**Calderdale Metropolitan Borough Council**

## Local Plan Sites Assessment

**25 March 2021**

### Summary Table

| | | | Fluvial Flood Zone Coverage | | | | | | | | | | Risk of Flooding from Surface Water | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Flood Zone 1 | | Flood Zone 2 | | Flood Zone 3a | | Flood Zone 3ai | | Flood Zone 3b | | Low Risk (1 in 1000 year) | | Medium Risk (1 in 100 year) | | High Risk (1 in 30 year) | |
| Proposed Use | Number of Sites | Area (ha) | Area (ha) | No. 100% | Area (ha) | No. | Area (ha) | No. | Area (ha) | No. | Area (ha) | No. | Area (ha) | No. | Area (ha) | No. | Area (ha) | No. |
| Residential | 13 | 48.24 | 43.58 | 1 | 0.86 | 12 | 3.53 | 12 | 0.27 | 3 | 0.00 | 0 | 5.52 | 12 | 2.56 | 11 | 1.71 | 11 |
| Employment | 6 | 9.03 | 5.02 | 0 | 3.93 | 6 | 0.01 | 3 | 0.06 | 2 | 0.00 | 0 | 1.65 | 6 | 0.51 | 6 | 0.29 | 5 |
| Mixed Use | 6 | 7.59 | 2.79 | 0 | 1.89 | 5 | 0.99 | 4 | 1.92 | 4 | 0.00 | 0 | 1.87 | 6 | 0.62 | 6 | 0.32 | 5 |
| Transport | 0 | 0.00 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| Garden Suburbs | 1 | 141.12 | 139.95 | 0 | 0.98 | 1 | 0.20 | 1 | 0.00 | 0 | 0.00 | 0 | 4.62 | 1 | 1.31 | 1 | 0.63 | 1 |
| **TOTAL** | **26** | **206** | **191.34** | **1** | **7.66** | **24** | **4.74** | **20** | **2.25** | **9** | **0.00** | **0** | **13.66** | **25** | **5.01** | **24** | **2.96** | **22** |

**Key**

| |
|---|
| Flood Zone 3b |
| Flood Zone 3ai |
| Flood Zone 3a |
| Flood Zone 2 |
| Flood Zone 1 + Surface Water |
| Flood Zone 1 |

The colour coding shows the highest risk element of the flood zone that is present on the site and is not in itself an indication of whether the site should or should not be developed for flooding reason

### Main Table

| | | | | Fluvial Flood Zone Coverage | | | | | | | | | | Risk of Flooding from Surface Water | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Flood Zone 1 | | Flood Zone 2 | | Flood Zone 3a | | Flood Zone 3ai | | Flood Zone 3b | | Low Risk (1 in 1000 year) | | Medium Risk (1 in 100 year) | | High Risk (1 in 30 year) | | | | | | | | |
| Site Reference | Site Name | Proposed Use | Area (ha) | Area (ha) | % | Area (ha) | % | Area (ha) | % | Area (ha) | % | Area (ha) | % | Area (ha) | % | Area (ha) | % | Area (ha) | % | Significant Surface Water Risk? | Risk from Fluvial Climate Change? | Flood Risk Vulnerability Classification (NPPF) | Strategic Recommendation | Development Considerations | Recommended Next Steps | Council Decision | Sequential Test Outcome |
| 0009 | Land to the south of premises on Lowfields Way | Employment | 3.08 | 1.95 | 63.24 | 1.13 | 36.76 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.51 | 16.60 | 0.30 | 9.67 | 0.18 | 6.00 | No | Yes | Less vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary has been redrawn to reduce area of risk at the boundary with the River Calder. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0011 | Tenterfields, Burnley Road | Residential | 2.63 | 2.48 | 94.32 | 0.14 | 5.44 | 0.01 | 0.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.06 | 0.00 | 0.05 | 0.00 | 0.02 | No | Yes | More vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary has been redrawn to exclude area at risk at the boundary with Rochdale Canal. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0037 | Long Heys Farm | Residential | 0.95 | 0.87 | 90.68 | 0.01 | 0.53 | 0.08 | 8.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.14 | 14.65 | 0.02 | 1.92 | 0.00 | 0.12 | No | Yes | More vulnerable | Strategic Recommendation C | Consider site layout and design | Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage | Site boundary has been redrawn to reduce the area at risk at the boundary with Holywell Brook. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0177 | Land adjacent Ellistones Place, Saddleworth Road | Residential | 9.90 | 7.61 | 76.90 | 0.20 | 1.99 | 2.09 | 21.11 | 0.00 | 0.00 | 0.00 | 0.00 | 1.45 | 14.67 | 0.36 | 3.60 | 0.18 | 1.78 | No | Yes | More vulnerable | Strategic Recommendation B | Exception Test required | Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test | Site boundary has been redrawn to exclude Flood Zone 3a area of Black Brook. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0234 | Swinton, Hays Lane | Residential | 3.33 | 3.11 | 93.59 | 0.02 | 0.61 | 0.19 | 5.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.18 | 5.55 | 0.12 | 3.62 | 0.08 | 2.53 | No | Yes | More vulnerable | Strategic Recommendation C | Consider site layout and design | Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage | Site boundary has been redrawn to reduce the areas at risk from Hebble Brook and surface water. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0327 | Land off Halifax Road | Mixed Use | 0.33 | 0.00 | 0.00 | 0.00 | 0.00 | 0.17 | 51.05 | 0.16 | 48.95 | 0.00 | 0.00 | 0.21 | 63.31 | 0.07 | 22.01 | 0.00 | 0.90 | Yes | Yes | More vulnerable | Strategic Recommendation B | Exception Test required | Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test | Commissioned Level 2 and further modelling work in Feb 2021 to further confirm risk and possible options for sustainable development to inform application of Exception Test | Development cannot be allocated within lowest risk sites available in Flood Zone 3. Exception Test required |
| 0573 | Land adjacent Mill Royd Street | Mixed Use | 2.82 | 0.00 | 0.00 | 0.56 | 20.01 | 0.56 | 19.84 | 1.70 | 60.15 | 0.00 | 0.00 | 0.24 | 8.50 | 0.06 | 2.17 | 0.02 | 0.75 | No | Yes | More vulnerable | Strategic Recommendation B | Exception Test required | Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test | Carried out further investigation work in 2020. Withdrawn from allocation | Exception Test carried out and failed; development proposals not deemed appropriate |
| 0585 | Land west of Anchor Place | Employment | 0.82 | 0.80 | 97.65 | 0.02 | 2.35 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.01 | 0.94 | 0.00 | 0.29 | 0.00 | 0.26 | No | Yes | Less vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary has been redrawn to reduce the area at risk from the River Calder. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0635 | Land off Fir Street | Residential | 0.93 | 0.67 | 71.82 | 0.26 | 27.98 | 0.00 | 0.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | No | Yes | More vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary redrawn but not to avoid risk. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0651 | Land off Stoney Royd Lane | Residential | 1.96 | 1.93 | 98.53 | 0.03 | 1.44 | 0.00 | 0.03 | 0.00 | 0.00 | 0.00 | 0.00 | 0.12 | 6.23 | 0.02 | 1.00 | 0.00 | 0.20 | No | Yes | More vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary redrawn but not to avoid risk. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0659 | Land rear of 302 Halifax Road | Residential | 0.58 | 0.45 | 78.68 | 0.06 | 10.91 | 0.01 | 2.16 | 0.05 | 8.25 | 0.00 | 0.00 | 0.11 | 19.27 | 0.02 | 3.14 | 0.00 | 0.07 | No | Yes | More vulnerable | Strategic Recommendation C | Consider site layout and design | Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage | Site boundary has been redrawn to reduce the areas at risk at the site boundary with the River Calder. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0749 | Stoney Royd Mill, Albion Mills, Bailey Hall Road | Mixed Use | 1.52 | 1.46 | 96.43 | 0.00 | 0.01 | 0.00 | 0.00 | 0.05 | 3.57 | 0.00 | 0.00 | 0.56 | 37.27 | 0.24 | 16.07 | 0.18 | 11.92 | Yes | Yes | More vulnerable | Strategic Recommendation B | Exception Test required | Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test | 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 | 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 |
| 0805 | Holmfield Railway Line, Holdsworth Road | Employment | 1.37 | 1.33 | 97.21 | 0.00 | 0.11 | 0.00 | 0.02 | 0.04 | 2.66 | 0.00 | 0.00 | 0.28 | 20.57 | 0.13 | 9.83 | 0.06 | 4.65 | No | Yes | Less vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 0922 | Former Hebden Bridge Fire Station, Valley Road | Mixed Use | 0.37 | 0.00 | 0.00 | 0.37 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.34 | 91.64 | 0.08 | 20.85 | 0.00 | 0.00 | Yes | Yes | More vulnerable | Strategic Recommendation A | Consider withdrawal of site based on significant level of surface water flood risk (if development cannot be directed away from areas of risk) | Withdraw based on significant surface water flood risk | Site to be allocated with surface water risk assessed at site-specific FRA stage | 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 |
| 1023 | Land off Halifax Road | Residential | 1.41 | 1.10 | 78.30 | 0.02 | 1.65 | 0.28 | 20.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.25 | 17.62 | 0.18 | 12.53 | 0.15 | 10.35 | Yes | Yes | More vulnerable | Strategic Recommendation A | Consider withdrawal of site based on significant level of surface water flood risk (if development cannot be directed away from areas of risk) | 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 | Site boundary has been redrawn to reduce the areas at risk at the site boundary with Lumb Clough watercourse. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1088 | West Vale Works, Stainland Road, West Vale | Mixed Use | 0.80 | 0.56 | 70.18 | 0.05 | 5.91 | 0.19 | 23.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.28 | 35.31 | 0.06 | 7.69 | 0.04 | 5.51 | No | Yes | More vulnerable | Strategic Recommendation B | Exception Test required | Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test | A Level 2 SFRA has been undertaken which recommends that development does not take place in Flood Zones 2 and 3. Detailed modelling will be required as part of any FRA to confirm flood extents and depths. Site boundary has been redrawn to reduce the areas at risk at the site boundary with Black Brook watercourse. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1123 | Kinnaird Close | Mixed Use | 1.74 | 0.77 | 43.98 | 0.90 | 51.87 | 0.07 | 3.98 | 0.00 | 0.17 | 0.00 | 0.00 | 0.23 | 13.11 | 0.11 | 6.13 | 0.08 | 4.34 | No | Yes | More vulnerable | Strategic Recommendation C | Consider site layout and design | Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage | Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1180 | Old Lane Dyeworks, Old Lane | Residential | 2.61 | 2.44 | 93.76 | 0.00 | 0.06 | 0.03 | 1.14 | 0.13 | 5.03 | 0.00 | 0.00 | 1.62 | 62.04 | 0.97 | 37.24 | 0.65 | 25.01 | Yes | Yes | More vulnerable | Strategic Recommendation B | Exception Test required | Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test | 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 | 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 |
| 1203 | Star Garage, Wakefield Road | Employment | 1.01 | 0.35 | 34.16 | 0.66 | 65.68 | 0.00 | 0.16 | 0.00 | 0.00 | 0.00 | 0.00 | 0.01 | 1.21 | 0.01 | 0.69 | 0.00 | 0.21 | No | Yes | Less vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary redrawn but not to avoid risk. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1216 | Land off Mill Lane and Old Lane | Residential | 4.72 | 4.72 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.14 | 3.03 | 0.00 | 0.00 | 0.00 | 0.00 | No | Unknown | More vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary redrawn but not to avoid risk. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1218 | Land to south east of Holmfield Industrial Estate | Employment | 0.48 | 0.43 | 90.54 | 0.01 | 1.11 | 0.01 | 2.51 | 0.03 | 5.85 | 0.00 | 0.00 | 0.17 | 35.54 | 0.06 | 12.68 | 0.04 | 8.43 | Yes | Yes | Less vulnerable | Strategic Recommendation A | Consider withdrawal of site based on significant level of surface water flood risk (if development cannot be directed away from areas of risk) | 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 | 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 | 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 |
| 1223 | Lowfields, Lacy Way | Employment | 2.27 | 0.16 | 7.06 | 2.11 | 92.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.67 | 29.57 | 0.01 | 0.46 | 0.00 | 0.00 | No | Yes | Less vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1224 | Land North of Meadowcroft Lane, Halifax Road | Residential | 1.84 | 0.95 | 51.43 | 0.10 | 5.38 | 0.80 | 43.18 | 0.00 | 0.00 | 0.00 | 0.00 | 1.04 | 56.24 | 0.73 | 39.87 | 0.58 | 31.66 | Yes | Yes | More vulnerable | Strategic Recommendation B | Exception Test required | Withdraw from allocation or carry out Level 2 SFRA, required to inform on whether site can pass Exception Test | 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 | 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 |
| 1229 | Near Royd | Residential | 16.68 | 16.58 | 99.42 | 0.00 | 0.01 | 0.00 | 0.03 | 0.09 | 0.54 | 0.00 | 0.00 | 0.33 | 1.97 | 0.09 | 0.52 | 0.03 | 0.19 | No | Yes | More vulnerable | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site boundary has been redrawn to reduce the areas at risk at the site boundary with Strines Beck. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1463 | Land between Highmoor Lane and Bradford Road | Garden Suburbs | 141.12 | 139.95 | 99.17 | 0.98 | 0.69 | 0.20 | 0.14 | 0.00 | 0.00 | 0.00 | 0.00 | 4.62 | 3.27 | 1.31 | 0.93 | 0.63 | 0.45 | No | Yes | Water compatible | Strategic Recommendation D | FRA required | Site can progress to FRA stage | Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |
| 1534 | Birks Mill, Birks Lane | Residential | 0.71 | 0.66 | 93.12 | 0.02 | 2.42 | 0.03 | 4.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.14 | 19.20 | 0.06 | 7.79 | 0.04 | 5.11 | No | Yes | More vulnerable | Strategic Recommendation C | Consider site layout and design | Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage | Site boundary has been redrawn to reduce the areas at risk at the site boundary with Walsden Water. Site to be allocated | Proposed development has passed the Sequential Test as there are no other reasonable alternatives at lower flood risk |