

The Sequential Test
Norman Road, Rochdale OL11 4HP

Version 1.0
QFRA: 2232

26 June 2023

Revision history

Version	Date	Amendments	Issued to
1.0	June 2023	1 st Issue	Sub Surface North West Ltd

Quality control

Action	Signature	Date
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1.0 Existing Site and Proposed development

The proposal site is located at Norman Road, Rochdale OL11 4HP approximately centred on the OS NGR SD 88726 12748 (**Figure 1**). The site is located within the administrative boundary of Rochdale Metropolitan Borough Council, which is the Local Planning Authority.

The site occupies an area of approximately 4,351m². The area of building footprint is approximately 427m². The access to the site is via Norman Road.

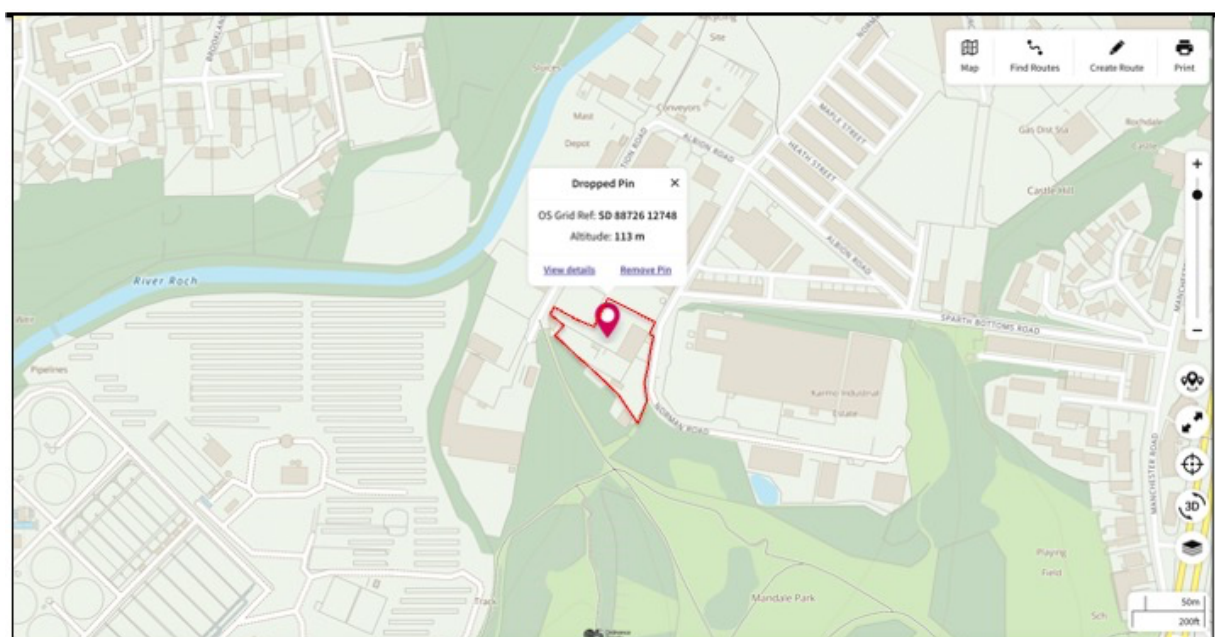
The existing use of the site is as an MOT Centre and scrap yard. The surrounding area consists of mix of residential and commercial uses.

The British Geological Survey's geological maps show that the bedrock of the site comprises Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone. The superficial deposits consist of Alluvium - Clay, silt, sand and gravel.

The site is located in close proximity to the River Roch with the risk of fluvial flooding. The site topography is relatively flat and level with the general elevation varying from 113.20mAOD to 113.70mAOD.

The proposal consists of demolition of existing MOT centre and scrapyards and erection of 7 no. industrial units with car parking and landscaping. The total footprint area of the proposed buildings is approximately 1,927m². Further details on the existing site and proposed development have been provided in **Appendix A**.

Figure 1 – Site Location Map

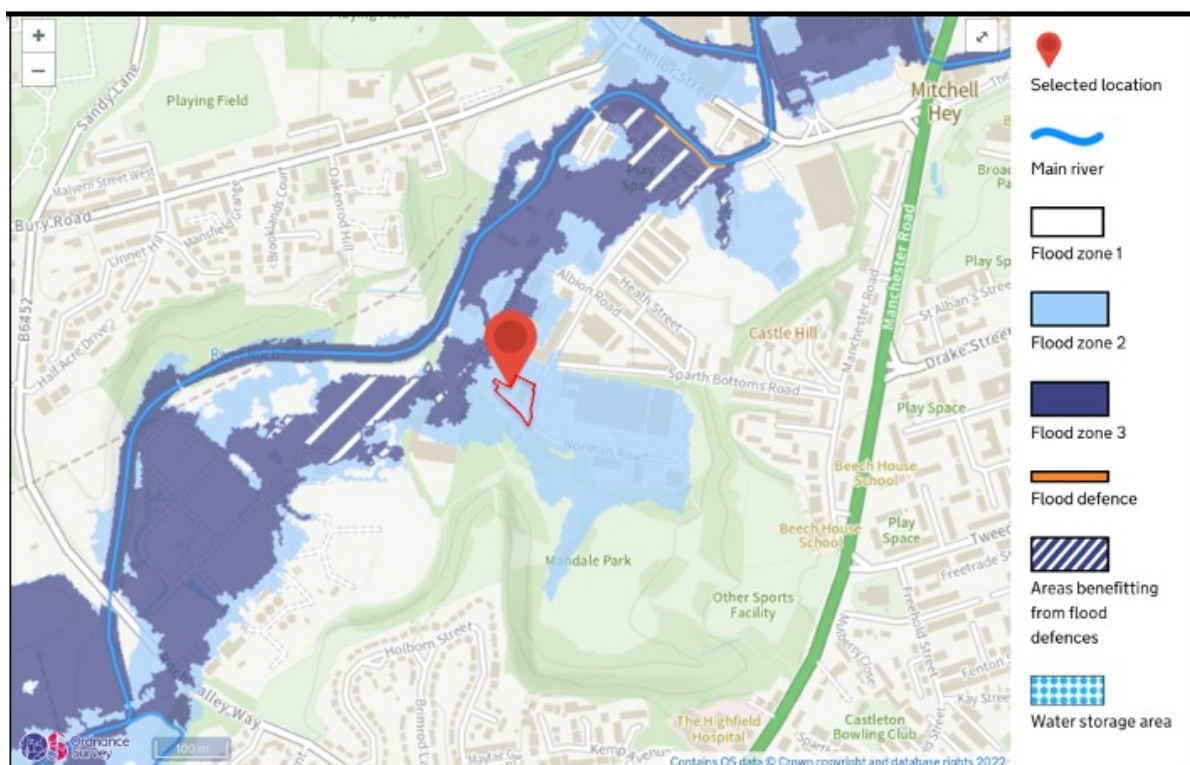


2.0 Flood risk Summary

The site is located in close proximity to the River Roch with the risk of fluvial flooding. The Environment Agency's Flood Map around the site is shown in **Figure 2** which shows that the site lies within the Flood Zone 2 (medium probability flooding). Flood Zone 2 outline shows a land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

The flood maps also show that the site is located in an area benefiting from the flood defences. The Environment Agency's flood risk map which indicates that the risk of flooding to the site varies from 'low' to 'medium'.

Figure 2 - Environment Agency's Flood Map



Appropriate flood risk mitigations have been proposed for the site. Full details of these measures are included in the Flood Risk Assessment of the site (Ref. QFRA 2232, Ver 1.0 Dated 21/11/2022).

3.0 The Sequential Test

This Sequential Test follows the guidelines set out in the NPPF. The overall aim of the Sequential Test should be to steer new development to Flood Zone 1 (Low Probability Flooding). Where there are no reasonably available sites in Flood Zone 1, the Local Authority should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Where there are no reasonably available sites in Flood Zones 1 or 2, the suitability of sites in Flood Zone 3 should be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

4.0 Search Area for Potential Sites

The search area has been set for the entire area within the Rochdale Metropolitan Borough Council. The site is located in Flood Zone 2. Therefore, the search was mainly focused on the areas located in Flood Zone 1 within this search area.

5.0 Sources of information

Possible alternative sites have been identified within the vicinity of the proposal site by assessing the data and information on the land currently available on sale and also using information available from the Rochdale Metropolitan Borough Council. In addition, information was obtained from local land agents and their online database of land currently on sale. The flood risk at each site has been determined using the Environment Agency's Flood Maps.

6.0 Assessment of SHLAA Sites

An assessment of the housing land availability within the Council area was made. The Strategic Housing Land Availability Assessment (SHLAA) lists sites in the borough where homes could potentially be built. It shows the position as of 1 April 2022. However, this report contains information on the land potential for a residential development. No information on potential industrial use has been included.

7.0 Evidences and Findings

The following search methods were adopted to find information about sites that may be considered alternative sites within the search area.

7.1 Enquiry to local land agents

Enquiry was made to the local estate agents to find out information about the appropriate sites that are currently on sale within the search area. The following agents were contacted:

Prime Estate Agents (Rochdale) Ltd

6 Drake St, Rochdale OL16 1LU

T: 01706 941941

<http://www.prime-estateagents.com/>

Ryder & Dutton Estate Agents Rochdale

132 Yorkshire St, Rochdale OL16 1LD

T: 01706 356402

E: rochdale@ryderdutton.co.uk

<https://ryderdutton.co.uk/estate-agents/rochdale>

Cowell Norford Estate Agents Rochdale

561 Bury Rd, Rochdale OL11 4DQ

T: 01706 438590

<https://cowell-norford.co.uk/>

Reside Estate Agency

Farriers Chambers, 4 Smith St, Rochdale OL16 1TU

T: 01706 356633

<https://www.reside.agency/>

Barton Kendal Estate Agents Rochdale

122 Yorkshire St, Rochdale OL16 1LA

T: 01706 653214

<https://www.barton-kendal.co.uk/residential/>

Evidences of correspondences are given in **Appendix B**. Through the enquiries and personal communication with the local land agents it has been found that there were currently no appropriate lands available on sale within the search area.

7.2 Online database search

Online search was performed on rightmove (www.rightmove.co.uk) and zoopla (www.zoopla.co.uk) (26/06/2023). A search radius of 3 miles has been used.

Rightmove

There were 7 sites currently available on Rightmove as a result of a broad search within the search area. However, none of the sites was not considered appropriate for as industrial development as the sites are for residential use. Evidence of online search are provided in **Appendix C**.

Zoopla

There were only 3 sites currently available on Zoopla as a result of a broad search within the search area. However, none of the sites was not considered appropriate for as industrial development as the sites are for residential use. Evidence of online search are provided in **Appendix C**.

Based on the response from the estate agents and online search of land currently on sale, it is concluded that there are no reasonable alternative sites currently available on sale at a lower flood risk that would make the project viable and produce the total benefits that will be the case with the proposed development site located at Norman Road, Rochdale.

8.0 Conclusion

There are currently no sequentially preferable sites available in lower flood risk areas for the proposed development site located at Norman Road, Rochdale. The proposal site is appropriate for the proposed industrial development and therefore passes the Sequential Test in accordance with the NPPF guidelines.

Appendix A Existing Site and Proposed Plans

Appendix B Correspondence with local land agents

Appendix C Results of online database search