

City of Bradford MDC Level 2 Strategic Flood Risk Assessment

SCRC Proposed Development Site Assessment

6th December 2016 (updated with details from addendum for DF9 and summary table and highlighted yellow)

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason



Summary Table

	Number of Sites	Flood Zone Coverage										updated Flood Map for Surface Water						
		Area (ha)	Area (ha)	No. 100%	Area (ha)	No.	Area (ha)	No.	Area (ha)	No.	Area (ha)	No.	Area (ha)	No.	Area (ha)	No.		
Residential	18	39.78	39.09	15	0.20	4	0.06	2	0.37	2	0.01	1	0.23	7	0.39	11	1.24	13
Mixed use	11	64.38	53.33	6	5.46	5	3.04	5	0.01	2	2.54	3	1.38	7	1.19	10	7.47	10
TOTAL	29	104	92	21	6	9	3	7	0	4	3	4	2	14	2	21	9	23

Key

Flood Zone 3b
Flood Zone 3ai
Flood Zone 3a
Flood Zone 2
Flood Zone 1 + Surface Water
Flood Zone 1

Main Table

Site Reference	Name	Area of Opportunity	Proposed Use	Flood Zone Coverage										updated Flood Map for Surface Water						Development Viability		
				Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%				
BWQ	Bolton Woods Quarry	New Bolton Woods	Residential	29.33	29.33	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.07	0.22	0.39	1.31	Development should be permitted subject to site-specific FRA	
CCF1	Bolton Road Wapping	City Centre Fringe	Residential	1.16	1.16	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Development should be permitted subject to site-specific FRA
CCF2	Bolton Road	City Centre Fringe	Residential	0.17	0.17	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	3.99	Development should be permitted	
CCF3	Wapping Road, Bolton Road	City Centre Fringe	Residential	0.46	0.46	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.02	4.46	0.10	21.27	Development should be permitted subject to site-specific FRA	
CCF4	Valley Road Retail area	City Centre Fringe	Residential	0.39	0.00	0.00	0.01	1.78	0.02	4.33	0.37	93.89	0.00	0.00	0.08	19.26	0.17	41.83	0.15	38.91	Extant planning permission supported by site-specific FRA	
DF1	Lexicon Bankside Dock Lane	Shipley	Mixed use	2.01	2.01	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.52	0.04	1.85	0.06	2.99	Development should be permitted subject to site-specific FRA		
DF2	Junction Bridge, Briggate	Shipley	Mixed use	0.75	0.54	71.89	0.15	20.39	0.06	7.72	0.00	0.00	0.00	0.00	0.23	0.01	1.85	0.15	20.33	Exception Test likely, depending on site layout		
DF3	Land between Leeds Road and Dock Lane	Shipley	Mixed use	0.71	0.71	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.20	0.03	4.43	Development should be permitted		
DF4	Dockfield Road North	Shipley	Mixed use	0.57	0.00	0.00	0.01	1.08	0.07	12.32	0.01	2.03	0.48	84.57	0.00	0.01	0.00	0.10	0.09	16.71	Development unlikely	
DF5	Dockfield Road South	Shipley	Mixed use	0.69	0.34	50.27	0.32	46.07	0.02	3.20	0.00	0.47	0.00	0.00	0.32	0.03	4.46	0.37	54.29	Exception Test likely, depending on site layout		
DF6	Regent House	Shipley	Residential	0.69	0.69	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.06	8.78	Development should be permitted		
DF7	Junction of Dock Lane and Dockfield Road	Shipley	Residential	0.06	0.06	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	48.48	Development should be permitted subject to site-specific FRA		
DF8	Dock Lane	Shipley	Residential	0.15	0.15	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Development should be permitted	
DF9	Dockfield Road	Shipley	Residential	0.13	0.078	60%	0.052	40%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Development should be permitted subject to site specific FRA	
NBW1	New Bolton Woods 1	New Bolton Woods	Mixed use	49.29	41.54	84.27	4.11	8.34	2.35	4.77	0.00	0.00	1.29	2.62	0.85	1.72	0.65	1.31	5.15	10.44	Exception Test likely, depending on site layout	
NBW2	Frizinghall Road	New Bolton Woods	Residential	0.75	0.75	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	8.59	0.02	3.02	0.05	6.37	Development should be permitted		
NBW3	Thornhill Avenue	New Bolton Woods	Residential	0.60	0.60	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	8.56	0.03	4.40	0.03	5.46	Development should be permitted		
NBW4	Bolton Hall Road	New Bolton Woods	Residential	0.84	0.84	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	3.15	0.07	8.14	0.16	19.72	Development should be permitted		
NBW5	Flats East Valley Road	New Bolton Woods	Residential	1.29	1.09	84.53	0.14	10.90	0.04	3.38	0.00	0.10	0.01	1.09	0.00	0.00	0.01	0.09	6.93	Exception Test likely, depending on site layout		
NBW6	North Queens Road	New Bolton Woods	Residential	0.80	0.80	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.07	0.16	19.57	Development should be permitted		
NBW7	Livingston Road Flats	New Bolton Woods	Residential	1.41	1.41	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Development should be permitted	
SE1	Shipley East	Shipley	Mixed Use	8.07	5.90	73.08	0.87	10.78	0.54	6.64	0.00	0.00	0.77	9.51	0.51	6.37	0.40	4.99	1.40	17.32	Development should be permitted subject to site-specific FRA	
SE2	Land around Crag Road Flats	Shipley	Residential	1.21	1.21	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.21	0.01	1.18	Development should be permitted		
STC1	Shipley Indoor Market Hall	Shipley	Mixed use	0.25	0.25	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.01	3.08	Development should be permitted subject to site-specific FRA		
STC2	Land and buildings around Market Sq	Shipley	Mixed use	1.43	1.43	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	2.85	0.18	12.28	Development should be permitted		
STC3	Station Road	Shipley	Residential	0.32	0.32	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Development should be permitted	
STC4	Shipley Gateway Site	Shipley	Mixed use	0.48	0.48	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	3.81	0.03	5.34	Development should be permitted		
STC5	Atkinson street	Shipley	Residential	0.02	0.02	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Development should be permitted	
STC6	Buildings along Briggate	Shipley	Mixed use	0.13	0.13	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Development should be permitted	