

Planning Application ref. 65844

Our ref 62274/01/SPM/MG
Date 5 February 2021
To Bury Metropolitan Borough Council
From Lichfields
Copy Eccleston Homes

Subject Flood Risk Sequential Assessment Addendum

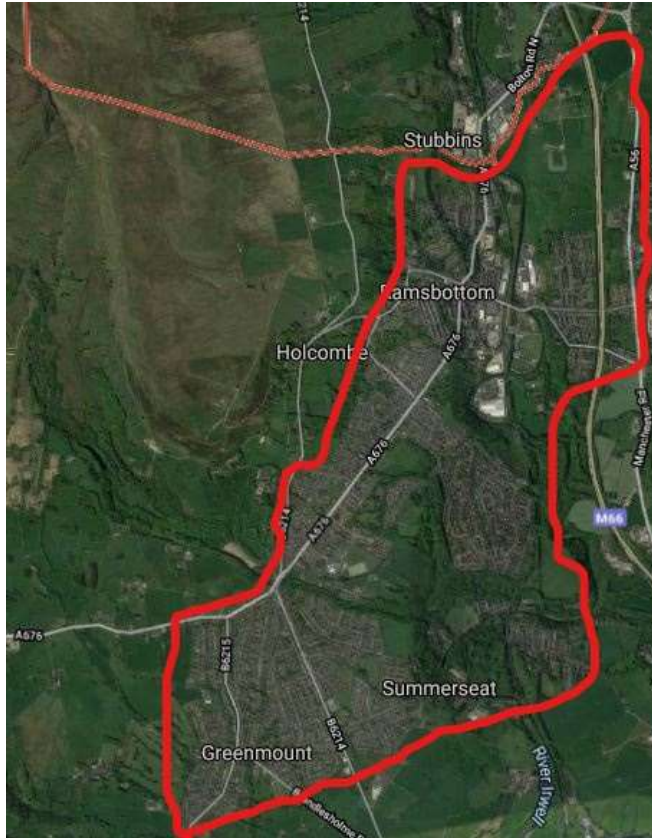
1.0 Introduction

- 1.1 This Addendum Note has been prepared following discussions between Lichfields and the Local Planning Authority [LPA] on 10th December 2020.
- 1.2 The note considers additional sites across a larger geographical area within which the Sequential Test has been undertaken.
- 1.3 All other elements of the methodology remain the same and the note should be read alongside the original Flood Risk Sequential & Exception Test Assessment Report which was submitted in support of planning application ref. 65844.

2.0 Updated Area of Search

- 2.1 The original assessment established an area of search that covered the settlement of Ramsbottom and wider suburbs of Hazelhurst and Shuttleworth and Holcombe Village, encompassed within the Ramsbottom ward area. This was considered to be a reasonable and proportionate area of search. However, during the aforementioned discussion, it was suggested that the area of search should be expanded to include a wider geographical area.
- 2.2 The area of search has therefore been expanded to include the Greenmount and Summerseat urban areas, in addition to the settlement of Ramsbottom and wider suburbs of Hazelhurst and Shuttleworth and Holcombe Village that were considered as part of the original assessment. The updated area of search ends at the Holcombe Road/Holymount Lane junction with no sites located to the site of this point considered. The updated area of search is considered to encompass the entire urban area of the northern part of the borough and is considered to represent a reasonable and proportional catchment area for the sequential assessment.
- 2.3 Figure 1 below identifies the updated area of search:

Figure 1 Updated Area of Search



Source: Lichfields

- 2.4 It is important to note that we sought to agree the updated area of search with the LPA but received no response.

3.0 Identification & Assessment of Further Potential Alternative Sites

- 3.1 As per the original assessment, the following sources have been used to identify potentially sequentially preferable sites within the Greenmount and Summerseat urban areas:

- Bury UDP adopted in 1997;
- Bury Strategic Housing Land Availability Assessment [SHLAA] (2018) Summary Report; and,
- Local knowledge to identify other windfall sites known to be available within the Ramsbottom Ward.

- 3.2 The assessment criteria is set out within Section 3 of the original report and should be referenced in conjunction with this assessment of additional sites.

UDP Sites

- 3.3 The UDP allocated three sites within the Greenmount/Summerseat areas which can be summarised as follows:

- H1/1/5 - Garden City, Holcombe Brook (2.29 ha, 55 dwellings);

- H1/1/6 - Holhouse Lane, Greenmount (0.55 ha, 9 dwellings); and,
- H1/1/7 - Rear of Nailers Green Hotel, Greenmount (1.05 ha, 12 dwellings).

- 3.4 Sites ref. H1/1/5 and ref. H1/1/6 were both developed for housing many years ago. Site ref. H1/1/7 does not appear to have been developed. However, the site is estimated as having a capacity to deliver 12 dwellings so could not accommodate the application proposals, even when applying the 20% flexibility above and below 72 dwellings. As such, there are no sequentially preferable sites allocated for housing within the UDP.
- 3.5 Given that the application site is designated as an ‘employment generating area’, we sought to identify sites allocated for employment within the Greenmount/Summerseat areas within the UDP. There are however no such sites.
- 3.6 The review of sites allocated within the UDP for housing or employment has therefore not identified any sequentially preferable sites within the Greenmount and Summerseat urban areas and has established that it remains the case that there are no appropriate alternative sites.

SHLAA Sites

- 3.7 As set out within the original assessment, the SHLAA categorises sites into 7 categories. These are not repeated here but as per the original assessment, we have only reviewed SHLAA sites within the Greenmount/Summerseat areas that fall within categories 4-7.
- 3.8 The SHLAA identifies various parcels of land located to the south and west of Greenmount and Summerseat, all of which is located within the Green Belt. Some of this land formed draft allocations within the now defunct Greater Manchester Spatial Framework [GMSF]. All of this land is categorised as ‘Discounted Sites’ (Category 7). As per our original assessment, given that the Council has already assessed these sites and discounted them as being suitable for residential development, we have not considered them as part of the Sequential Test.
- 3.9 There are also a number of small sites identified within the urban area of Greenmount/Summerseat. However, all of these bar two are less than 1 ha in size, with the largest having an estimated capacity of 25 dwellings. As such, we have not considered these sites as part of the assessment. The two sites exceeding 1ha in size are as follows:
- HL/1172/00 – Rear of Nailers Green Hotel; and,
 - HL/2340/00 – Redisher Works.
- 3.10 Site ref. HL/1172/00 was allocated in the UDP (ref. H1/1/7) and was discounted as part of our assessment of the UDP. The SHLAA commentary goes on to clarify that the landowner has confirmed that the site is currently unavailable.
- 3.11 Similar to the application site, site ref. HL/2340/00 formerly accommodated the Redisher Works factory. Unlike the application site, this site is located within the Green Belt, albeit it constitutes previously developed land. In any case, the site has planning permission (ref. 59715) for the erection of 22 no. dwellings. The former buildings have since been demolished and the site is under construction or completed.
- 3.12 As such, the site cannot be considered as part of the sequential assessment.

4.0 Conclusion

- 4.1 Our review of the expanded area of search to encompass the urban areas of Greenmount/Summerseat has not identified any additional sites which could potentially accommodate the application proposals. This was before even considering the flood risk status of these sites. As such, the conclusion of the original assessment; that there is no other site within the area of search that can be considered sequentially preferable and appropriate or reasonably available to accommodate the application proposals remains the case.
- 4.2 The Sequential Test therefore demonstrates that there are no reasonably available sites appropriate for the application proposals outside of Flood Zone 2 or 3.