

Calderdale Local Plan

Sequential Test Summary

Final Report

March 2021

www.jbaconsulting.com



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1. Introduction

Calderdale Council requires a summary report illustrating that the Sequential Test to allocating development in the Local Plan has been suitably performed. A site screening exercise has been carried out to determine the flood risk at each proposed site and to inform application of the Sequential Test. The results of the site screening exercise are presented in the accompanying site screening spreadsheet.

Following the site screening assessment, the Council has:

- Assessed the risk based on the site screening outcomes,
- Carried out the Sequential Test on all available sites,
- Made a decision on site allocation and therefore the outcome of the Sequential Test.

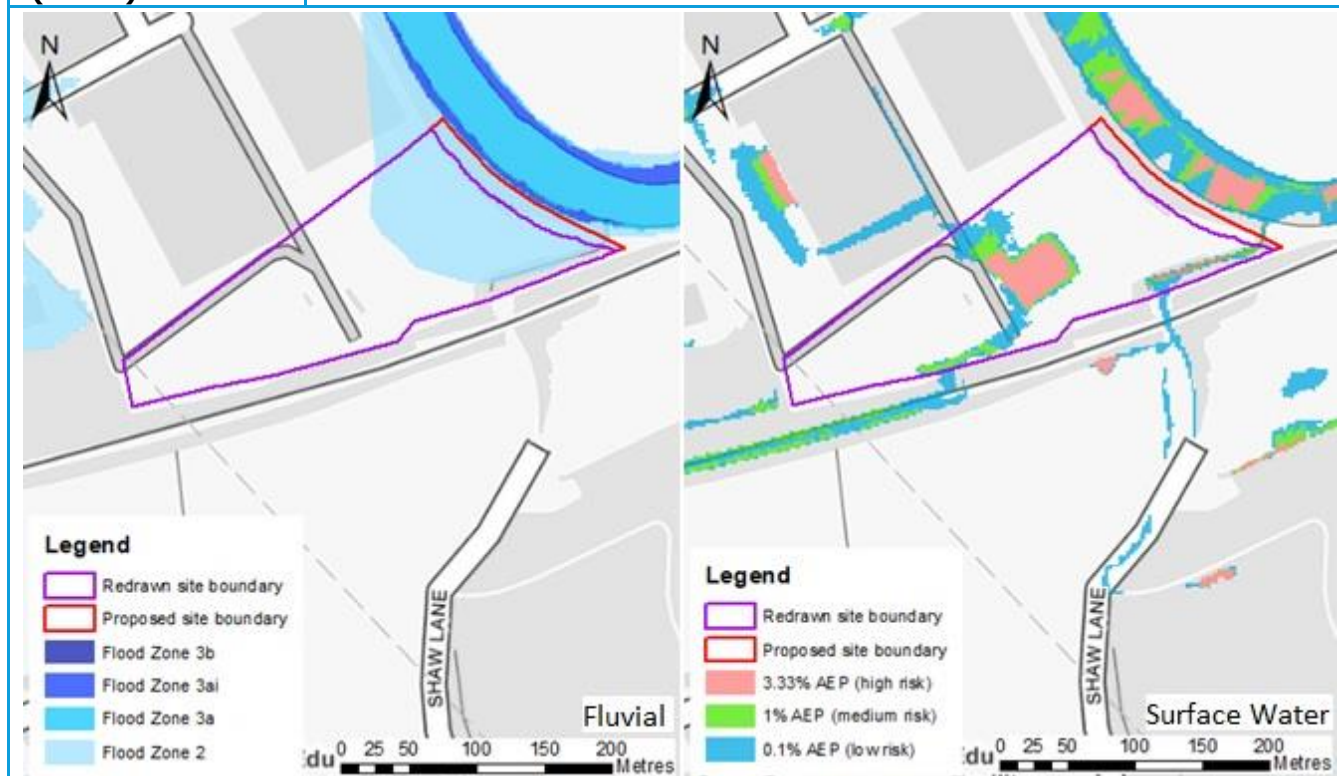
Sequential Test outcomes could be 1 of 3:

1. Development is appropriate: development proposal has passed the Sequential Test,
2. Exception Test is required: development is only acceptable if the Exception Test can also be satisfied and demonstrated through a Level 2 SFRA or at the Flood Risk Assessment stage,
3. Development is inappropriate: development proposal has failed the Sequential Test and is not considered acceptable.

This summary report includes all proposed allocations where the site screening process showed some level of flood risk, accounting for 26 of the Council's initial list of possible sites. Each of the 26 sites has been through the Sequential Testing process and therefore checked against reasonably alternative sites at lower flood risk. Each site is therefore deemed to have passed the Sequential Test though some sites are subject to the Exception Test. Following the initial site screening process, the Council made the decision to redraw a number of site boundaries to remove or reduce the risk areas on the sites and enable passing of the Sequential Test.

The process has been presented in tabular format for each of the 26 sites below.

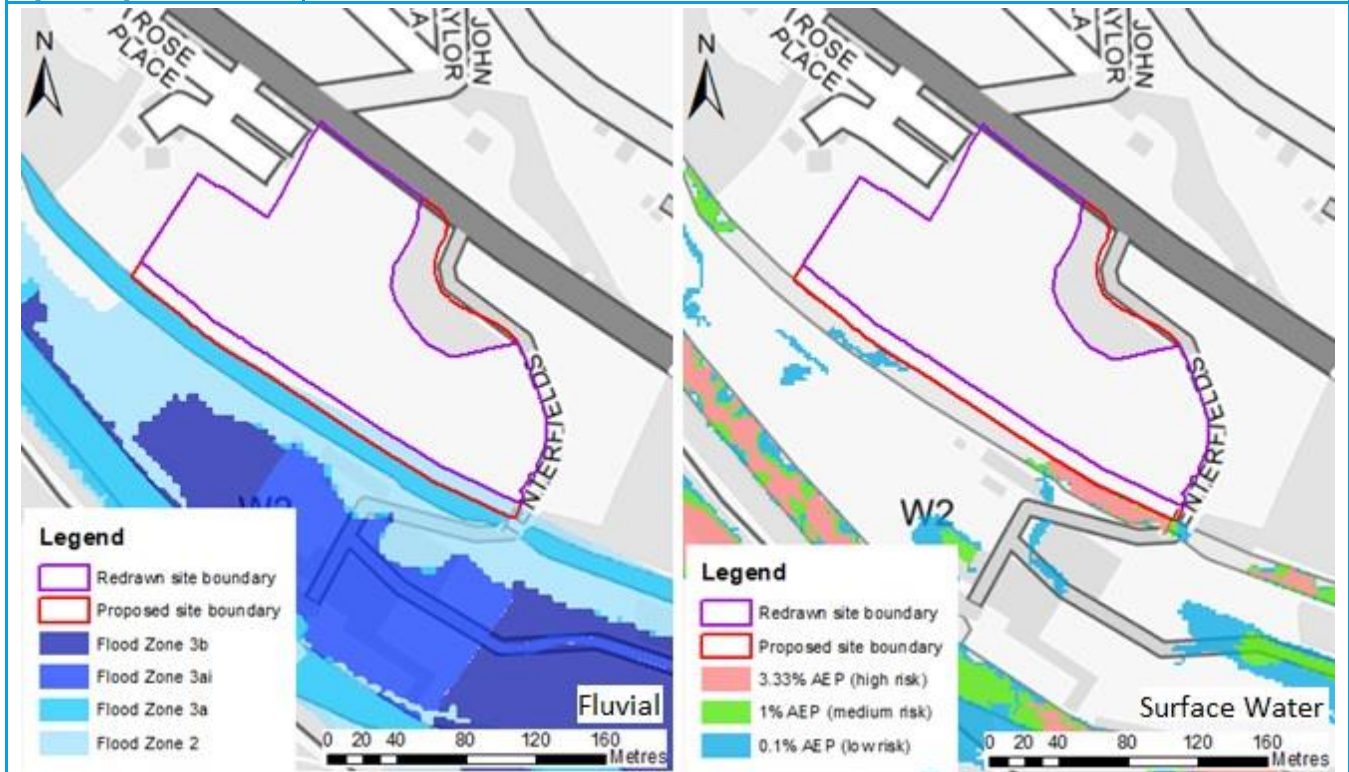
Site Name	Land to the south of premises on Lowfields Way
Site ID	0009
Area (ha)	3.08
Proposed use	Employment
Proposed use vulnerability (NPPF)	Less vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	63	37	0	0	0
Surface water risk (%)	Low		Medium		High
	17		10		6
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site boundary has been redrawn to reduce area of risk at the boundary with the River Calder. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

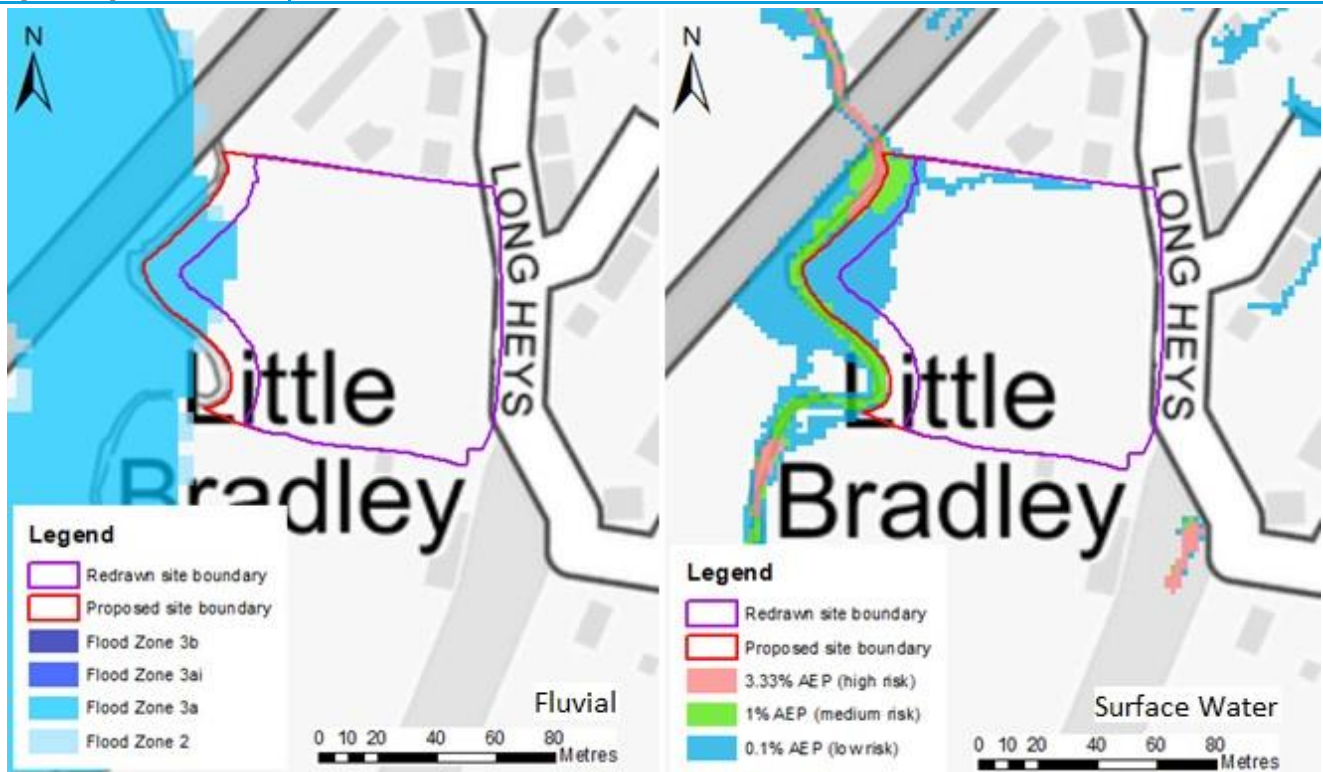
Site Name	Tenterfields, Burnley Road
Site ID	0011
Area (ha)	2.63
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	94	5	0	0	0
Surface water risk (%)	Low		Medium		High
	0		0		0
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site boundary has been redrawn to exclude area at risk at the boundary with Rochdale Canal. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

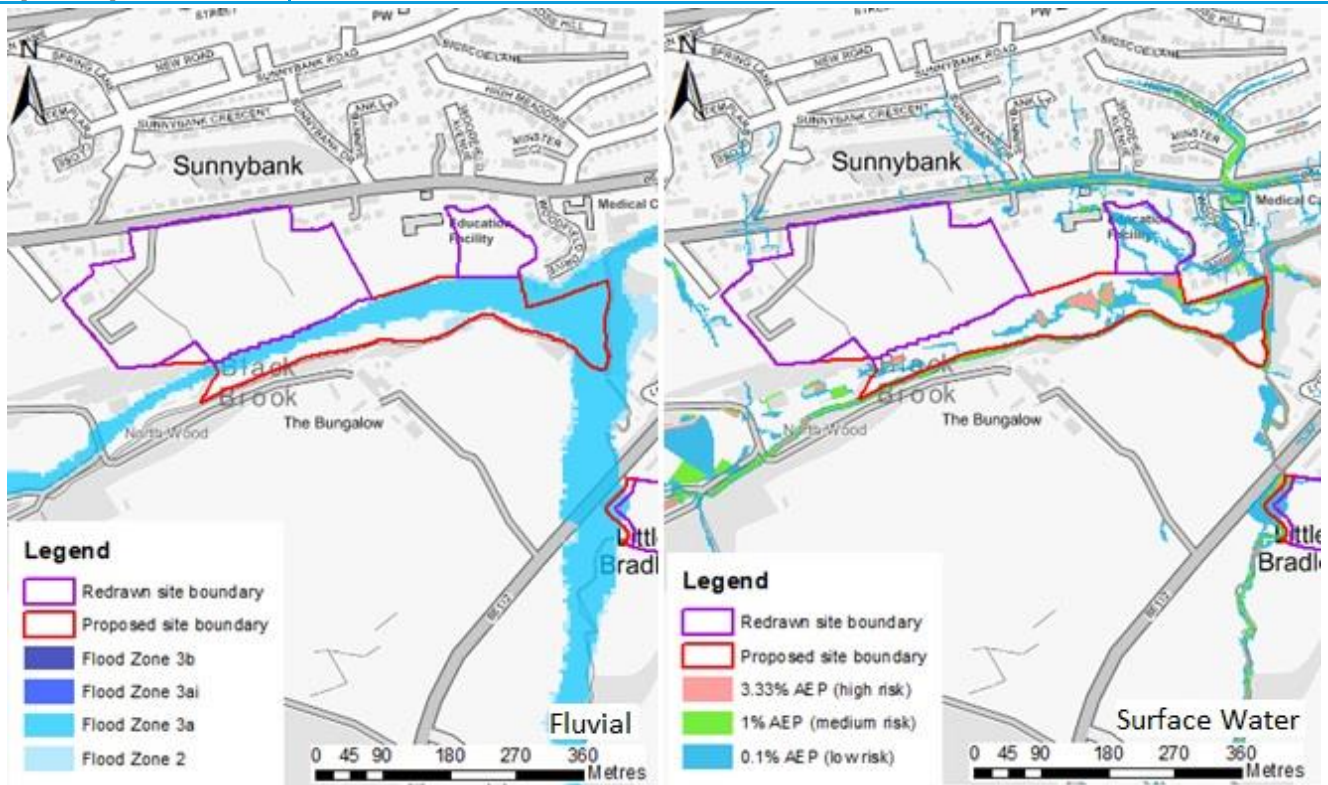
Site Name	Long Heys Farm
Site ID	0037
Area (ha)	0.95
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	91	0	9	0	0
Surface water risk (%)	Low		Medium		High
	15		2		0
Site screening recommendation	Flood risk should be manageable through careful consideration of site layout and design around the flood risk early in the planning stage				
Council decision	Site boundary has been redrawn to reduce the area at risk at the boundary with Holywell Brook. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

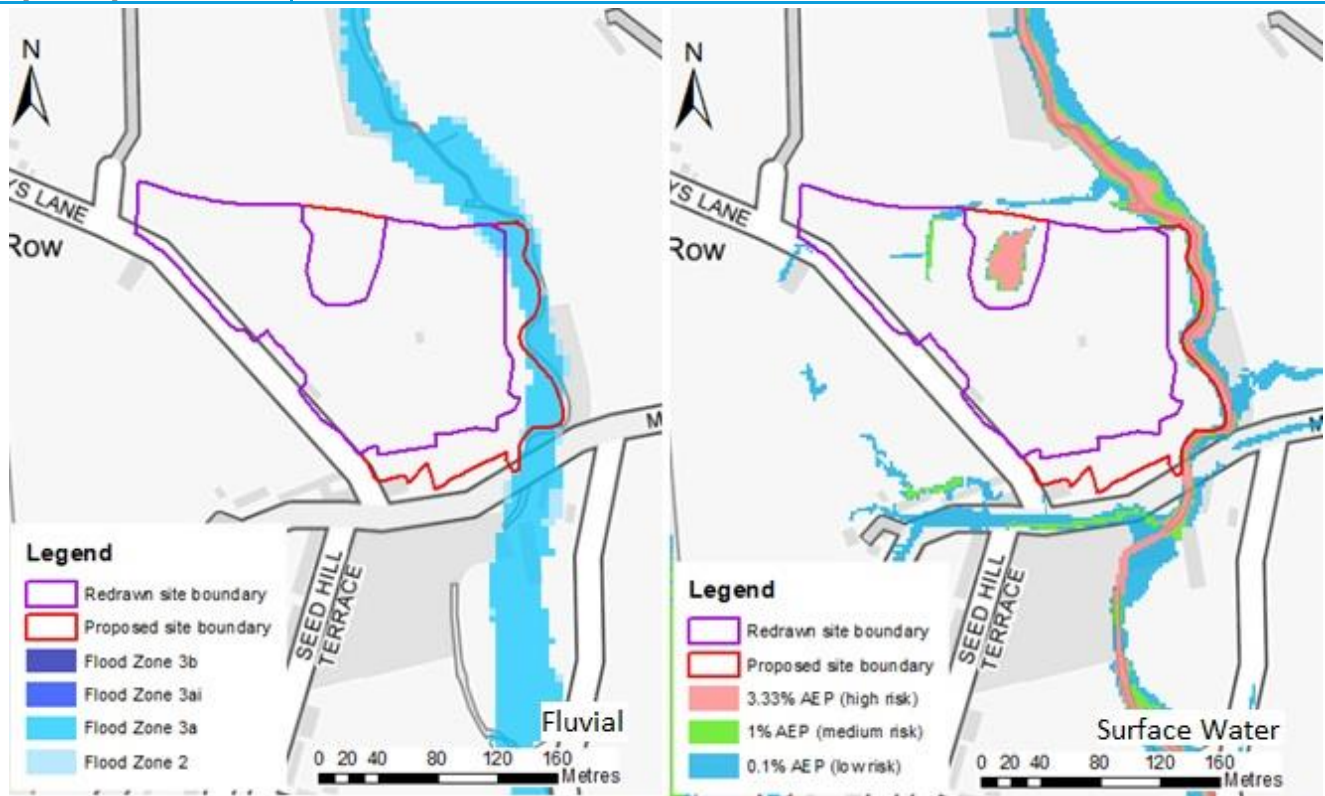
Site Name	Land adjacent Ellistones Place, Saddleworth Road
Site ID	0177
Area (ha)	9.90
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	77	2	21	0	0
Surface water risk (%)	Low		Medium		High
	15		4		2
Site screening recommendation	Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test				
Council decision	Site boundary has been redrawn to exclude Flood Zone 3a area of Black Brook. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

Site Name	Swinton, Hays Lane
Site ID	0234
Area (ha)	3.33
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	93	1	6	0	0
Surface water risk (%)	Low		Medium		High
	6		4		3
Site screening recommendation	Flood risk should be manageable through careful consideration of site layout and design around the flood risk early in the planning stage				
Council decision	Site boundary has been redrawn to reduce the areas at risk from Hebble Brook and surface water. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

Site Name	Land off Halifax Road
Site ID	0327
Area (ha)	0.33
Proposed use	Mixed Use
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	0	0	51	49	0
Surface water risk (%)	Low		Medium		High
	63		22		1
Site screening recommendation	Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test				
Council decision	Carried out further Level 2 investigation work in 2020. Further Level 2 SFRA including detailed modelling commissioned in February 2021, due for completion May 2021, to inform application of the Exception Test				
Sequential Test outcome	Development cannot be allocated within lowest risk sites available in Flood Zone 3. Exception Test required				

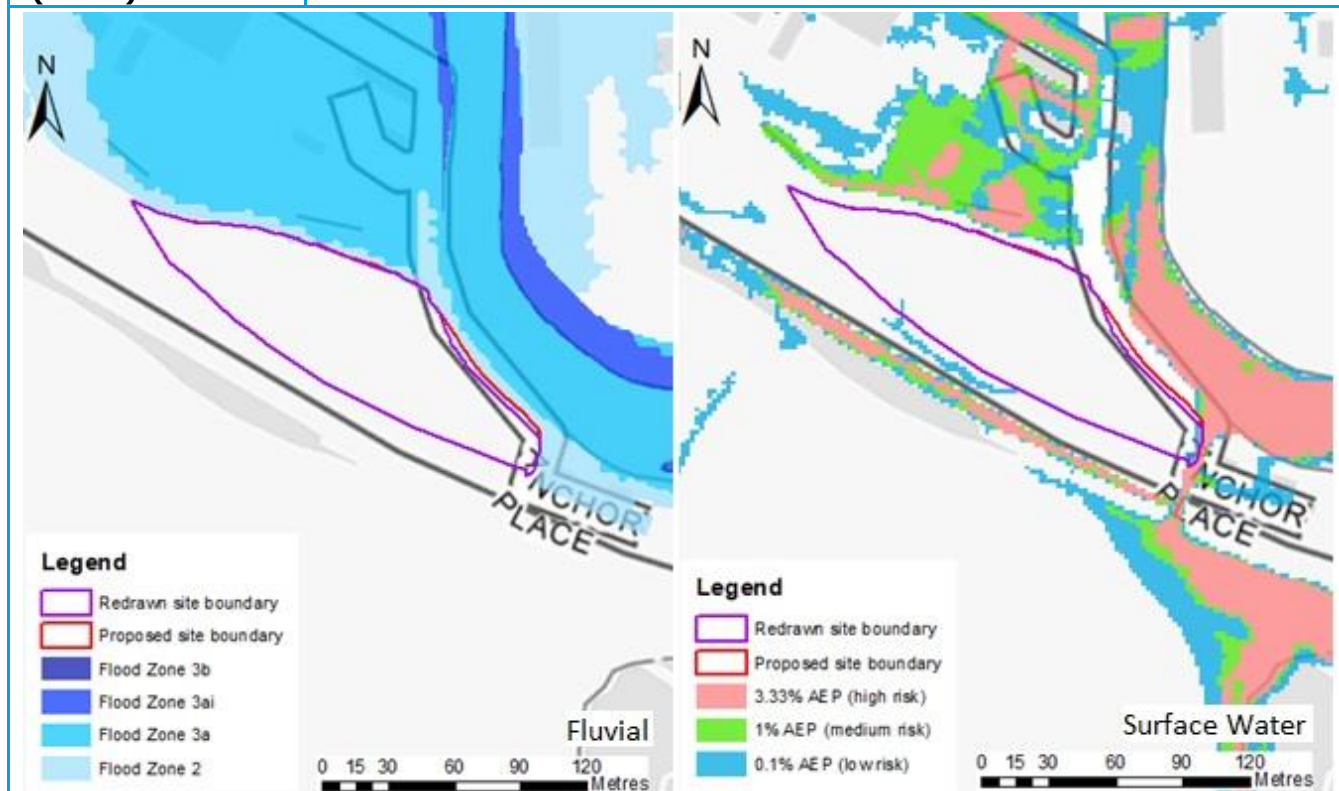
Site Name	Land adjacent Mill Royd Street
Site ID	0573
Area (ha)	2.82
Proposed use	Mixed Use
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	0	20	20	60	0
Surface water risk (%)	Low		Medium		High
	9		2		1
Site screening recommendation	Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test				
Council decision	Carried out Level 2 investigation work in 2020 to inform Exception Test. Exception Test could not be passed therefore withdrawn from allocation				
Sequential Test outcome	Exception Test carried out and failed; development proposals not deemed appropriate				

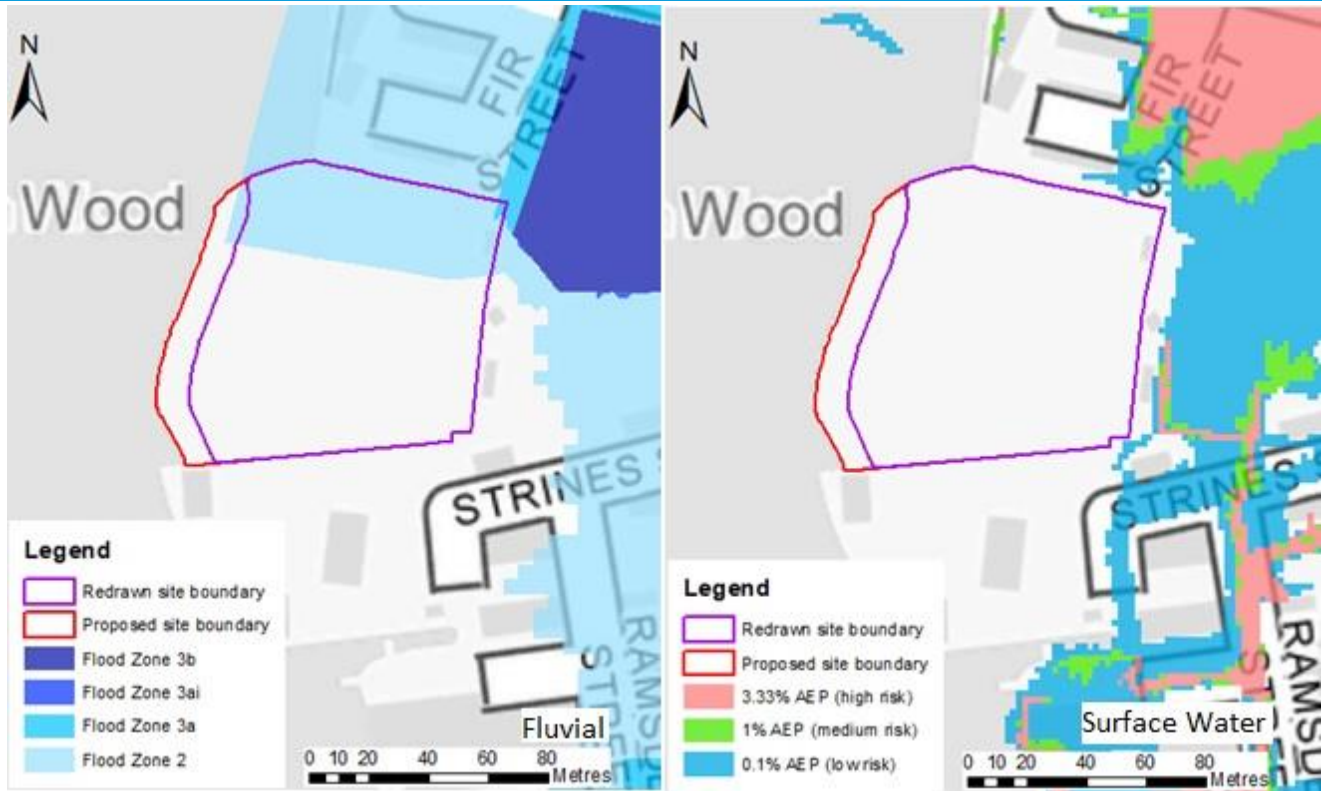
Site Name	Land west of Anchor Place
Site ID	0585
Area (ha)	0.82
Proposed use	Employment
Proposed use vulnerability (NPPF)	Less vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	98	2	0	0	0
Surface water risk (%)	Low		Medium		High
	1		0		0
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site boundary has been redrawn to reduce the area at risk from the River Calder. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

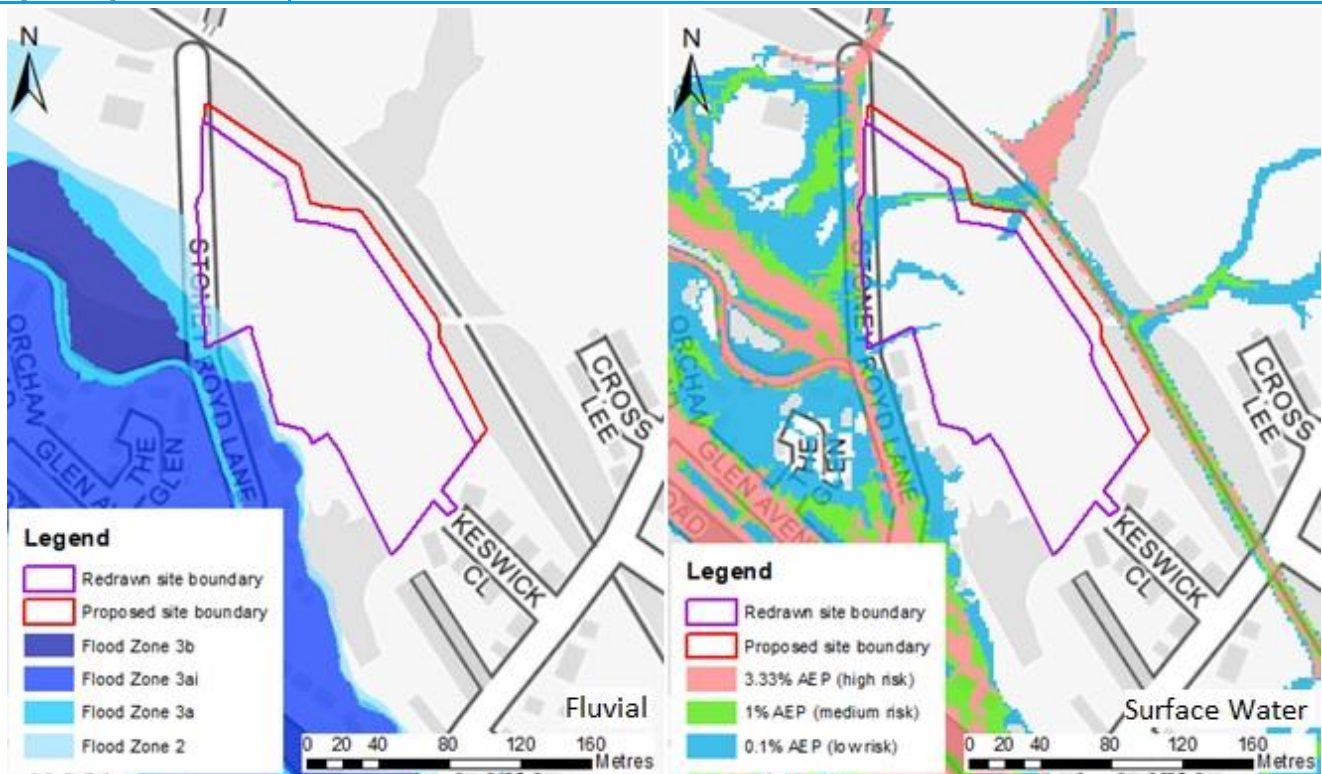
Site Name	Land off Fir Street
Site ID	0635
Area (ha)	0.93
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	72	28	0	0	0
Surface water risk (%)	Low		Medium		High
	0		0		0
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

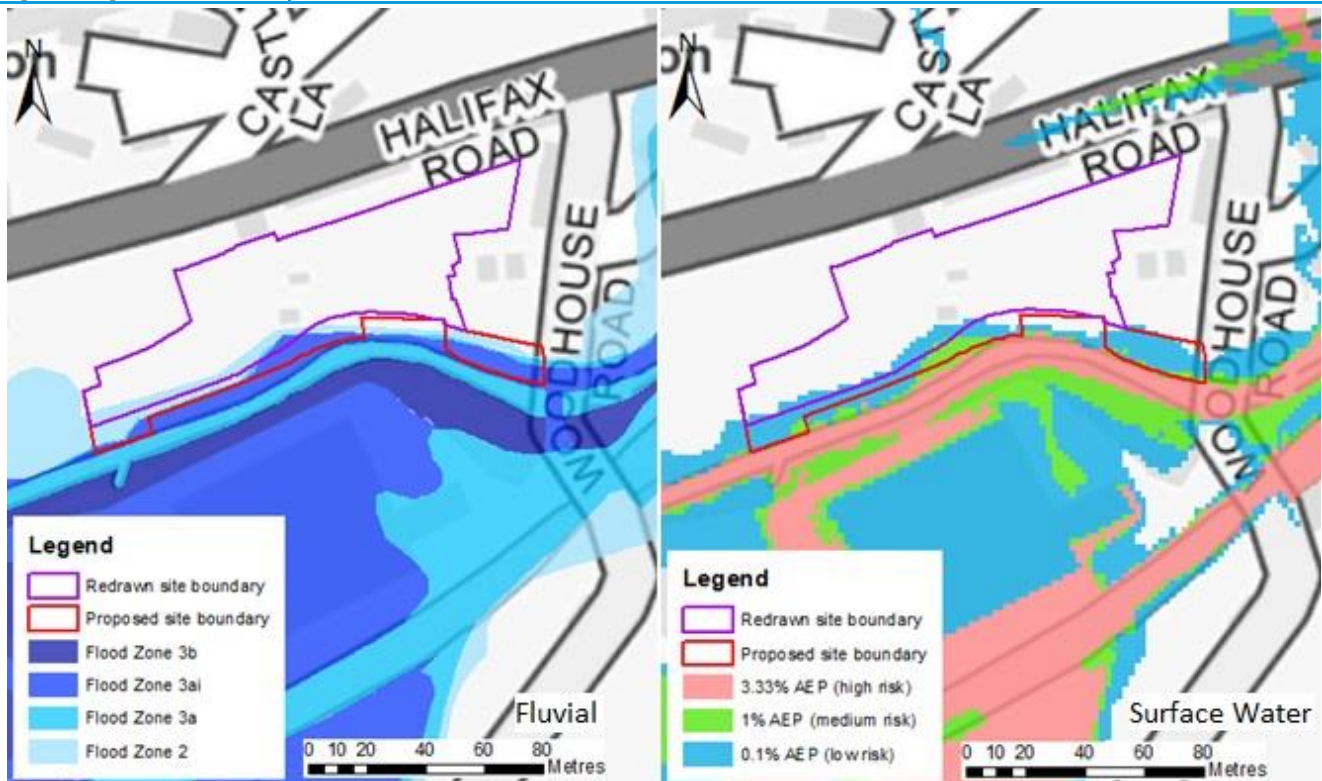
Site Name	Land off Stoney Royd Lane
Site ID	0651
Area (ha)	1.96
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	99	1	0	0	0
Surface water risk (%)	Low		Medium		High
	6		1		0
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

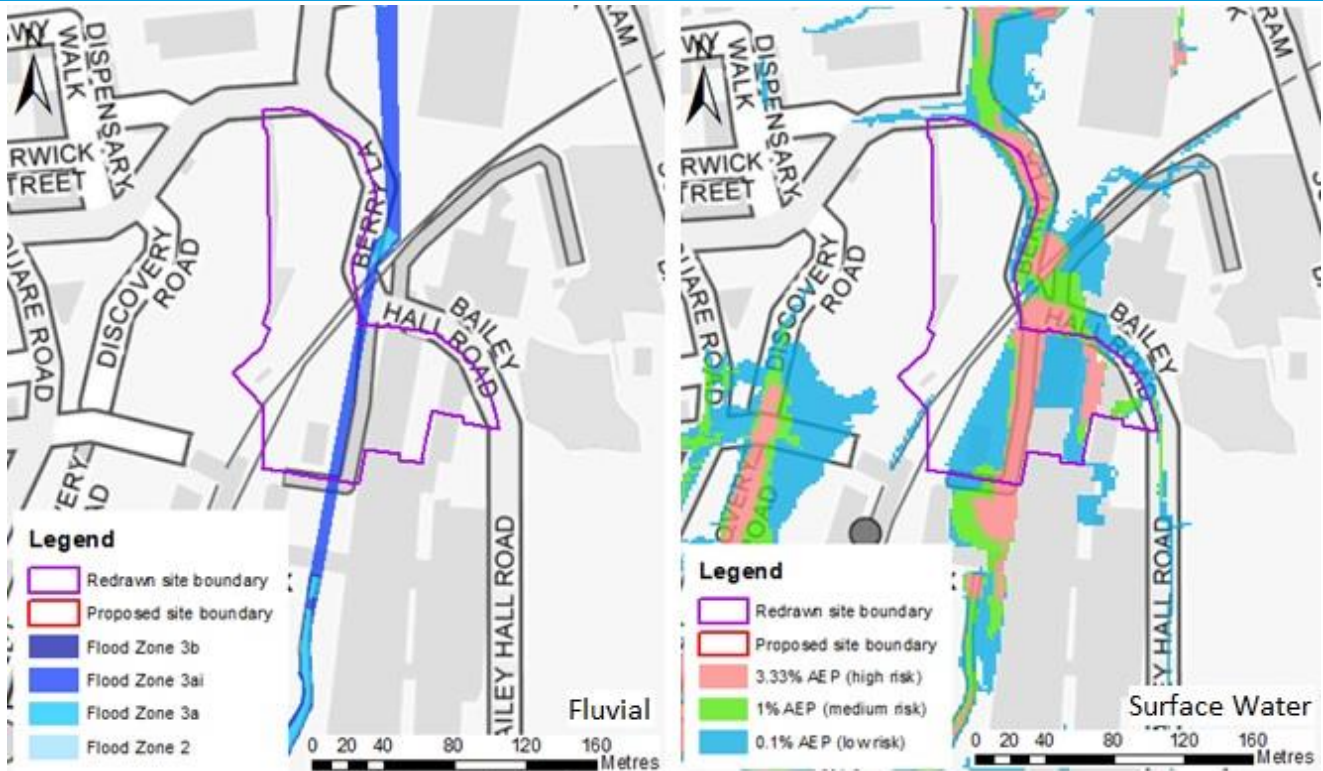
Site Name	Land rear of 302 Halifax Road
Site ID	0659
Area (ha)	0.58
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	79	11	2	8	0
Surface water risk (%)	Low		Medium		High
	19		3		0
Site screening recommendation	Flood risk should be manageable through careful consideration of site layout and design around the flood risk early in the planning stage				
Council decision	Site boundary has been redrawn to reduce the areas at risk at the site boundary with the River Calder. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

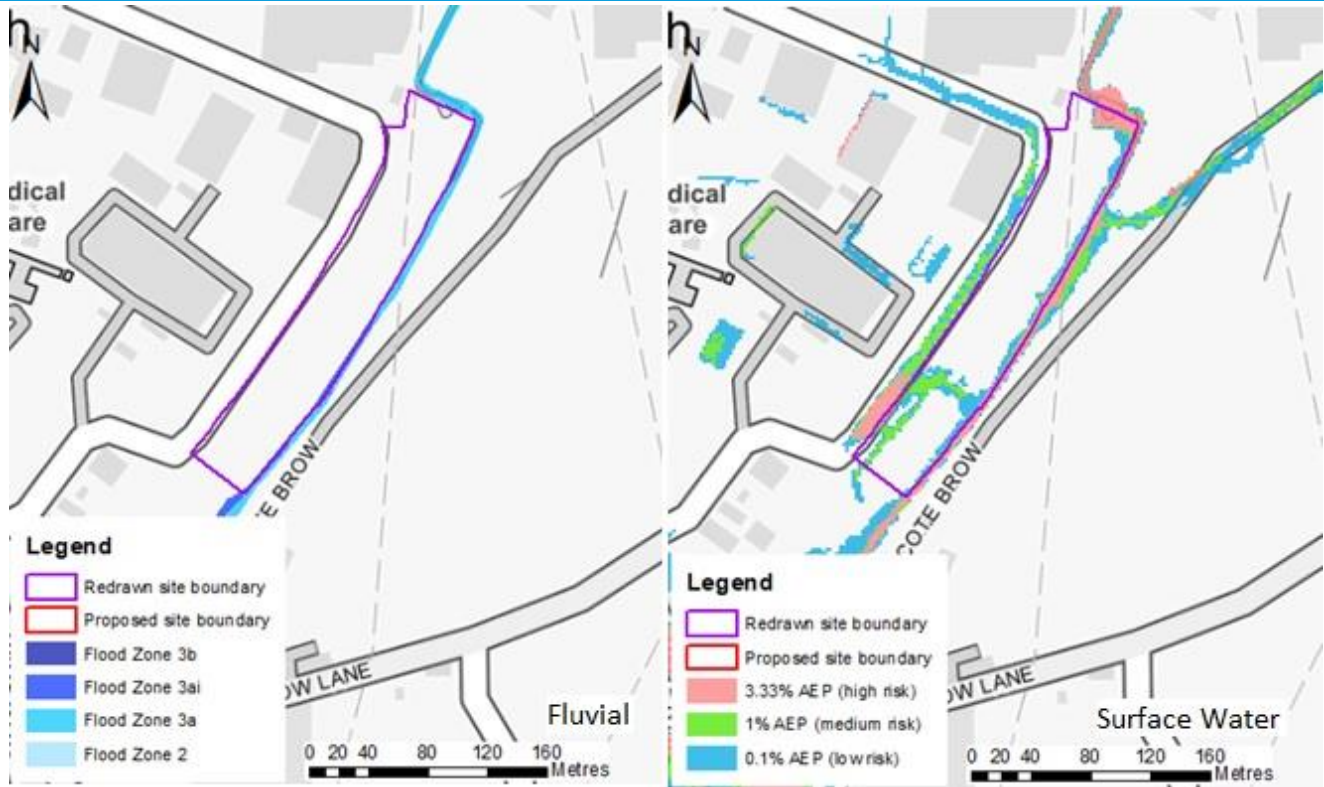
Site Name	Stoney Royd Mill, Albion Mills, Bailey Hall Road
Site ID	0749
Area (ha)	1.52
Proposed use	Mixed Use
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	96	0	0	4	0
Surface water risk (%)	Low		Medium		High
	37		16		12
Site screening recommendation	Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test				
Council decision	Watercourse removed from site boundary including for 8m no development buffer of both banks. A site-specific condition will be added to the allocation stating that the watercourse and buffer must remain free from development. Site to be allocated				
Sequential Test outcome	Development cannot be allocated within lowest risk sites available in Flood Zone 3. Provided Council removes risk, as detailed above, site passes Sequential Test. Surface water risk should be fully investigated at the FRA stage				

Site Name	Holmfield Railway Line, Holdsworth Road
Site ID	0805
Area (ha)	1.37
Proposed use	Employment
Proposed use vulnerability (NPPF)	Less vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	97	0	0	3	0
Surface water risk (%)	Low		Medium		High
	21		10		5
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

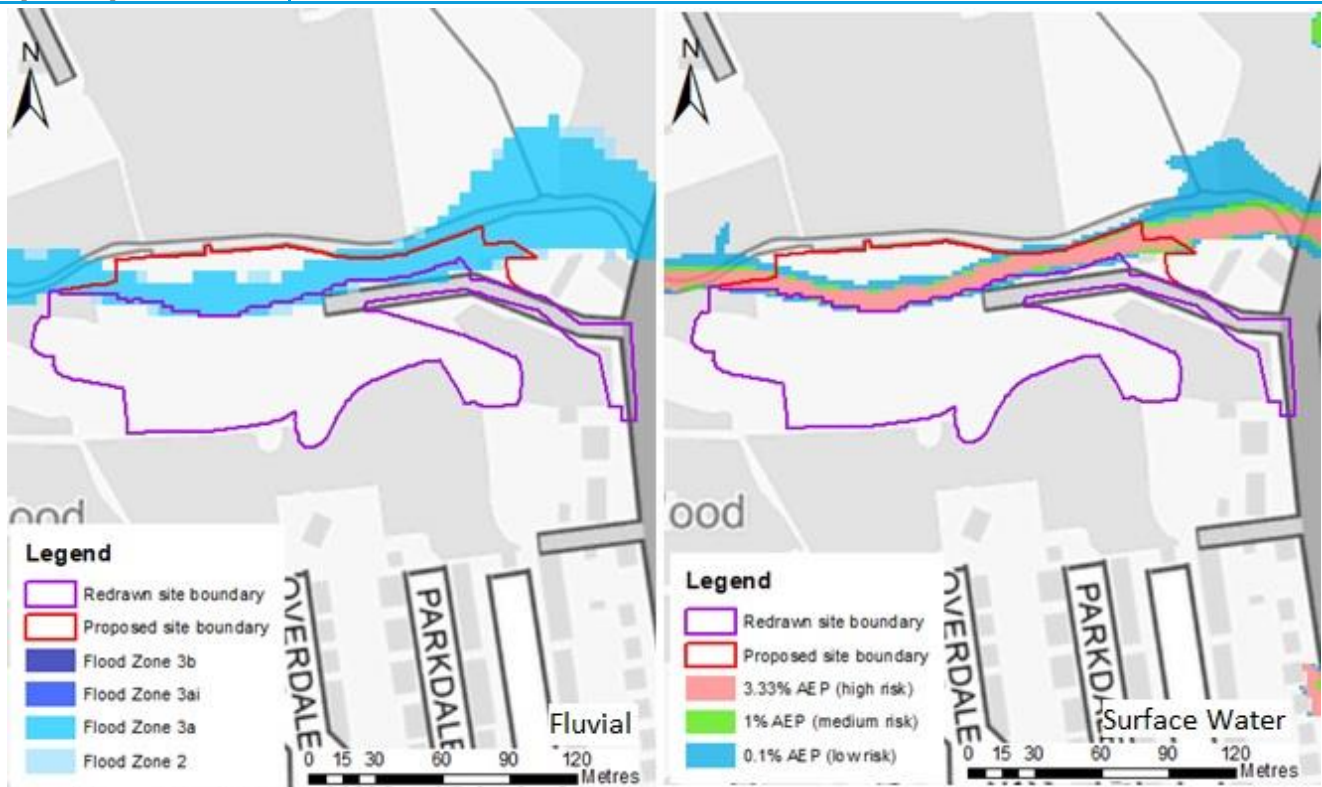
Site Name	Former Hebden Bridge Fire Station, Valley Road
Site ID	0922
Area (ha)	0.37
Proposed use	Mixed Use
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	0	100	0	0	0
Surface water risk (%)	Low		Medium		High
	92		21		0
Site screening recommendation	Withdraw based on significant surface water flood risk				
Council decision	Site to be allocated with surface water risk assessed at site-specific FRA stage				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk. However, surface water risk should be fully investigated at the site-specific FRA stage				

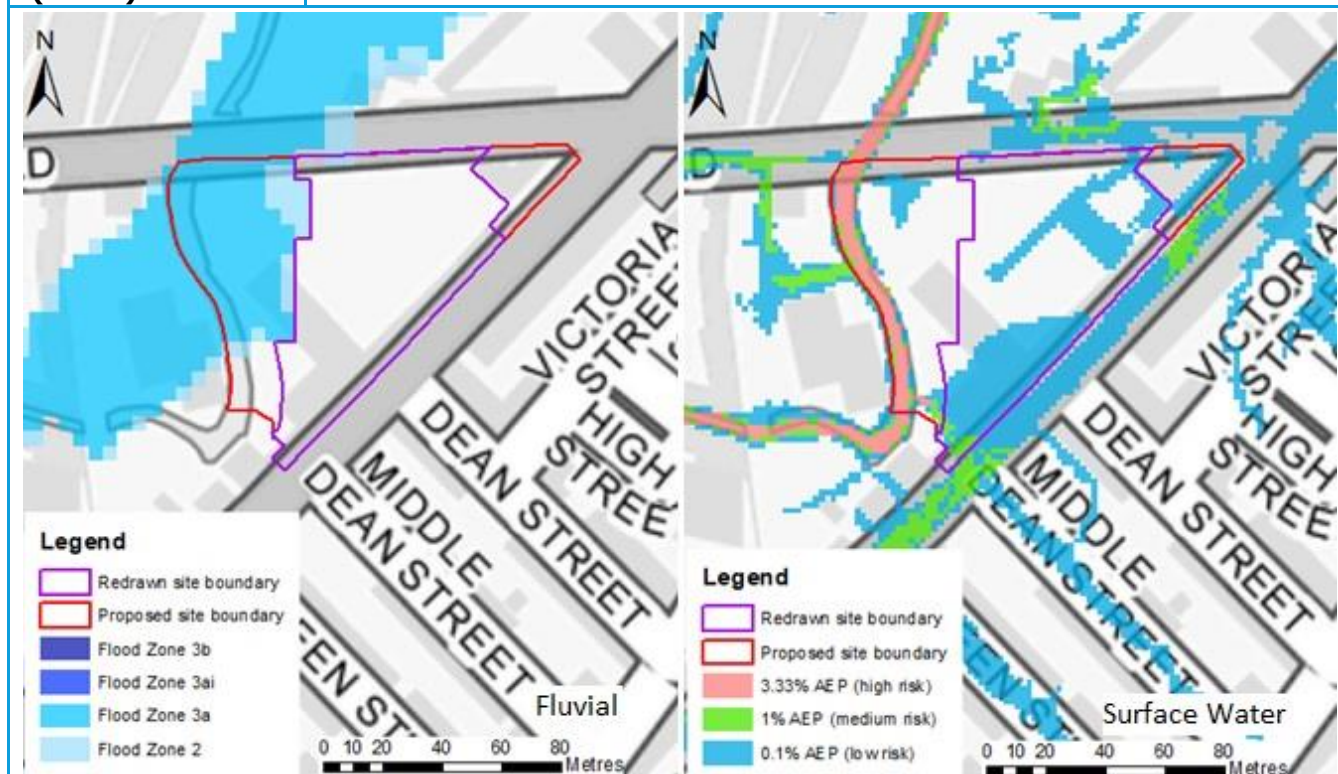
Site Name	Land off Halifax Road
Site ID	1023
Area (ha)	1.41
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	78	2	20	0	0
Surface water risk (%)	Low		Medium		High
	18		13		10
Site screening recommendation	Withdraw from allocation due to significant flood risk or carry out Level 2 SFRA to further quantify risk i.e. flood depths, hazards, velocities; site access and egress routes				
Council decision	Site boundary has been redrawn to reduce the areas at risk at the site boundary with Lumb Clough watercourse. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

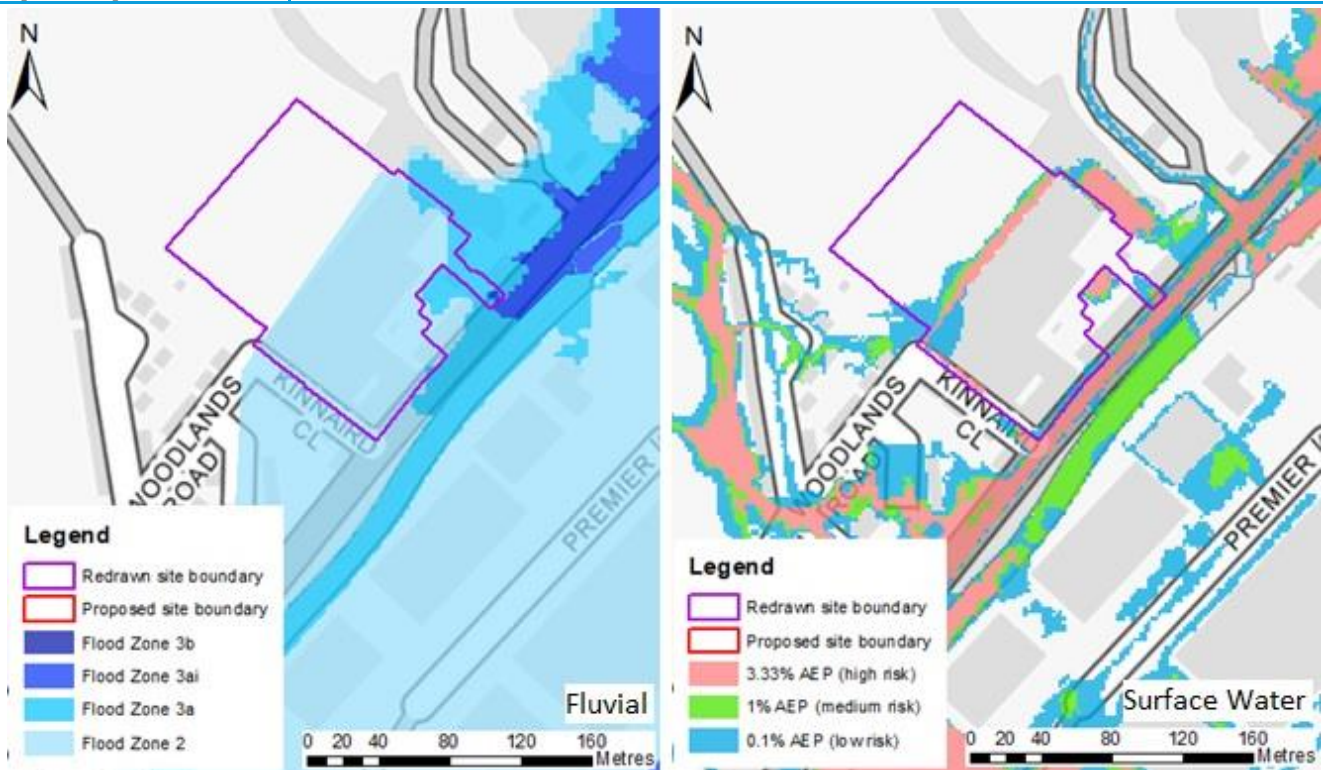
Site Name	West Vale Works, Stainland Road, West Vale
Site ID	1088
Area (ha)	0.80
Proposed use	Mixed Use
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	70	6	24	0	0
Surface water risk (%)	Low		Medium		High
	35		8		6
Site screening recommendation	Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test				
Council decision	Level 2 SFRA carried out and recommended development does not take place in Flood Zones 2 and 3. Detailed modelling would be required as part of any FRA to confirm flood extents and depths. Site boundary redrawn to reduce the areas at risk at the site boundary with Black Brook watercourse. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

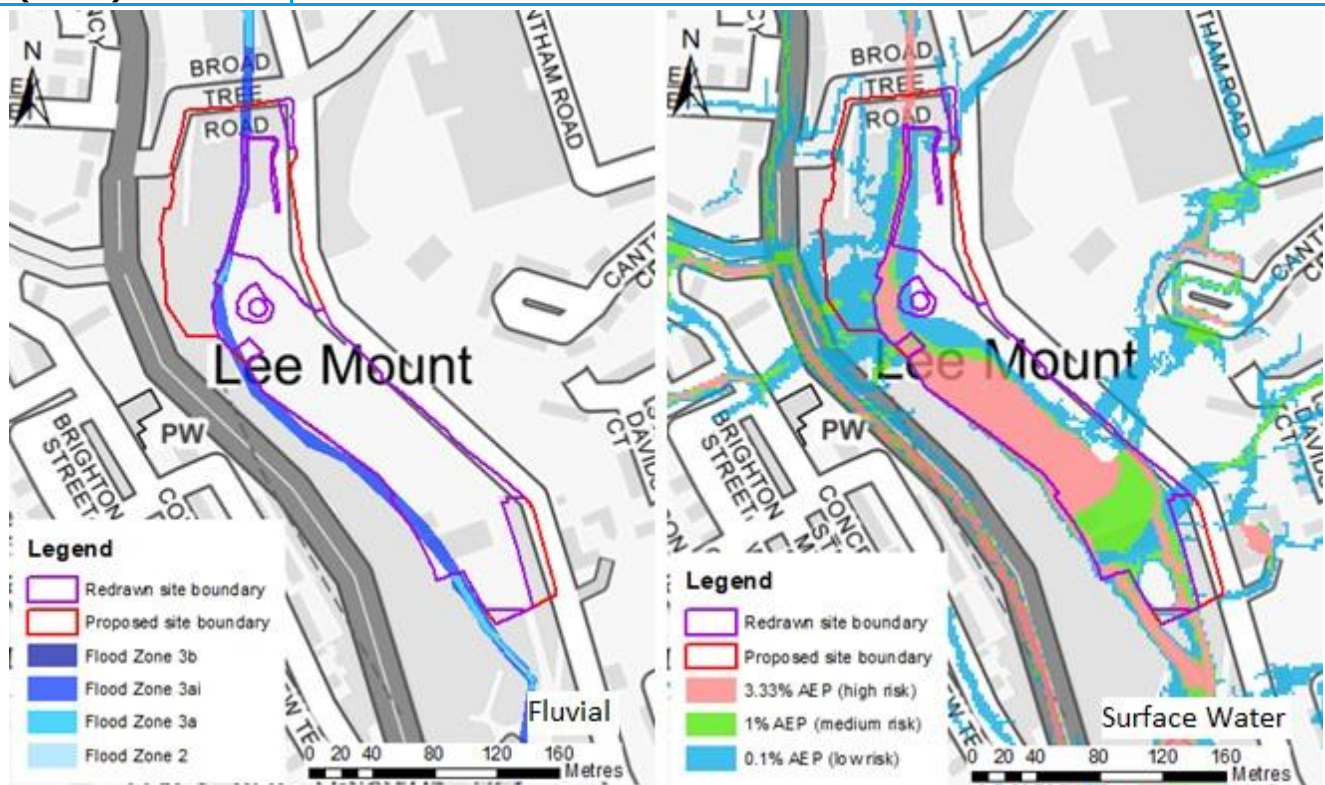
Site Name	Kinnaird Close
Site ID	1123
Area (ha)	1.74
Proposed use	Mixed Use
Proposed use vulnerability (NNPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	44	52	4	0	0
Surface water risk (%)	Low		Medium		High
	13		6		4
Site screening recommendation	Flood risk should be manageable through careful consideration of site layout and design around the flood risk early in the planning stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

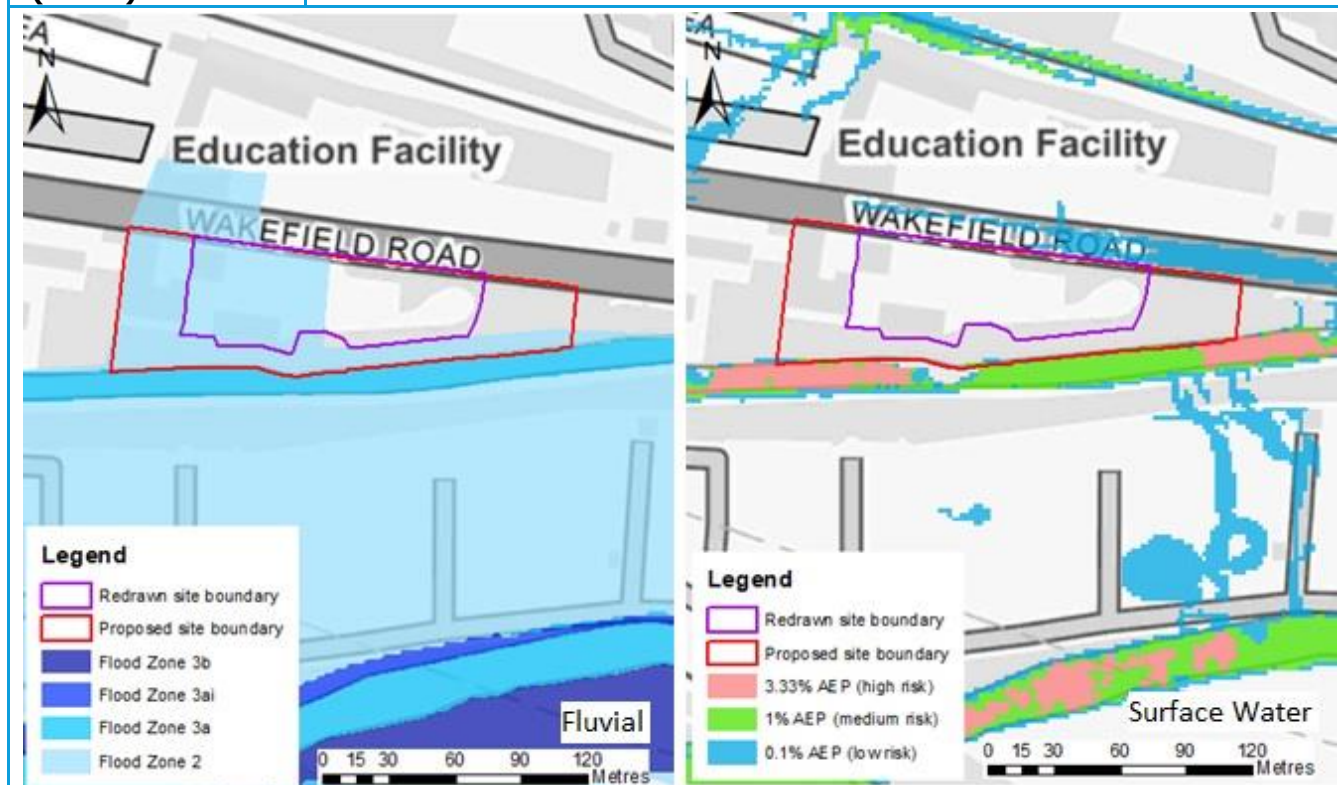
Site Name	Old Lane Dyeworks, Old Lane
Site ID	1180
Area (ha)	2.61
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	94	0	1	5	0
Surface water risk (%)	Low		Medium		High
	62		37		25
Site screening recommendation	Withdraw from allocation due to significant flood risk or carry out Level 2 SFRA to further quantify risk i.e. flood depths, hazards, velocities; site access and egress routes				
Council decision	Watercourse removed from site boundary including for 8m no development buffer of both banks. A site-specific condition will be added to the allocation stating that the watercourse and buffer must remain free from development. Site to be allocated				
Sequential Test outcome	Development cannot be allocated within lowest risk sites available in Flood Zone 3. Provided Council removes risk, as detailed above, site passes Sequential Test. Surface water risk should be fully investigated at the FRA stage				

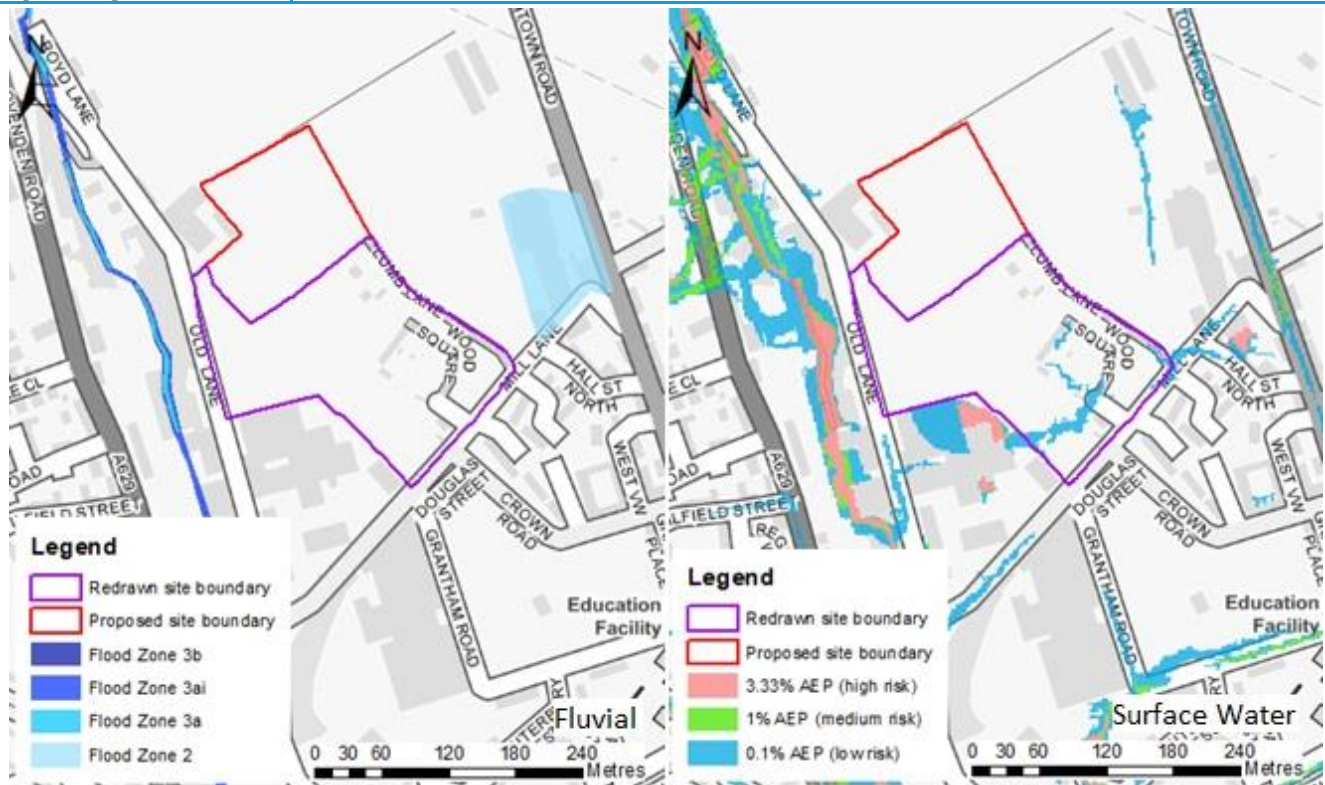
Site Name	Star Garage, Wakefield Road
Site ID	1203
Area (ha)	1.01
Proposed use	Employment
Proposed use vulnerability (NPPF)	Less vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	34	66	0	0	0
Surface water risk (%)	Low		Medium		High
	1		1		0
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

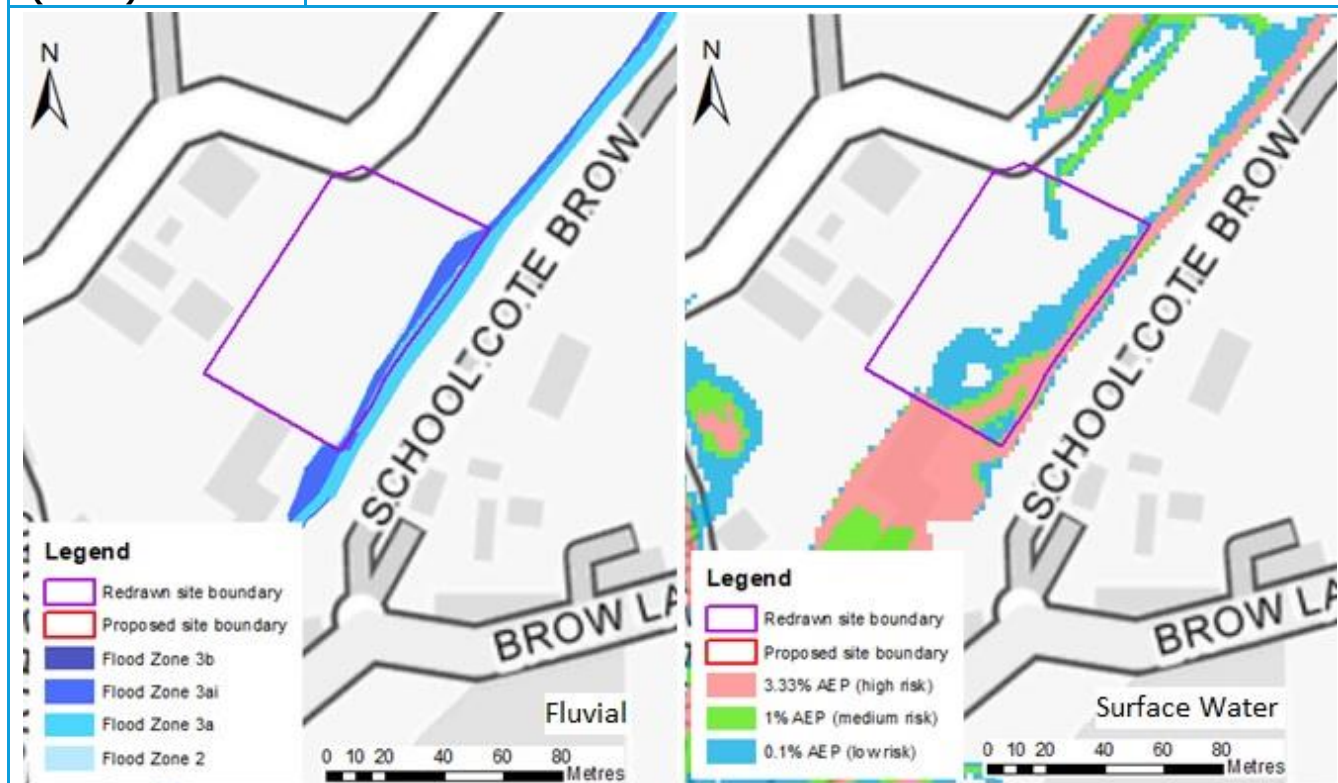
Site Name	Land off Mill Lane and Old Lane
Site ID	1216
Area (ha)	4.72
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	100	0	0	0	0
Surface water risk (%)	Low		Medium		High
	3		0		0
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

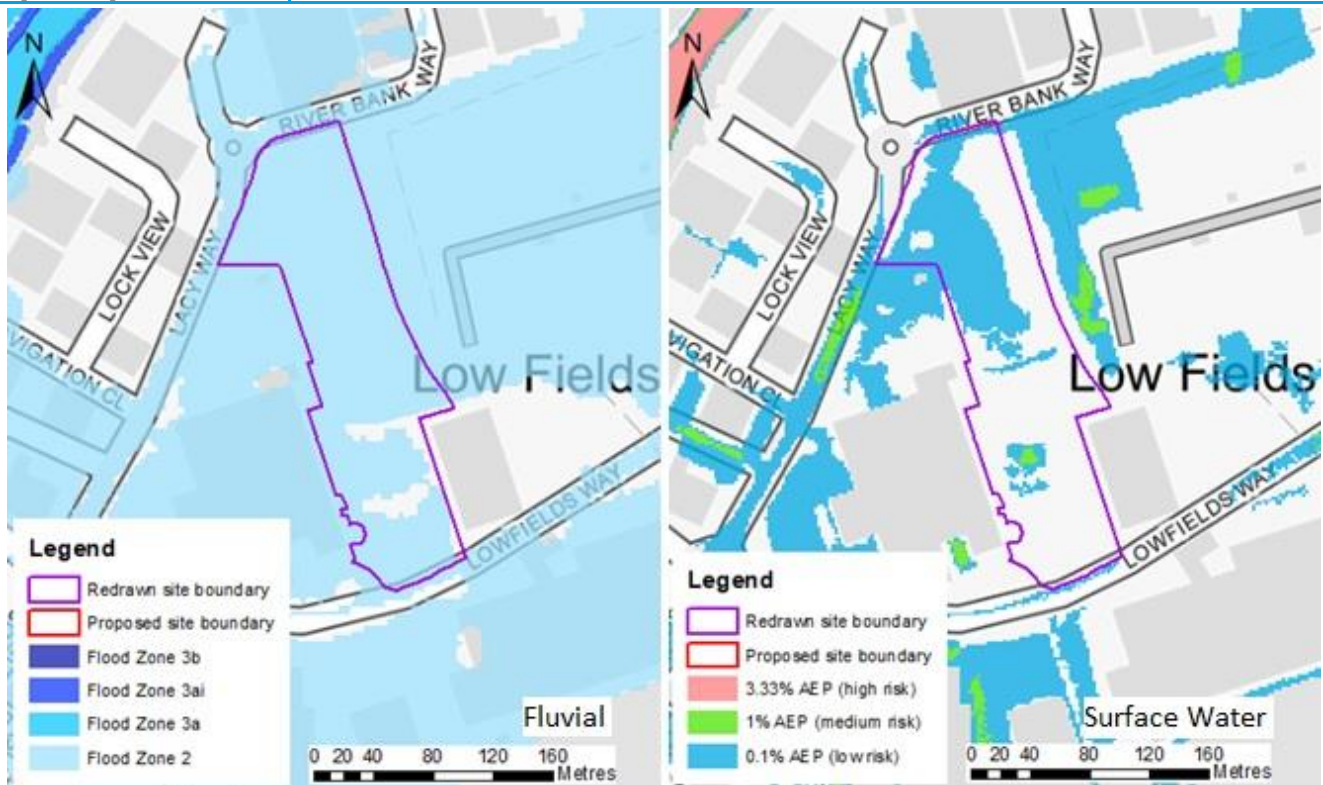
Site Name	Land to south east of Holmfield Industrial Estate
Site ID	1218
Area (ha)	0.48
Proposed use	Employment
Proposed use vulnerability (NPPF)	Less vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	91	1	2	6	0
Surface water risk (%)	Low		Medium		High
	36		13		8
Site screening recommendation	Withdraw from allocation due to significant flood risk or carry out Level 2 SFRA to further quantify risk i.e. flood depths, hazards, velocities; site access and egress routes				
Council decision	Watercourse removed from site boundary including for 8m no development buffer. A site-specific condition will be added to the allocation stating that the watercourse and buffer must remain free from development. Site to be allocated				
Sequential Test outcome	Development cannot be allocated within lowest risk sites available in Flood Zone 3. Provided Council removes risk, as detailed above, site passes Sequential Test. Surface water risk should be fully investigated at the FRA stage				

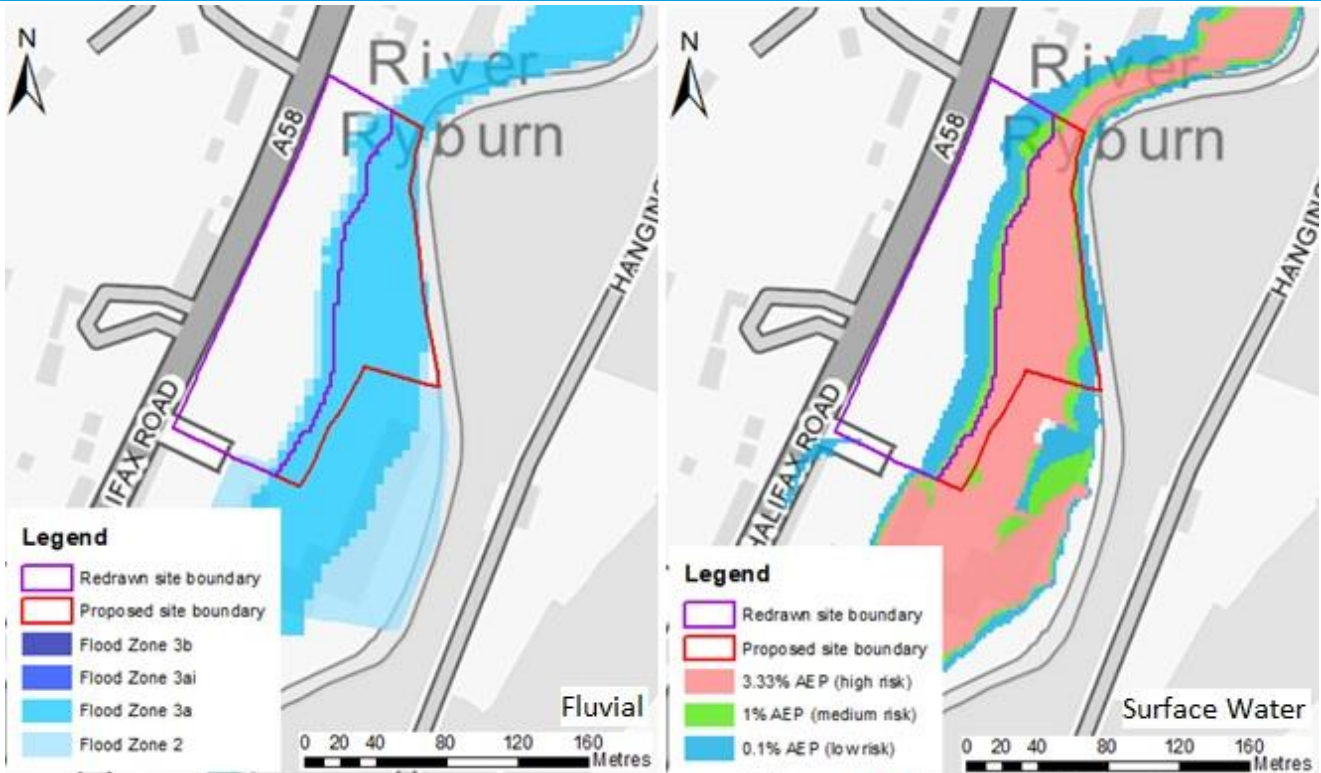
Site Name	Lowfields, Lacy Way
Site ID	1223
Area (ha)	2.67
Proposed use	Employment
Proposed use vulnerability (NPPF)	Less vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	7	93	0	0	0
Surface water risk (%)	Low		Medium		High
	30		1		0
Site screening recommendation	Site can proceed to Flood Risk Assessment stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

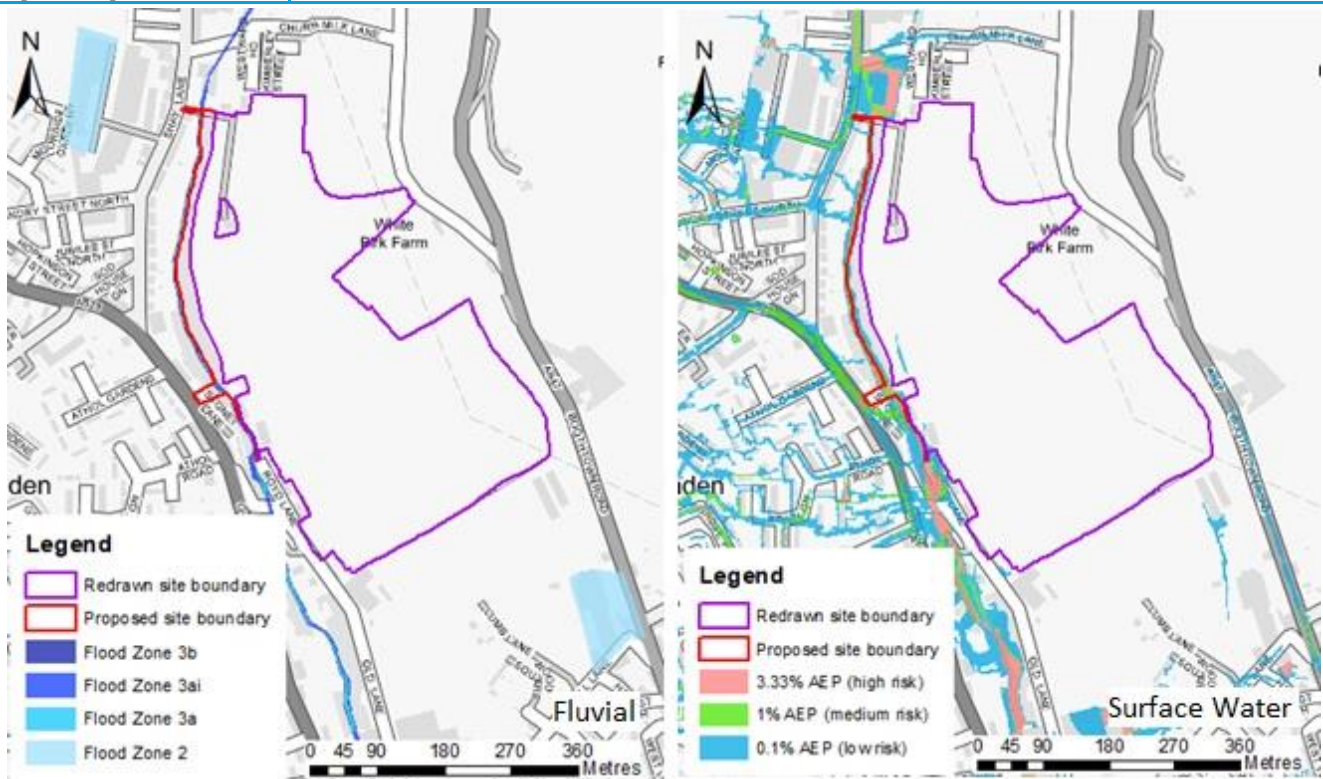
Site Name	Land North of Meadowcroft Lane, Halifax Road
Site ID	1224
Area (ha)	1.84
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	51	5	43	0	0
Surface water risk (%)	Low		Medium		High
	56		40		32
Site screening recommendation	Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test				
Council decision	Flood Zones 3 and 2 removed from site boundary including for 8m no development buffer of watercourse. A site-specific condition will be added to the allocation stating that the watercourse buffer must remain free from development. Site to be allocated				
Sequential Test outcome	Development cannot be allocated within lowest risk sites available in Flood Zone 3. Provided Council removes risk, as detailed above, site passes Sequential Test. Surface water risk should be fully investigated at the FRA stage				

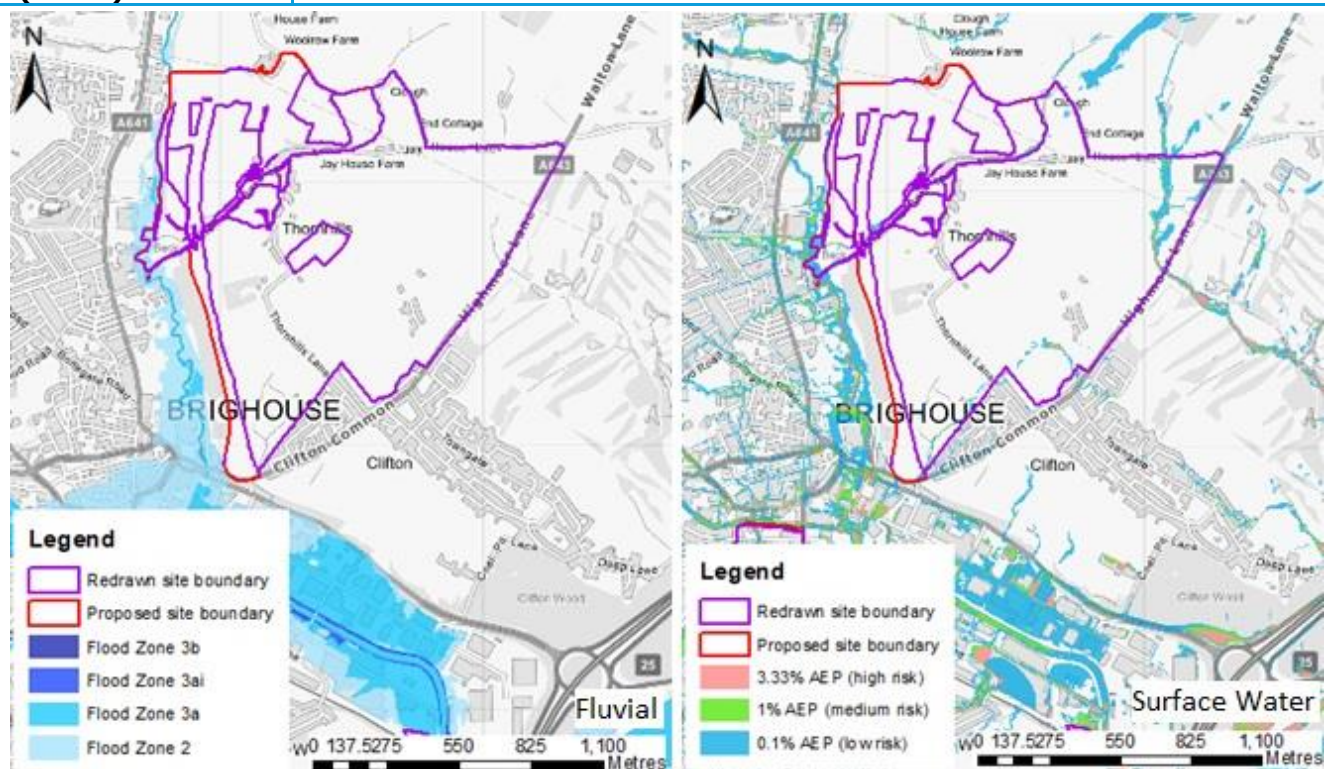
Site Name	Near Royd
Site ID	1229
Area (ha)	16.68
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	99	0	0	1	0
Surface water risk (%)	Low		Medium		High
	2		1		0
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site boundary has been redrawn to reduce the areas at risk at the site boundary with Strines Beck. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

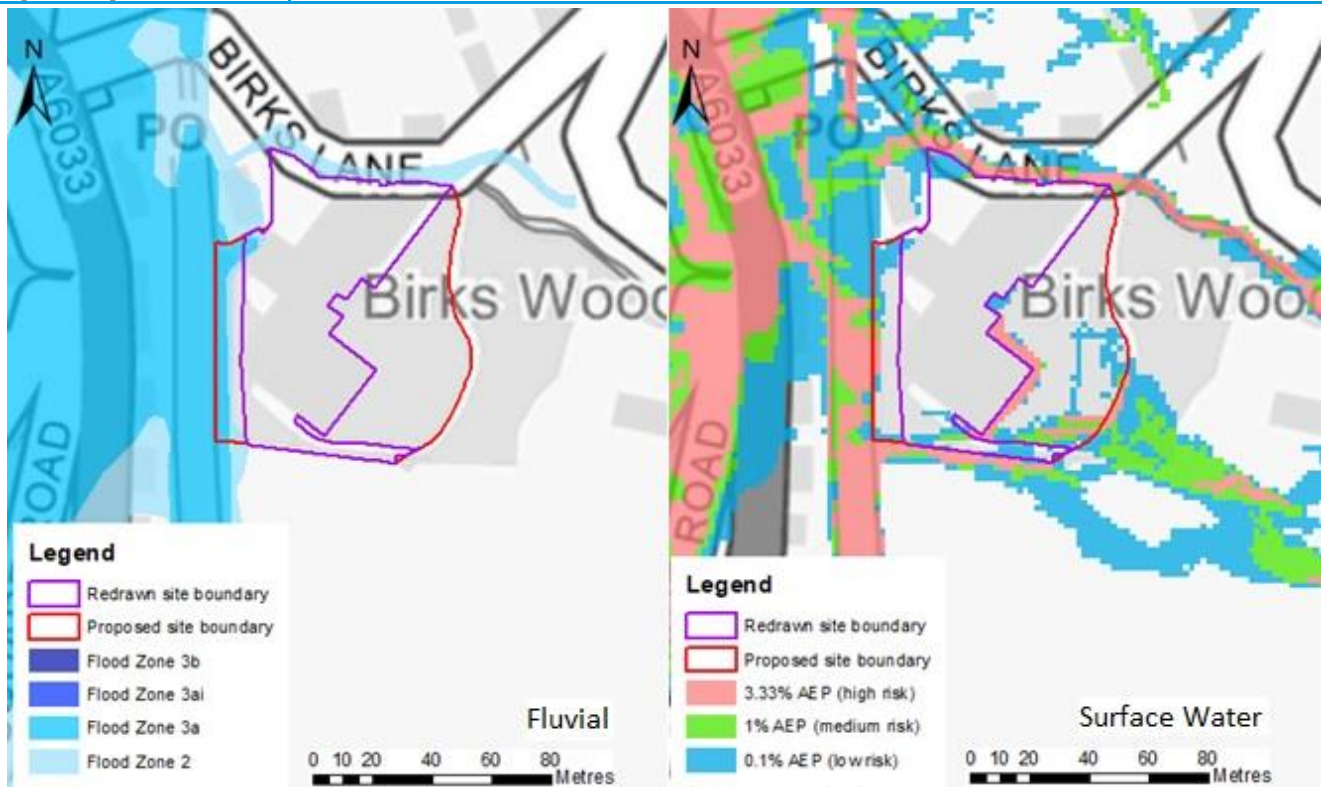
Site Name	Land between Highmoor Lane and Bradford Road
Site ID	1463
Area (ha)	141.12
Proposed use	Urban extension / Garden Suburbs - mixed use residential with other ancillary uses such as shops, school, open spaces
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	99	1	0	0	0
Surface water risk (%)	Low		Medium		High
	3		1		1
Site screening recommendation	Site can progress to the Flood Risk Assessment stage				
Council decision	Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				

Site Name	Birks Mill, Birks Lane
Site ID	1534
Area (ha)	0.71
Proposed use	Residential
Proposed use vulnerability (NPPF)	More vulnerable



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Fluvial risk (%)	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3ai	Flood Zone 3b
	93	2	5	0	0
Surface water risk (%)	Low		Medium		High
	19		8		5
Site screening recommendation	Flood risk should be manageable through careful consideration of site layout and design around the flood risk early in the planning stage				
Council decision	Site boundary has been redrawn to reduce the areas at risk at the site boundary with Walsden Water. Site to be allocated				
Sequential Test outcome	Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk				