

# Trafford Council

## Appendix D: Sequential test results

### Integrated Assessment of the Trafford Draft Local Plan: Draft Report

December 2020

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)	(%)	(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%	0.43	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%	1.79	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%	0.00	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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	2.52	100%

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			(Ha)	(%)	(Ha)	(%)	(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%	0.00	0%	0.21	100%	0.00	0%
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%	0.00	0%	0.00	0%
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%	0.00	0%	0.00	0%
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%	0.00	0%	1.42	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%	0.70	100%	0.70	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%	0.00	0%	1.56	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%	0.00	0%	0.00	0%
1944	19,25,27,33,35 Edge Lane, Stretford	5	0	0%	0	0%	0	0%	0	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.03	100%	0.00	0%	0.00	0%
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%	0.00	0%	0.00	0%
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%	0.00	0%	0.00	0%
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%	0.00	0%	0.00	0%
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%	0.00	0%	0.00	0%

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			(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(HA)	(%)	(HA)	(%)	(HA)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)	(Ha)	(%)
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%

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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%	0.24	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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	0.00	0%
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%	53.90	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%	0.15	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%	0.47	100%

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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%	3.17	100%
1609-00	Wharfside, Trafford Park	1679	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%	73.62	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%	45.31	158%	0.00	0%	0.00	0%	0.00	0%
1934-2	Land Off Bold Street, Old Trafford	144	0	0%	0	0%	0	0%	0.26	9%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	2.78	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%	0.00	0%
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%	0.00	0%