow recreational area not hard-end uses.

- 3.7 Further information relating to the justification for identifying these areas can be found in the Core Strategy Further Consultation on The Vision, Strategic Objectives and Delivery Strategy (March 2010). It is these 18 identified areas which are covered by this Sequential Test assessment.

4 CONSIDERATION OF REASONABLY AVAILABLE SITES

4.1 The Sustainability Appraisal Report accompanying The Core Strategy Further Consultation on the Preferred Option, which was issued for consultation in June 2009, concluded that the proposed Strategic Locations and Sites contribute positively to the majority of the Sustainability Objectives. However, it had to conclude that there was a measure of uncertainty for flood risk given that for a number of the proposed development areas there is lack of detailed information from the SFRA particularly relating to the Manchester Ship Canal and Bridgewater Canal. Both these canals run through very urban areas and have been the focus in recent years of successful attractive regeneration initiatives that have turned derelict buildings alongside canals into attractive places in which to live and work along the water front.

4.2 The latest Environment Agency flood zone mapping (January 2010) has been used to identify those areas falling within Flood Zones 1, 2 and 3. Together with the evidence base relating to land availability, this has enabled the following assessments to be made.

Flood Zone 1 (Low Risk)

4.3 Of the 12,148 potential new dwelling units capable of being developed on the sites identified in the 2009 Trafford Strategic Housing Land Availability Appraisal (SHLAA) a little over two thirds (67%) are wholly located within Flood Zone 1.

4.4 1 of the Strategic Locations is wholly located within Flood Zone 1. This area is: -

- Lancashire County Cricket Club Quarter (Flood Zone 1 – 100%)

This location would enable 900 new housing units to be delivered to assist in meeting the RSS/HGP new housing development requirement.

4.5 The following other development areas are wholly located within Flood Zone 1:-

- Altrincham Town Centre (Flood Zone 1 – 100%)
- Stretford Crossroads (Flood Zone 1 – 100%)
- Sale West (Flood Zone 1 – 100%)
- Sale Town Centre (Flood Zone 1 – 100%)
- Woodfield Road, Broadheath (Flood Zone 1 – 100%)
- Old Trafford (Flood Zone 1 – 100%)
- Altair Altrincham (Flood Zone 1 – 100%)

Collectively these areas would enable 2,100 new housing units to be delivered, to assist in meeting the RSS/HGP new housing development requirement, together with a range of commercial and other uses.

4.6 Of the 185ha of land identified for retention for employment uses in the Trafford Employment Land Study (May 2009) 87% is wholly located within Flood Zone 1.

4.7 In looking more widely at alternative development areas within Trafford, the only other substantial site located wholly within Flood Zone 1 is the area of C8 Protected Open Land identified in the UDP at Carrington south of the Shell Carrington complex. This area of land is green-field previously undeveloped land that could only be considered to be reasonably available for development (for employment purposes) at some point as part of the Carrington Strategic Location development within Flood Zone 1, should

it not be possible to identify sufficient brown-field previously developed land in other sustainable locations to meet the Borough's development needs.

- 4.8 A second area of C8 Protected Open Land identified in the UDP at Warburton immediately to the south of Partington is substantially though not wholly located within Flood Zone 1. This area of land is green-field previously undeveloped land that is in productive agricultural use. This land, similarly to the above Carrington C8 land, could only be considered to be reasonably available for development (for housing development) at some point should it not be possible to identify sufficient brown-field previously developed land in other sustainable locations to meet the Borough's development needs.
- 4.9 However, the above two areas are not located in places that would enable the highest regeneration benefits to be secured, nor the most desirable sustainable development to be achieved to meet wider planning objectives. For these reasons they are not currently sequentially preferred.
- 4.10 Other possible alternative sites are green-field previously undeveloped sites located within the Green Belt that could not be considered to be reasonable alternative development locations without a strategic review of Green Belt being undertaken. There are currently no plans to undertake such a review before 2011 (see RSS Policy RDF4).
- 4.11 Given the limited range of alternatives, a number of areas which are reasonably available within Flood Zones 2 and 3 have been considered that would better enable the Council to deliver its overall spatial strategy objectives.

Flood Zone 2 (Medium Risk)

- 4.12 Of the 12,148 potential new dwelling units capable of being developed on the sites identified in the 2009 Trafford Strategic Housing Land Availability Appraisal some 1,955 units (16%) are located within Flood Zone 2.
- 4.13 Of the 185ha of land identified for retention for employment uses in the Trafford Employment Land Study (May 2009) some 10% is wholly located within Flood Zone 2.
- 4.14 3 of the Strategic Locations are significantly affected by flood risk arising from Flood Zone 2. These areas are at: -
- Trafford Wharfside (Flood Zone 2 – 41% Flood Zone 3 – 2%)
 - Carrington (Flood Zone 2 – 16% Flood Zone 3 – 5%)
 - Trafford Centre Rectangle (Flood Zone 2 – 20% Flood Zone 3 – 4%)
- 4.15 These three locations would enable 3, 510 new housing units to be delivered to meet the RSS/HGP new housing development requirement and 100 hectares (15 hectares at Trafford Wharfside, 10 at Trafford Centre Rectangle and 75 at Carrington) of employment land to be delivered to assist in meeting the Borough's share of the sub-regional employment land requirement.
- 4.16 The following other development areas are significantly affected by flood risk arising from Flood Zone 2:-
- Partington (Flood Zone 2 – 10% Flood Zone 3 – 3%)

- Partington Canalside (Flood Zone 2 – 60% Flood Zone 3 – 17%)
 - Trafford Park Core (Flood Zone 2 – 19% Flood Zone 3 – 3%)
 - Victoria Warehouse (Flood Zone 2 – 69% Flood Zone 3 – 0%)
 - Trafford Quays (Flood Zone 2 – 44% Flood Zone 3 – 15%)
- 4.17 Collectively these areas would enable 2300 new housing units to be delivered, to assist in meeting the RSS/HGP new housing development requirement, together with a range of commercial and other uses. However, it should be noted that as a number of these other development areas are contained within the Strategic Locations identified in paragraph 4.14 the 2300 figure for new housing units should not be added to the figure for the Strategic Locations given in paragraph 4.15 as this would result in some double-counting.
- 4.18 The following other development area, which is not identified for hard-end uses but as a woodland/meadow recreational area, is significantly affected by flood risk arising from Flood Zone 2:-
- Stretford Meadows (Flood Zone 2 – 12% Flood Zone 3 – 1%)

Flood Zone 3 (High Risk)

- 4.19 Of the 12,148 potential new dwelling units capable of being developed on the sites identified in the 2009 Trafford Strategic Housing Land Availability Appraisal some 2,011 units (17%) are located within Flood Zone 3.
- 4.20 Of the 185ha of land identified for retention for employment uses in the Trafford Employment Land Study (May 2009) only some 3% is wholly located within Flood Zone 3.
- 4.21 1 Strategic Location is significantly affected by flood risk arising from Flood Zone 3. This is at: -
- Pomona Island (Flood Zone 2 – 42% Flood Zone 3 – 51%)
- 4.22 As the majority of the Pomona Island Strategic Location is within Flood Zone 3 it is not sequentially preferred for residential use. However, it would enable 10 hectares of employment land to be delivered to assist in meeting the Borough's share of the sub-regional employment land requirement.

5 CONCLUSION

- 5.1 It is clear that in seeking to meet the housing, employment and other requirements identified in the Core Strategy, the Strategic Locations and other development areas have an important role to play. A number of these are wholly within Flood Zone 1 (Low risk of flooding).
- 5.2 However, Green Belt and other policy constraints applying to other areas within 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 Zone 2 (Medium risk of flooding). These are capable of accommodating a substantial amount of the development envisaged in the Core Strategy.
- 5.3 In accordance with the sequential approach, the Council has only sought to identify Strategic Locations and other development areas affected by Flood Zone 3 (High risk of flooding) where alternatives are not available. There is a limited number of such Strategic Locations and other development areas wholly or partly within Flood Zone 3 and here the Council has sought to avoid the proposed location of more vulnerable uses. Where more vulnerable uses are proposed the need for the Exception Test to be applied has been identified.

APPENDIX 1

STRATEGIC LOCATIONS/OTHER DEVELOPMENT AREAS PROFORMAS

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Pomona Island	Date:12 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Offices (10 hectares)	Less Vulnerable
Hotels (unspecified)	More Vulnerable
Leisure (unspecified)	More / Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 51%	
Flood Zone 2 – 42%	
Flood Zone 1 – 7%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the location are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
Yes	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Trafford Wharfside	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 900 units)	More Vulnerable
Offices (15 hectares)	Less Vulnerable
Hotels (unspecified)	More Vulnerable
Leisure (unspecified)	More / Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 2%	
Flood Zone 2 – 41%	
Flood Zone 1 – 57%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the location are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
Yes	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Lancashire County Cricket Club Quarter	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 900 units)	More Vulnerable
Commercial Uses (unspecified)	More / Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the location are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Trafford Centre Rectangle	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 1,050 units at Trafford Quays)	More Vulnerable
Offices (10 hectares)	Less Vulnerable
Hotel (unspecified)	More Vulnerable
Leisure (unspecified)	More / Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 4%	
Flood Zone 2 – 20%	
Flood Zone 1 – 76%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the location are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
Yes	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Carrington	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 1,560 units)	More Vulnerable
Employment (75 hectares)	Less Vulnerable
Retail (unspecified)	Less Vulnerable
Community Uses / School (unspecified)	More Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 5%	
Flood Zone 2 – 16%	
Flood Zone 1 – 79%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the location are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
Yes	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Altrincham Town Centre	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Retail (up to 20,000sqm)	Less Vulnerable
Office (up to 10,000sqm)	Less Vulnerable
Residential (up to 250 units)	More Vulnerable
Leisure Uses (unspecified)	More / Less Vulnerable
Hotel	More Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Stretford Crossroads	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Retail (unspecified)	Less Vulnerable
Commercial Office (unspecified)	Less Vulnerable
Leisure (unspecified)	More / Less Vulnerable
Residential (up to 250 units)	More Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Sale West	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 100 units)	More Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the location are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Sale Town Centre	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Retail (up to 4,000sqm)	Less Vulnerable
Residential (up to 100 units)	More Vulnerable
Commercial Office (up to 3,000sqm)	Less Vulnerable
Leisure (unspecified)	More / Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Woodfield Road, Broadheath	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 400 units)	More Vulnerable
Commercial Office (up to 2,000sqm)	Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Partington	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 850 units in total – 550 at Partington Canalside)	More Vulnerable
Retail (unspecified)	Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 3%	
Flood Zone 2 – 10%	
Flood Zone 1 – 87%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
Yes	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Partington Canalside	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 550 units)	More Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 17%	
Flood Zone 2 – 60%	
Flood Zone 1 – 23%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
Yes	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Trafford Park Core	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Industrial / Storage & Distribution / Ancillary Office (35 hectares)	Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 3%	
Flood Zone 2 – 19%	
Flood Zone 1 – 78%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Old Trafford	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 1,000 units)	More Vulnerable
Offices (up to 1,400sqm)	Less Vulnerable
Retail (unspecified)	Less Vulnerable
Community (unspecified)	More / Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Victoria Warehouse	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Commercial Office (up to 15,400sqm)	Less Vulnerable
Residential (up to 400 units)	More Vulnerable
Ancillary Retail (unspecified)	Less Vulnerable
Leisure Uses (up to 2,300sqm)	More / Less Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 69%	
Flood Zone 1 – 31%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are marginally susceptible to surface water flooding to a lesser degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Altair Altrincham	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Retail (up to 15,000sqm)	Less Vulnerable
Offices (up to 8,500sqm)	Less Vulnerable
Hotel (up to 7,700sqm)	More Vulnerable
Leisure (up to 11,600sqm)	More / Less Vulnerable
Residential (up to 150 units)	More Vulnerable
Hospital / Healthcare Facility (unspecified)	More Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 0%	
Flood Zone 2 – 0%	
Flood Zone 1 – 100%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
No	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Trafford Quays	Date:18 January 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Residential (up to 1,050 units)	More Vulnerable
Commercial Office (unspecified)	Less Vulnerable
Ancillary Education Uses (unspecified)	More Vulnerable
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 15%	
Flood Zone 2 – 44%	
Flood Zone 1 – 41%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to a moderate degree.	
Need for Exception Test	
Yes	

Trafford Core Strategy

Sequential Testing of Development Areas

Name: Stretford Meadows	Date:17 February 2010
Proposed Land Uses	Flood Risk Vulnerability (PPS25, table D2) Classification
Woodland/meadow recreational area	Less Vulnerable/Water-compatible development
Flood Zone (Environment Agency Mapping)	
Flood Zone 3 – 1%	
Flood Zone 2 – 12%	
Flood Zone 1 – 87%	
Susceptibility to Surface Water Flooding (Environment Agency Mapping)	
Areas within the site are susceptible to surface water flooding, from a lesser to more degree.	
Need for Exception Test	
No	

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