
Waterside, Kay Street, Summerseat

Flood Risk Sequential Test

On behalf of Kingsley Properties Ltd

December 2018

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Project Ref:	28894	28894
Status:	Draft	Final
Issue/Rev:	01	02
Date:	04/12/2018	17/12/2018
Prepared by:	DI	DI
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Ref: 28894/A5/SG/DI
Date: December 2018

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1.0 INTRODUCTION

- 1.1 This Sequential Test has been prepared by Barton Willmore LLP on behalf Kingsley Properties Ltd (the "Applicant"). It has been prepared in support of a full planning application (the "Application") for the proposed redevelopment of the former Waterside Public House (now demolished) with a 4 storey building comprising 17 no. apartments, alongside associated access, vehicle parking and landscaping on land at the former Waterside Public House, Kay Street, Summerseat (the "Site").
- 1.2 As confirmed within the submitted Flood Risk Assessment, the Site is located within Flood Zone 2 and as such is subject to an elevated risk of flooding. In response to National Planning Policy requirements, there is a need for the Applicant to prepare a Sequential Test which examines the potential for the proposed development to be accommodated on *reasonably available sites* within areas subject to a lesser risk of flooding.
- 1.3 To inform this Test, this Report is split into the following sections:
- Methodology (Section 2);
 - Site Assessment (Section 3); and
 - Conclusions (Section 4).
- 1.4 In undertaking this Test, this Report has regard to the following:
- Based on the Environment Agency Flood Mapping, the Site should be treated as lying within Flood Zone 2;
 - The proposed development is considered by National Planning Policy to be "*More Vulnerable*" to flooding;
 - No Exception Test is required given that the proposed development is considered "*more vulnerable*" to flooding but the Site is located within Flood Zone 2.

2.0 METHODOLOGY

National Planning Policy Framework (NPPF)

- 2.1 The NPPF provides guidance on the Sequential Test under Paragraphs 155 – 164. The NPPF states that the aim of the Sequential Test is to steer new development to the 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 risk of flooding."* In the context of this Application, the key test therefore is whether any alternative sites are *"reasonably available"* for residential development.

National Planning Policy Guidance (PPG)

- 2.2 Paragraph 033 Reference ID:7-033-20140306 of the PPG provides guidance on how the Sequential Test should be applied to planning applications.
- 2.3 PPG confirms that for planning applications, the geographical area to apply the Sequential Test across will be defined by *"local circumstances relating to the catchment area for the type of development which is proposed."* In applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. Furthermore, account should be had to all sources of flooding, beyond flood risk from rivers and sea.
- 2.4 Paragraph 034 Reference ID: 7-034-20140306 of PPG confirms that it is for the Local Planning Authority (and not the Environment Agency) to consider the extent to which the Sequential Test has been satisfied, having regard to the particular circumstances of each individual case.

Scope

- 2.5 In order to meet the Applicant's requirements, the following search criterion have been applied to this Sequential Test:
- Search radius;
 - Scale; and
 - Riverside location.

- 2.6 The scope set out within this Report is considered to be uniquely and reasonably related to the requirements of the Applicant. The recent history of the Waterside Public House is well documented but could be summarised by stating that in late 2015 the bridge on which the building was sited partially collapsed which led to the partial collapse of the public house; for safety reasons, the remainder of the building was demolished by Bury Council. The Site for which the proposed development relates comprised the car park to the former Public House. As such, some highly unusual circumstances have led up to the submission of this Application for which due consideration is required.

Search Radius

- 2.7 Summerseat is not grouped with any other settlement in terms of the Local Plan or SHLAA, as such the extent of the search has been based within Summerseat itself, and the surrounding settlements of Greenmount and Holcombe Brook, which are in close proximity to Summerseat. Figure 1 below indicates the location of Summerseat in relation to the surrounding settlements:

Figure 1: Summerseat, Greenmount and Holcombe Brook



Scale

- 2.8 Any alternative sites must be suitably-sized to accommodate a development of at least 15 residential units.

Riverside Location

- 2.9 The Applicant considers that the unique selling point of the proposed development is its riverside location. This is considered key to the success of the venture and to delivering a development in line with the Applicant's aspirations, whilst being financially viable.
- 2.10 Therefore, any site which is considered to be sequentially preferable must have a riverside frontage, capable of accommodating a comparable development, but offering a similar, attractive setting which the Site features and is at a lesser risk of flooding.

Sources of Evidence

- 2.11 To inform this Sequential Test, the following sources of evidence have been considered to identify potential alternative sites:
- Bury Council Strategic Housing Land Availability Assessment (SHLAA) 2017;
 - Gov.uk Flood Mapping Service; and
 - Available Marketing Intelligence.

Bury Council Strategic Housing Land Availability Assessment

- 2.12 The Strategic Housing Land Availability Assessment (SHLAA) was published in 2017 and helps to assess potential sites for housing development. The SHLAA also identifies the potential number of units each site could accommodate and any headline site constraints which could limit their potential development/uses.

Assumptions

- 2.13 Unless evidence is available to the contrary, it has been assumed within this Sequential Test that the availability, suitability and deliverability of alternative sites for the proposed development is based on the conclusions arrived at by the Council within their evidence base documentation. Where a different conclusion is reached, the justification for this is set out with the accompanying commentary

3.0 SITE ASSESSMENT

3.1 Upon review of the Council's Housing Land Availability evidence, it is considered that there are 5 potential sites which warrant further examination as part of this Sequential Test, all of which are located in the settlement of Greenmount. However, for the reasons set out in relation to each specific site, none of these 5 sites are considered to be appropriate for the proposed development on the grounds of scale or riverside location. For the avoidance of doubt, there were no potential sites identified in either Summerseat or Greenmount.

3.2 Each of the aforementioned five sites are considered further below:

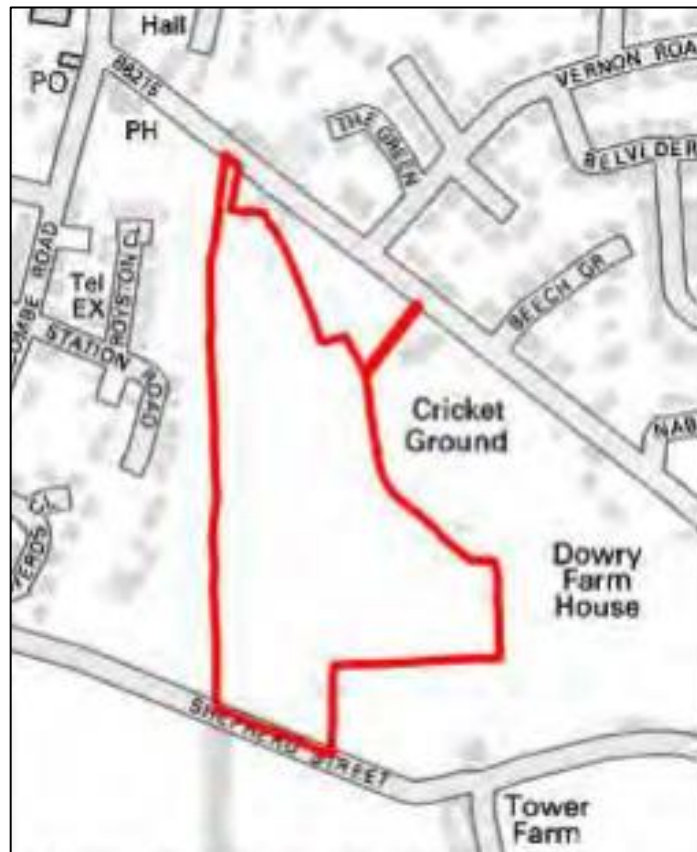
Rear of Nailers Green Hotel, Old Green Farm, Greenmount



3.3 The site extends to 1.07 hectares and remains largely undeveloped but sits within an established residential area. The site is allocated within the Council's UDP for residential development, with the Council stating that the site is able to accommodate approximately 30 dwellings.

- 3.4 The site has very few constraints. However, it is outlined within the Council's SHLAA as not being deliverable, outlining that the development is unlikely to deliver any development within the next five years. It is therefore not considered reasonably available or deliverable in the context of National Planning Policy.
- 3.5 Furthermore, the site is surrounded on all sides by established residential development and does not have a riverside location. This would not accord with the Applicant's requirements and as such the site would not provide a reasonably available alternative location for the proposed development.

Land off Brandlesholme Road, Greenmount



- 3.6 This site extends to approximately 4.09 hectares and is undeveloped. There are residential dwellings to the north and west of the site, a cricket ground to the east of the site, and open countryside to the south. The site is located within the Green Belt and is not allocated for development of any kind.

- 3.7 The SHLAA outlines that the site has the capacity to accommodate 122 residential dwellings. However, the site has been discounted by the Council owing to its Green Belt designation.
- 3.8 On this basis, the site is not considered to be readily available and is not considered to represent a reasonably alternative location for the proposed development. Furthermore, the site is not within a riverside location and as such does not accord with the aspirations of the Applicant.

Land off Barndlesholme Road, Green Mount (Peel Holdings)



- 3.9 This site extends to approximately 18.96 hectares and is spread across multiple land parcels throughout the south of Greenmount. There are established residential properties to the north and, in part, the south of the site. The land is located within the Green Belt and is not allocated for development of any kind.
- 3.10 The SHLAA outlines that the site has a capacity of 570 dwellings. However, the same SHLAA discounts the site for residential development due to its Green Belt designation, stating that the site is unlikely to deliver any residential development in the short-term.

- 3.11 The site does not have a riverside location. However, it is noted that there are a number of ponds located to the south of the site. Notwithstanding this, the site is of a scale far greater than the Site and is likely to cater for family dwellings as opposed to the apartments proposed as part of this Application.
- 3.12 Accordingly, the site does not represent a readily available or realistic alternative for the proposed development in question given that the Council have discounted it from development and that it does not meet the Applicant's requirements.

Land at Holcombe Road, Greenmount



- 3.13 This site extends to approximately 5.13 hectares and comprises undeveloped pasture land. There are residential dwellings to the west of the site with large commercial building located to the south. The site is located within the designated Green Belt and is not allocated for development of any kind.
- 3.14 The SHLAA indicates that the site has the capacity for 120 dwellings. However, the SHLAA also discounts the site for housing due to its Green Belt designation, also stating that the site is unlikely to deliver any residential development in the short-term.

- 3.15 Notwithstanding this, this site is also located within Flood Zone 3 and as such is at a greater risk of flooding than the Site.
- 3.16 Taking all of the above into consideration, the fact that the site has been discounted for development by the Council and is at an increased risk of flooding, it does not represent a readily available or realistic alternative to the Site.

Greenmount Golf Club, Greenhalgh Fold Farm, Greenmount



- 3.17 This site extends to approximately 16.54 hectares and currently comprises a golf club. The site is largely made up by the golf course and is bound by established residential dwellings to the east. The site is identified as having a number of constraints as well as being within the designated Green Belt. The site is not allocated for residential development.
- 3.18 The SHLAA indicates that the site has the capacity for 496 dwellings. However, the SHLAA also discounts the site for housing due to the site's constraints and the Green Belt designation, also stating that the site is unlikely to deliver any residential development in the short to long term.

- 3.19 It is also understood that this site was put forward as part of the Greater Manchester Spatial Framework (GMSF) Call for Sites but was later discounted due to its Green Belt designation.
- 3.20 Taking into account the above, particularly that the Council has discounted the site for development and that the site is an income generating business, the site cannot be considered readily available, nor can it be considered as a realistic alternative to the Site.

4.0 CONCLUSIONS

- 4.1 This Sequential Test has been prepared by Barton Willmore in relation to the proposed redevelopment of the former Waterside Public House for residential development including associated access, vehicle parking and landscaping at the Former Waterside Public House, Kay Street, Summerseat.
- 4.2 The Sequential Test has been produced further to the acknowledgement of the Site's location within Flood Zone 2. The Sequential Test is required in order to satisfy the requirements of National Planning Policy related to flood-risk.
- 4.3 This Report has considered all available and potentially suitable sites for employment located within an identified geographical search area, and based on the following requirements (of the Applicant):
- Search Radius – Within the villages of Summerseat, Holcombe Brook and Greenmount;
 - Scale – Capable of accommodating a minimum of 15 residential units; and
 - Riverside Location – Sites which adjoin a main river or other body of water.
- 4.4 The Applicant considers that the scope set for the Sequential Test is consistent with national planning guidance which requires the test area to be "*defined by local circumstances relating to the catchment area for the type of development proposed*".
- 4.5 A total of 5 sites have been identified as potentially providing a suitable alternative location for the proposed development. However, none of these sites are considered to constitute "*reasonably available*" alternative sites for the proposed development on the following grounds:
- Policy Constraints – e.g. Green Belt;
 - Physical Constraints – e.g. flood risks or existing forms of development; and
 - Availability – sites already in use, unlikely to come forward for development in the near future.
- 4.6 In view of the above findings, it is the Applicant's view that the Sequential Test has been passed.

- 4.7 Accordingly, it is considered that the proposed development is consistent with National Flood Risk Planning Policy and, subject to other material considerations, should be approved by the Council.

