

SEQUENTIAL TEST FOR FLOOD RISK

112 Oswald Street

Rochdale

OL16 2JZ

Proposal

First Floor Extension to Create One Self Contained Flat.

Prepared by

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INTRODUCTION

This report presents the findings of the sequential test for flood risk related to the proposed residential development at 112 Oswald Street, Rochdale. The purpose of this test is to identify whether there are alternative sites available for the development that are at lower flood risk.

SITE DESCRIPTION

Existing

The proposal relates to an existing single storey end terrace building. The building is constructed of red brick with a lean to roof design and is used as a fabric shop. The property is positioned in a mainly residential area with some retail uses in the vicinity. The property extends beyond the rear elevation of the terrace and includes a small yard area where bins are stored. A small area of open space is located to the south of the site with Hey Brook located on the other side of Oswald Street.



Above: Location of site in relation to Hey Brook.



Above: Front elevation of existing single storey building.



Above: Map showing location of Flood Risk.

Development Proposal:

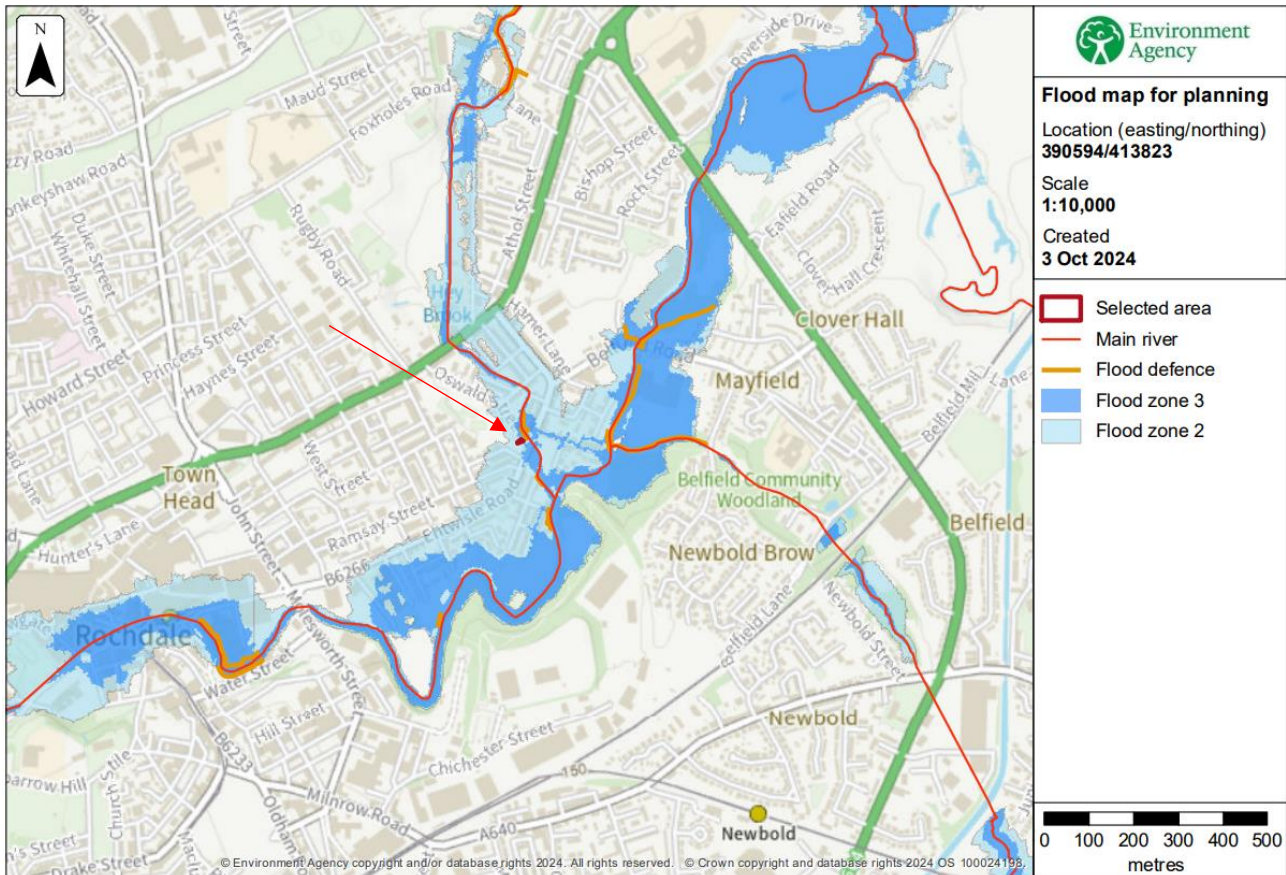
The proposed development is for the erection of a first floor extension above the existing shop. The extension will consist of a dual pitched roof design as a continuation of the existing terrace. To the rear a subordinate extension would be attached. A separate access door for the flat would be installed along the front elevation with steps leading to the first floor flat. The floor plans show the flat would provide a bedroom, WC, and lounge/kitchen.



Above: Plans showing the proposed extension and layout of the proposed flat at first floor level.

FLOOD ZONE

The Planning Flood Map below shows that the site is located in Flood Zone 3. This means that Land within flood zone 3 has a high probability of flooding from rivers and the sea.



Above: The map shows the flood risk to the proposed site indicated in red and to the surrounding area, the site being within Food Zone 3.

Assessment of Alternative Sites

All the housing sites below are allocated as mainly Major development, a number of these have lower flood risk to the proposed site, however they are all a major form of development and therefore much larger in size and overall units than the proposed site. In addition, most of these are located farther away from local amenities and public transport.

Housing sites proposed in the Allocations Plan

[AL/HOU/1, Land to south of Heywood Distribution Park, 76.47 hectares, 1,000 capacity - Heywood](#)

[AL/HOU/2, Site to south of Heywood town centre, 3.38 hectares, 109 capacity - Heywood](#)

[AL/HOU/3, Mutual Mills, Mutual Street, 4.68 hectares, 390 capacity, Heywood](#)

[AL/HOU/4, Former Bamford Squash, Bamford Road, 1.06 hectares, 42 capacity, Heywood](#)

[AL/HOU/5, Land of Cedar Avenue, Kirkstall Avenue and Claybank Street, 0.89 hectares, 46 capacity, Heywood](#)

[AL/HOU/6, The Sutherland Centre, Sutherland Road, 0.48 hectares, 17 capacity, Heywood](#)

[AL/HOU/7, Land at Cross Street, 0.48 hectares, 19 capacity, Heywood](#)

[AL/HOU/8, Land at the corner of Ash Street and Peel Lane, 0.37 hectares, 14 capacity, Heywood](#)

[AL/HOU/9, 78 Peel Lane, 0.27 hectares, 13 capacity, Heywood](#)

[AL/HOU/10, Land behind 1-3 The Brooklands, 0.26 hectares, 16 capacity, Heywood](#)

[AL/HOU/11, Land off Gregge Street, 0.24 hectares, 10 capacity, Heywood](#)

[AL/HOU/12, Land bounded by Bethel Street, Earl Street and Taylor Street, 0.05 hectares, 14 capacity, Heywood](#)

[AL/HOU/13, Land at British Vita and Hilton Fold Lane, 13.68 hectares, 358 capacity, Middleton](#)

[AL/HOU/14, William Street, 4.17 hectares, 60 capacity, Middleton](#)

[AL/HOU/15, Land at Langley Lane and Hollin Lane, 22.75 hectares, 510 capacity, Middleton](#)

[AL/HOU/16, Bonscale Park off Rothay Drive, 2.1 hectares, Middleton](#)

[AL/HOU/17, Land at Boothroyden Road and Factory Brow, 1.68 hectares, 67 capacity, Middleton](#)

[AL/HOU/18, British Vita Training Centre, Green Street, 1.36 hectares, 47 capacity, Middleton](#)

[AL/HOU/19, Land off Stainton Drive, Site D, 1.33 hectares, 40 capacity, Middleton](#)

[AL/HOU/20, Land at Keswick Close, 1.28 hectares, 98 capacity, Middleton](#)

[AL/HOU/21, Threlkeld Park, 1.18 hectares, 35 capacity, Middleton](#)

[AL/HOU/22, Hazelhurst Drive, 1.05 hectares, 25 capacity, Middleton](#)

[AL/HOU/23, Glen Grove, 1.05 hectares, 25 capacity, Middleton](#)

[AL/HOU/24, Warwick Mill, 0.92 hectares, 147 capacity, Middleton](#)

[AL/HOU/25, Fielding Street, 0.8 hectares, 49 capacity, Middleton](#)

[AL/HOU/26 Newby Drive, 0.65 hectares, 20 capacity, Middleton](#)

[AL/HOU/27, Burnside Crescent, 0.49 hectares, 16 capacity, Middleton](#)

[AL/HOU/28, Mills Hill Road, 0.47 hectares, 34 capacity, Middleton](#)

[AL/HOU/29, Derwent Road, 0.41 hectares, 12 capacity, Middleton](#)

[AL/HOU/30, 408 Oldham Road, 0.39 hectares, 36 capacity, Middleton](#)

[AL/HOU/31, Borrowdale Park, 0.32 hectares, 10 capacity, Middleton](#)

[AL/HOU/32, London House, 0.25 hectares, 42 capacity, Middleton](#)

[AL/HOU/33, Wood Street, 0.07 hectares, 22 capacity, Middleton](#)

[AL/HOU/34, Dyehouse Lane, 7.66 hectares, 150 capacity, Smallbridge](#)

[AL/HOU/35, Former Azko Nobel site, 7.5 hectares, 174 capacity, Littleborough,](#)

[AL/HOU/36, New Road, 7.45 hectares, 110 capacity, Littleborough](#)

[AL/HOU/37, Dale Mill, 1.82 hectares, 74 capacity, Rochdale](#)

[AL/HOU/38, Sladen Mill, 1.7 hectares, 40 capacity, Littleborough](#)

[AL/HOU/39, Dum Street, 1.34 hectares, 53 capacity, Littleborough](#)

[AL/HOU/40, Former St John's Playing Field, 1.15 hectares, 40 capacity, Wardle](#)

[AL/HOU/41, Hare Hill Road, 0.96 hectares, 20 capacity, Littleborough](#)

[AL/HOU/42, Ealees, 0.85 hectares, 34 capacity, Littleborough](#)

[AL/HOU/43, New Ladyhouse Mill, 0.84 hectares, 34 capacity, Milnrow](#)

[AL/HOU/44, Rakewood Mill, 0.79 hectares, 26 capacity, Littleborough](#)

[AL/HOU/45, Proofings Technology Limited, 0.76 hectares, 36 capacity, Littleborough](#)

[AL/HOU/46, Dale Mill, 0.56 hectares, 68 capacity, Milnrow](#)

[AL/HOU/47, Harbour Lane, 0.54 hectares, 37 capacity, Milnrow](#)

[AL/HOU/48, Dearnley Old Hall, 0.39 hectares, 14 capacity, Littleborough](#)

[AL/HOU/49, Brown Street, 0.39 hectares, 37 capacity, Littleborough](#)

[AL/HOU/50, Dene Works, 0.26 hectares, 21 capacity, Rochdale](#)

[AL/HOU/51, Lower Falinge Masterplan Area, 11.94 hectares, 541 capacity, Rochdale](#)

[AL/HOU/52, Royle Barn Road, 7.15 hectares, 200 capacity, Castleton](#)

[AL/HOU/53, Nixon Street, 5.84 hectares, 250 capacity, Rochdale](#)

[AL/HOU/54, Greenbooth Road, 5.3 hectares, 60 capacity, Rochdale](#)

[AL/HOU/55, Trub Farm, 5.2 hectares, 167 capacity, Rochdale](#)

[AL/HOU/56, Kingsway Business Park, 2.01 hectares, 65 capacity, Rochdale](#)

[AL/HOU/57, Castleton Sidings, 3.48 hectares, 70 capacity, Rochdale](#)

[AL/HOU/58, Newchurch Street, 2.49 hectares, 116 capacity](#)

[AL/HOU/59, Rudyard Grove, Friars Crescent, Lilac Road, Kidare Crescent and Balderstone Road, 2.19 hectares, 76 capacity, Rochdale](#)

[AL/HOU/60, Central Retail Park, 2.15 hectares, 120 capacity, Rochdale](#)

[AL/HOU/61, Dean Farm, 2.06 hectares, 58 capacity, Rochdale](#)

[AL/HOU/62, Process Plastics, 1.67 hectares, 67 capacity, Rochdale](#)

[AL/HOU/63, Former Dexine Rubber Company Limited, 1.62 hectares, 102 capacity, Rochdale](#)

[AL/HOU/64, WR Anderton and Company, 1.58 hectares, 65 capacity, Rochdale](#)

[AL/HOU/65, Former Oakenrod School, 1.58 hectares, 65 capacity, Rochdale](#)

[AL/HOU/66, Queensway Neighbourhood Centre, 1.46 hectares, 58 capacity, Rochdale](#)

[AL/HOU/67, Lomax Transport Services, 1.34 hectares, 29 capacity, Rochdale](#)

[AL/HOU/68, Gowers Street, 1.3 hectares, 52 capacity, Rochdale](#)

[AL/HOU/69, 1-46 The Strand, 1.08 hectares, 16 capacity, Rochdale](#)

[AL/HOU/70, Lincoln Street, 1.04 hectares, 41 capacity, Rochdale](#)

[AL/HOU/71, Riverside Phase 2, 1.01 hectares, 200 capacity, Rochdale](#)

[AL/HOU/72, Woodlea Chase, 0.77 hectares, 11 capacity, Rochdale](#)

[AL/HOU/73, Bridgefold Road, 0.7 hectares, 24 capacity, Rochdale](#)

[AL/HOU/74, Queens Drive Gateway, 0.51 hectares, 20 capacity, Rochdale](#)

[AL/HOU/75, High Birch School, 0.61 hectares, 24 capacity, Rochdale](#)

[AL/HOU/76, Norton Grange Hotel, 0.48 hectares, 14 capacity, Rochdale](#)

[AL/HOU/77, Milnrow Road, 0.43 hectares, 17 capacity, Rochdale](#)

[AL/HOU/78, Hamer Lane, 0.41 hectares, 16 capacity, Rochdale](#)

[AL/HOU/79, Shawclough Road, 0.4 hectares, 14 capacity, Rochdale](#)

[AL/HOU/80, Worcester Street, 0.38 hectares, 15 capacity, Rochdale](#)

[AL/HOU/81, 206-208 Drake Street, 0.33 hectares, 17 capacity, Rochdale](#)

[AL/HOU/82, Norden Road, 0.31 hectares, 30 capacity, Rochdale](#)

[AL/HOU/83, Yorkshire Street, 0.27 hectares, 14 capacity, Rochdale](#)

[AL/HOU/84, Gowers Street, 0.27 hectares, 10 capacity, Rochdale](#)

[AL/HOU/85, Edenfield Road, 0.24 hectares, 10 capacity, Rochdale](#)

[AL/HOU/86, Milkstone Road, 0.19 hectares, 12 capacity, Rochdale](#)

[AL/HOU/87, Ramsay Place, 0.19 hectares, 12 capacity, Rochdale](#)

[AL/HOU/88, Maclure Road, 0.05 hectares, 15 capacity, Rochdale](#)

[AL/HOU/89, 82-84 Drake Street, 0.04 hectares, 28 capacity, Rochdale](#)

[AL/HOU/90, Iversons Building, 0.04 hectares, 12 capacity, Rochdale](#)

Land for sale

An online search borough wide for Rochdale has been undertaken for the sale of land for a 1 bedroom flat using sites such as Zoopla, Rightmove, local estate agencies and OnTheMarket.

However, none of the plots was for a development that could accommodate a 1 bed flat, please see below;



£400,000 Offers in excess of

5 bedroom property with land for sale

Crimble Lane, Rochdale OL11

🛏 5 🚿 4

- 📍 Prestigious Full Development For Sale
- 📍 Six Individual Serviced Plots



£425,000 Offers in excess of

4 bedroom property with land for sale

King Street South, Rochdale OL11

🛏 4 🚿 2

- 📍 Full Development For Sale
- 📍 3 x New Build: 4 Bedroom (1334sqft)



Coming Soon to Rochdale

New 2, 3 & 4 bedroom homes coming soon to Castleton, Rochdale.

Register your interest now

- 📍 Energy efficient homes with a high specification
- 📍 Excellent commuter links to Leeds and Manchester
- 📍 Highly desirable location within Gtr Manchester



£390,000 Offers in region of

Plot for sale

Waterfold Lane, Bury BL9

- 📍 Tenure: Freehold
- 📍 Building land



£180,000 Offers over

4 bedroom property with land for sale

Walmersley Old Road, Walmersley BL9

🛏 4 🚿 2

- 📍 Tenure: Freehold
- 📍 Building plot

SEQUENTIAL TEST FINDINGS

The NPPF classifies land into flood zones (1, 2, and 3) based on their probability of flooding:

- Flood Zone 1: Low probability (less than 1 in 1,000 annual probability).
- Flood Zone 2: Medium probability (1 in 100 to 1 in 1,000 annual probability).
- Flood Zone 3: High probability (1 in 100 or greater for rivers; 1 in 200 for tidal).

The NPPF requires a sequential approach to locating new development:

- Development should be directed away from areas at high risk of flooding (Flood Zone 3) to areas at lower risk (Flood Zone 1).
- If no suitable sites are available in lower risk zones, the development may be considered in higher risk zones, provided that:
 - The development passes the sequential test.
 - Appropriate mitigation measures are implemented.

Given the above findings, whilst there are a number of housing sites available and allocated in the borough, whilst they may have less flood risk, the sites are not of a reasonable size or reasonably available making them unsuitable as an alternative to the proposed site for the development of a 1 bedroom flat.

It is considered that the proposed site is 'reasonably available' given that;

- The site is within the agreed area of search;
- The site is of a reasonable size for the proposed development, having regard to the Council's density policy;
- The site is suitable for the proposed development, and could accommodate its functional requirements;
- The site could be viably developed;
- The site is available now, defined as either being owned by the applicant or available for purchase at a fair market value; and
- The site is not safeguarded or allocated in an adopted or emerging Local Plan or Neighbourhood Plan for another use, or has planning permission for another use.

CONCLUSION

The proposed development is for an extension to the existing building within a defended area. Furthermore, this is an extension to an existing building at first floor level which minimises the risk of flooding to this development further. As such, this extension will not increase the risk of flooding or increase the level of risk to existing occupiers or the surrounding area in general.

As evidenced above, the alternative sites are not of a reasonable size or reasonably available making them unsuitable as an alternative to the proposed site for the development of a 1-bedroom flat. In addition, the proposed site is positioned in a sustainable location in a developed residential area with amenities and public transport available within a short walking distance.

There is no material effect on flooding due to the proposed development. In addition, as surface water runoff is unchanged, there are no anticipated detrimental effects to upstream or downstream properties.

With the mitigation against flood hazard available through existing defences, flood warnings, emergency plans, the level of residual risk is small. Although the vulnerability of the area is recognised, the risk levels should not prevent the development to be approved as proposed and passing the sequential test.