Sequential Test

Proposed erection of 4no dwellings

Land at Boston Road, Gosberton, Spalding, PE11 4NR.

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1.0 Introduction

1.1 This Statement has been prepared to accompany a Full Planning Application for 4no dwellings at Land at Boston Road, Gosberton.

1.2 The site forms part of a wider development site which received planning permission for 20 dwellings in 20234 under reference H08-0870-22. The site area currently has permission for 1no large detached dwelling. The proposals seek to provide 4no dwelling in its place, which is a net gain of 3no dwellings.

2.0 The Sequential Test

2.1 The Environment Agency Flood Mapping shows that the proposed site for development is located within Flood Zone 3.

2.2 The Strategic Flood Risk Assessment Flood Hazard (2115) Mapping shows the Gosberton and the site as has no hazard rating (See Figure 1 below).

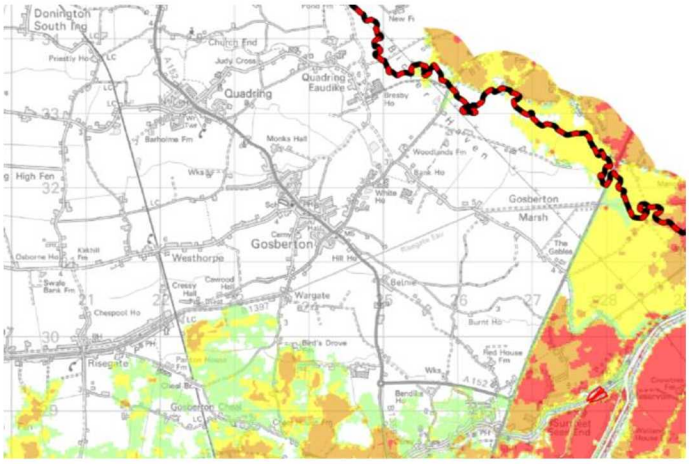


Figure 1- Extract from SFRA 2115 hazard mapping showing that the site as having a hazard rating of 'Danger for Most'.

2.3 Paragraph 173 of the NPPF requires that a sequential risked-based approach should be taken to individual applications in areas known to be at risk now or in the future. Paragraph 174 explains that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower flood risk.

2.4 The NPPG provides further guidance with paragraph 23 explaining that the sequential approach is designed to ensure that areas of little or no flood risk of flooding from any source are developed in preference to areas of higher risk. This means avoiding, so far as possible, development in high-risk flood areas. Application of the sequential approach in the decision-making process will ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives. Paragraph 24 states that where it is not possible to located new development in low-risk areas, the sequential test should compare reasonably available sites within medium risk areas, and where there are no reasonable available sites in low and medium risk areas, within high-risk areas.

2.5 In terms of search area, paragraph 27a states that for individual applications the area to which the test needs to be applied will be governed by local

circumstances relating to the catchment area for the type of development proposed and the needs it is proposing to address. The catchment area should always be appropriate to the nature and scale of the proposal and the settlement it is proposed for. For some developments this may be clear, for example, the catchment area for a school. For a non-major housing development, it would not usually be appropriate for the area of search to extend beyond the specific area of a town or city in which the proposal is located, or beyond an individual village .The sequential test should be applied proportionately, focusing on realistic alternatives in areas of lower flood risk that could meet the same development need.

2.6 Paragraph 28 provides guidance for the reasonable availability of sites explaining that sites should be considered 'reasonably available' for the purpose of the sequential test if their location is suitable for the type of development proposes, they are able to meet the same development needs and they have a reasonable prospect as being developed at the same time as the proposal.

2.7 The SFRA states that as the majority of the Boston Borough area lies within Flood Zone 3 it is necessary to use the refined flood risk information such as the hazard maps to assist with the application of the sequential test. This is reflected in paragraph 27a of the NPPG which states that where there are large areas in Flood Zone 2 and 3 (e.g. coastal towns and settlements on major rivers) and development is needed in those areas to sustain the existing community, sites outside of them are unlikely to provide reasonable alternative.

2.8 Given the above guidance from the NPPG the search area for this sequential test will be limited to the village of Gosberton.

2.9 The local plan allocates 4no sites for residential development and 1no reserved site. These allocated and reserved sites have been through the sequential test as part of the local plan process, some of which have been delivered. The local plan has been in place since 2019 and I therefore coming to the end of its lifespan, it is not known why the other sites in the village have not been delivered but given that 7 years of the plan have expired the deliverability of these sites is now questionable. The following provides a brief commentary in relation to the allocated/reserved sites.

2.10 Gos001, Land east of York Gardens is 3.80 hectares and is allocated 76 dwellings. Aerial photography of the site shows that it is being developed and is therefore not available. The site is located in Flood Zone 3 and at the same hazard rating as the

proposed site. It is far larger than the proposed site and is therefore not comparable, as the site is located in the same flood zone and has the same hazard rating it is not sequentially preferable. Gos003 Land West of Quadring Road is a mainly brownfield site of 4.05 hectares which is allocated 91 dwellings. The site mainly located in Flood Zone 1 with some area of Flood Zone 3 but has no hazard rating. The site availability and deliverability of the site are unknown, but it is assumed that as the site has not been developed in 7 years then there are issues. The site has far more constraints than the proposed site as it is brownfield. Although the site is sequentially better in terms of flood risk there are clearly issues with deliverability and it is far larger than the proposed site and is therefore not comparable. Gos023 Bowgate Lane is a greenfield site of 3.49 hectares which is allocated 70 dwellings. The site is located in Flood Zone 3 and at the same hazard rating as the proposed site. It is far larger than the proposed site and is therefore not comparable, as the site is located in the same flood zone and has the same hazard rating it is not sequentially preferable. Gos006 Land north of Westhorpe Road is a greenfield site of 0.50 hectares which has an allocation of 10no dwellings. The site is located in Flood Zone 3 and at the same hazard rating as the proposed site therefore is not sequentially preferable. Gos11 is a reserved site of 4.95 hectares which is allocated 99 dwellings the site is located in Flood Zone 3 and at the same hazard rating as the proposed site therefore is not sequentially preferable, also given its status has only been a reserved site its deliverability is unknown.

2.11 In terms of potential windfall sites, the local plan at policy 1 advises that residential development will be permitted within the settlement boundaries of Minor Service Centres. The flood map for planning shows that there are areas within the settlement boundary which fall within flood zone 1. An online property search on the 11.03.2026 showed there is currently a site with planning permission for 1no dwelling (ref H0800254-25) on the market which is to the rear of no's 2 and 4 Godfrey Avenue. The property is located within the settlement boundary, and although parts of the site are located in Flood Zone 3 the proposed dwelling will be located within Flood Zone 1. The Godfrey Avenue site is far smaller than the proposed site and could not accommodate the proposed 4no dwellings, as such it is not a feasible alternative.

2.12 The proposed site for development has an extant approval for 1no dwelling, as such the principle of residential development is agreed on the site, having said this the site is located outside of the defined settlement boundary. The local plan is

clear that unless new windfall development falls within as settlement boundary then it would need to adhere to an exception policy such as affordable housing. Given the strong local plan position in term of settlement boundaries a search of potential sites outside of the boundary is not required. But for total clarity in relation to available sites areas outside of the settlement boundary will be discussed. In the main, the land surrounding the village is within Flood Zone 3 but there are some pockets of land directly adjacent to the settlement boundary which are located within Flood Zone 1, most notable to the south of the Manor House and to the southwest of Monks Hall. Neither of this parcel of lands are available and they are both closely associated with important local heritage assets, as such they are not a viable alternative.

3.0 Conclusion

3.1 It is therefore submitted that the proposed site has passed the requirements of the Sequential Test.