

Trafford Council

Appendix D: Flood Risk Sequential test results

Integrated Assessment of the Trafford Draft Local Plan: Draft Report

December 2020

Housing Site Ref.	Site Address	Dwellings 2020/21 to 2036/37	Flood zone 3		Flood zone 2		River Valley Floodplains		Surface Water 1 in 1000		Surface Water 1 in 100		Surface Water 1 in 30		Areas of Shallow Groundwater		Risk of Groundwater Flooding		Risk of Groundwater Rebound		Critical Drainage Area (%)
			(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(HA)	(%)	(HA)	(%)	(HA)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	
1455	Trafford Press Site, Chester Road	116	0.00	0%	0	0%	0	0%	0.09	21%	0.09	21%	0.00	0%	0.00	0%	0.00	0%	0.43	100%	100%
1503	Stretford Memorial Hospital, Seymour Grove	36	0.00	0%	0	0%	0	0%	0.13	7%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	1.79	100%	100%
1510	Land East Of Partington Shopping Centre, Off Central Road, Partington	47	0	0%	0	0%	0	0%	0.03	3%	0.00	0%	0.00	0%	0.83	88%	0.00	0%	0.00	0%	0%
1530	Former Mosedales Brickwork S4, Ends Lane	27	0	0%	0.19	27%	0	0%	0.05	7%	0.01	2%	0.00	0%	0.70	100%	0.00	1%	0.00	0%	100%
1552	Higher Road Depot And Adjoining Site	22	0	0%	0	0%	0	0%	0.05	12%	0.00	0%	0.00	0%	0.41	100%	0.00	0%	0.00	0%	100%
1564	Land At Stokoe Avenue	24	0	0%	0	0%	0	0%	0.13	19%	0.03	4%	0.01	2%	0.66	100%	0.00	0%	0.00	0%	100%
1566	Land At The Gorse	13	0	0%	0	0%	0	0%	0.03	7%	0.03	7%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	100%
1585	Oakfield Road/Balmoral Road	45	0	0%	0	0%	0	0%	0.02	1%	0.00	0%	0.00	0%	0.89	43%	0.00	0%	0.00	0%	100%
1586	Mayors Road/Manor Road	18	0	0%	0	0%	0	0%	0.01	1%	0.00	0%	0.00	0%	0.35	17%	0.00	0%	0.00	0%	100%
1607	Former Bakemark Uk, Skerton Rd, Old Trafford	125	0	0%	0	0%	0	0%	0.13	5%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	2.52	100%	100%

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			(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	
1608	Former Boat Yard, Edge Lane, Stretford	28	0	0%	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.21	100%	100%
1619	Land Adj Flixton Station, Flixton Road	12	0	0%	0	0%	0	0%	0.07	22%	0.07	22%	0.00	0%	0.32	100%	0.00	0%	0.00	0%	100%
1623	289 Hale Road, Halebarns	31	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	100%
1675	Land At And Adjacent To Katherine Lowe House, Davyhulme	63	0	0%	0	0%	0	0%	0.40	28%	0.24	17%	0.10	7%	1.42	100%	0.00	0%	0.00	0%	100%
1732	Land At Avondale Road	35	0	0%	0	0%	0	0%	0.08	12%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.70	100%	100%
1888	Globe Trading Estate, 88-118 Chorlton Road	107	0	0%	0	0%	0	0%	0.31	20%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	100%
1918	1 To 19, Washway Road	3	0	0%	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.33	100%	0.00	0%	0.00	0%	100%
1944	19,25,27,33,35 Edge Lane, Stretford	17	0	0%	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.03	100%	100%
1978	Stretford Mall, Chester Road	50	0	0%	0	0%	0	0%	0.27	7%	0.05	1%	0.01	0%	0.00	0%	0.00	0%	3.73	100%	100%
1980	Essoldo Cinema, Edge Lane	10	0	0%	0	0%	0	0%	0.04	7%	0.01	2%	0.00	0%	0.00	0%	0.00	0%	0.59	100%	100%
1981	Land At Newton St/Lacy St	80	0	0%	0	0%	0	0%	0.06	5%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	1.24	100%	100%

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			(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(HA)	(%)	(HA)	(%)	(HA)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	
1983	The Square, Town Square, Sale	202	0	0%	0	0%	0	0%	0.33	11%	0.01	0%	0.00	0%	1.95	65%	0.00	0%	0.00	0%	100%
1985	Victoria Parade, Urmston Town Centre	15	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.46	100%	0.00	0%	0.00	0%	100%
1986	Land At Station Rd/Urmston Railway Station, Urmston Town Centre	19	0	0%	0	0%	0	0%	0.03	6%	0.00	0%	0.00	0%	0.47	100%	0.00	0%	0.00	0%	100%
2082	Trafalgar House, Manchester Road	38	0	0%	0	0%	0	0%	0.03	5%	0.02	3%	0.00	0%	0.54	100%	0.00	0%	0.00	0%	100%
2084	Mansion House, Manchester Road	30	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.43	100%	0.00	0%	0.00	0%	100%
2085	Claremont Centre, Claremont Road, Sale	18	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.23	100%	0.00	0%	0.00	0%	100%
2086	Britannia Road, Industrial Estate	43	0	0%	0	0%	0	0%	0.02	3%	0.00	0%	0.00	0%	0.32	38%	0.00	0%	0.00	0%	100%
2096	Land At Oak Road, Partington	11	0	0%	0	0%	0	0%	0.01	3%	0.00	0%	0.00	0%	0.29	100%	0.00	0%	0.00	0%	0%

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			(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(HA)	(%)	(HA)	(%)	(HA)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	
2121	Land Between 182/182a Park Road, Stretford	10	0	0%	0.12	26%	0	0%	0.33	71%	0.33	71%	0.00	0%	0.00	0%	0.00	0%	0.46	100%	100%
2144	Clarendon House, Stamford New Road, Altrincham	60	0	0%	0	0%	0	0%	0.00	3%	0.00	3%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	100%
2187	Bollin Private Hotel, 58 Manchester Road, Altrincham	6	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.04	100%	0.00	0%	0.00	0%	100%
2234	Petrol Station And Adj Land At 499 Chester Road	106	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.24	100%	100%
2252	Lynnfield House/Hamilton House, Church Street Altrincham	80	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.88	100%	0.00	0%	0.00	0%	100%
2293	The Dome, Grafton House, Stamford New Road	14	0	0%	0	0%	0	0%	0.00	1%	0.00	1%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	100%
2369	Trafford Magistrates' Court, Ashton Lane, Sale	50	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	1.08	100%	0.00	0%	0.00	0%	100%

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2389	Altrincham Leisure Centre Site And Adjoining Land Oakfield Road	34	0	0%	0	0%	0	0%	0.68	33%	0.17	8%	0.01	1%	2.09	100%	0.00	0%	0.00	0%	100%
2581	Land Off Brunswick Street, Stretford	10	0	0%	0	0%	0	0%	0.03	10%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.32	100%	100%
1601-00	Civic Quarter AAP	1620	0	0%	0	0%	0	0%	8.21	15%	0.87	2%	0.12	0%	0.00	0%	0.00	0%	53.90	100%	100%
1601-03	City Point, 701 Chester Road, Stretford	35	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.15	100%	100%
1601-07	39 Talbot Road, Old Trafford	85	0	0%	0	0%	0	0%	0.01	3%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.47	100%	100%
1601-08	Chester House, 1 Boyer Street, Stretford	660	0	0%	0	0%	0	0%	0.15	5%	0.03	1%	0.00	0%	0.00	0%	0.00	0%	3.17	100%	100%
1609-00	Wharfside, Trafford Park	546	0.85	1%	39.38	53%	0	0%	7.81	11%	1.04	1%	0.18	0%	0.00	0%	0.00	0%	56.83	77%	100%
1823-05	Land At Heath Farm Lane, Partington	600	0	0%	0	0%	0	0%	4.20	15%	1.84	6%	1.04	4%	20.52	72%	0.00	0%	0.00	0%	0%
1934-2	Land Off Bold Street, Old Trafford	154	0	0%	0	0%	0	0%	0.26	9%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	100%
2605-01	Crossford Court, Dane Road, Sale	33	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	100%
2666-00	Stretford AAP	618	1.22	2%	4.65	7%	0.53	1%	8.23	12%	1.36	2%	0.37	1%	1.95	3%	0.03	0%	71.06	100%	100%

GLOSSARY

Flood Zone: Flood zones are based on the likelihood of an area flooding from rivers, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to flood. This probability values ignore the presence of any flooding or sea defences.

Floodplain: Area of land that borders a watercourse, an estuary or the sea, over which water flows in time of flood, or would flow but for the presence of flood defences where they exist.

Surface Water Flooding Events, 1 in 1000, 1 in 100 & 1 in 30: Surface water is water that falls as rain and collects on the ground surface, before flowing into drains and gullies or percolating into the ground below. The risk of flooding from surface water assesses flooding scenarios as a result of rainfall events with the following chance of occurring in any given year; 3.3 % (1 in 30 year), 1% (1 in 100 year), 0.1% (1 in 1000 year). For example, a 1 in 100 or 1% flood is that which would, on average, be expected to occur once in 100 years, though it could happen at any time.

Groundwater Flooding and Groundwater Rebound: Groundwater is water found beneath the ground, stored in the cracks and gaps in soil, sand and rock, and in aquifers. In some areas the groundwater level is raising as the mines and industrial works that involved extracting water has now ceased. This is known as groundwater rebound. This can result in increased risk of groundwater flooding and also pollution from historic mines and industrial processes.

Critical Drainage Area: A Critical Drainage Area (CDA) is an area that has critical drainage problems, and which has been notified to the local planning authority as such by the Environment Agency in line with the National Planning Policy Framework (NPPF).