

Land at Mill Lane, Gosberton

Planning Sequential Test Statement

1.0 Introduction

- 1.1 This Sequential Test Statement accompanies a planning application for a residential development of six bungalows on land adjacent to 43 Mill Lane, Gosberton.
- 1.2 The site is currently domestic garden within the settlement boundary of Gosberton, outside any Conservation Area. It lies within Flood Zone 3a, as confirmed by the Flood Risk Assessment prepared by S M Hemmings, which accompanies this application.
- 1.3 This statement has been prepared to demonstrate that the proposed development satisfies the Sequential Test, in accordance with the National Planning Policy Framework (NPPF), Policy 4 of the South East Lincolnshire Local Plan, and the South East Lincolnshire Strategic Flood Risk Assessment (SFRA).

2.0 Policy Context

- 2.1 The NPPF requires a sequential, risk-based approach to the location of development, taking into account all sources of flood risk and the current and future impacts of climate change (Policy F2). The aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding from any source, and development should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding (Policy F5(1)).

- 2.2 The South East Lincolnshire Local Plan 2011–2036 (adopted March 2019) outlines the need for housing across the District and broadly supports sustainable development in line with the NPPF.
- 2.3 Policy 4 of the South East Lincolnshire Local Plan requires that, for development within Flood Zone 2 and 3, it can be demonstrated that there are no other sites available at a lower risk of flooding. The Sequential Test is based on Borough or District wide search area within defined settlement boundaries. However, this 'borough or District' wide approach has been superseded by the current planning practice guidance which advocates a specific settlement approach. In this instance Gosberton.
- 2.4 The South East Lincolnshire SFRA confirms that much of the South Holland District lies within Flood Zone 3, "Approximately 74% of South Holland lies within the floodplain (68% in Flood Zone 3, 6% in Flood Zone 2)" (Para 1.1.2), and that this constrains the practical application of a sequential, site-by-site search in many settlements (SFRA para 8.1.4).
- 2.5 On this basis, and to allow the production of the Local Plan, an SFRA was produced. Within paragraph 8.1.2, the SFRA confirms that it is this document that should be used to undertake the Sequential Test. This is primarily because the SFRA is based on refined data which includes provision for climate change.
- 2.6 This statement's approach to the Sequential Test, having regard to the extent of Flood Zone 3 across the Gosberton settlement, is set out in Section 3.0 below.

3.0 Flood Risk Status and Sequential Test

- 3.1 The application site lies within Flood Zone 3a, as shown on the Environment Agency's Flood Map for Planning and confirmed with the accompanying Flood Risk Assessment.
- 3.2 The wider settlement of Gosberton is substantially within Flood Zone 3, including the area to the east of High Street. Given the extent of Flood Zone 3 coverage across the settlement, it is unlikely that an alternative site at lower flood risk could be identified within Gosberton capable of accommodating the proposed development. (Figure 1)

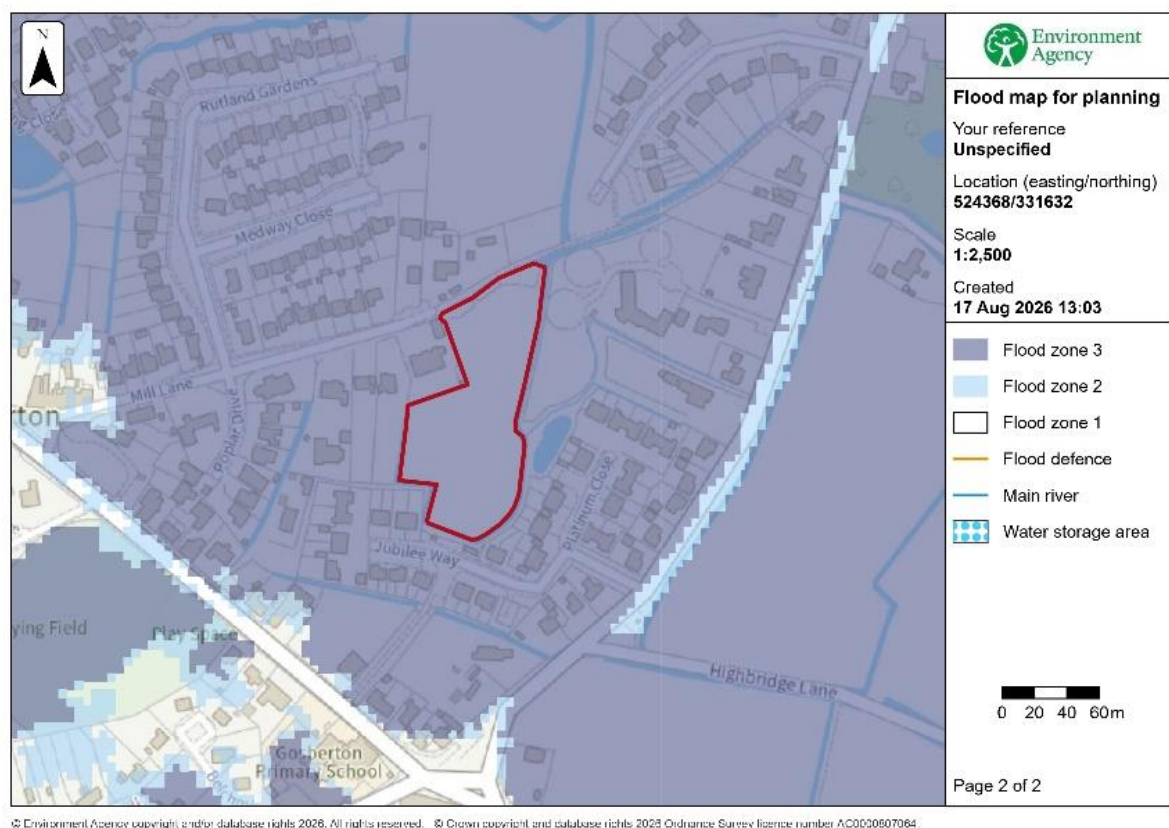


Figure 1 Extract from EA Flood Map for Planning

- 3.3 The accompanying Flood Risk Assessment identifies that, notwithstanding the site's Flood Zone 3a status, the South East Lincolnshire SFRA's residual flood hazard mapping records the site as being within an area of "no hazard" and "no depth", both for present day and for the 2115 climate change scenario.

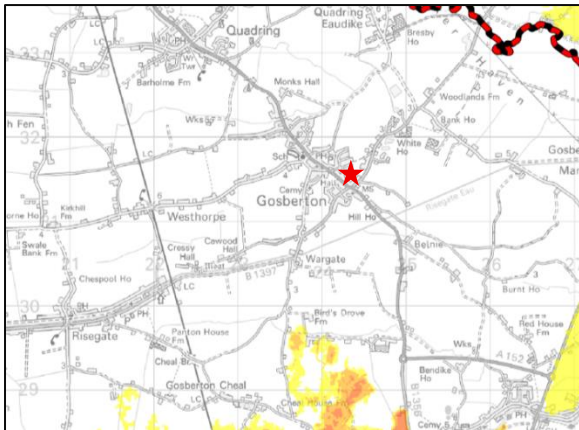


Figure 2

Extract from SHDC SFRA Residual Peak Depth District – Present Day 1% Fluvial / 0.5% Tidal Event Probability

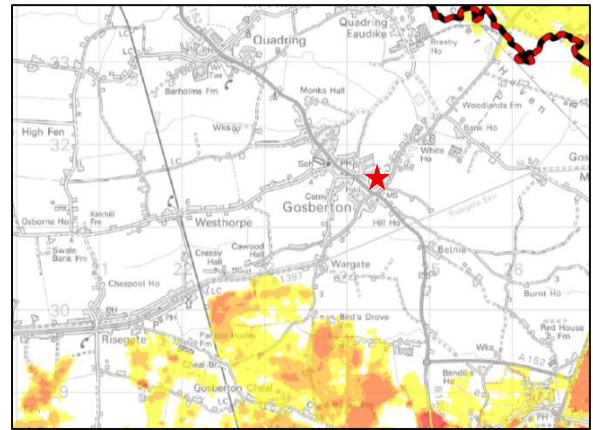


Figure 3

Extract from SHDC SFRA Residual Peak Depth District - Year 2115 1% Fluvial / 0.5% Tidal Event Probability

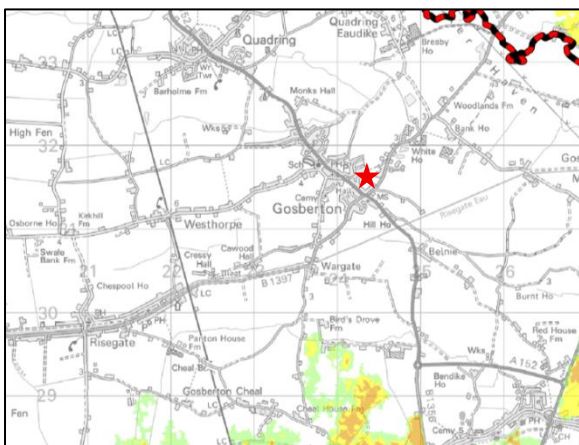


Figure 4

Extract from SHDC SFRA Residual Flood Hazard District - Present Day 1% Fluvial / 0.5% Tidal Event Probability

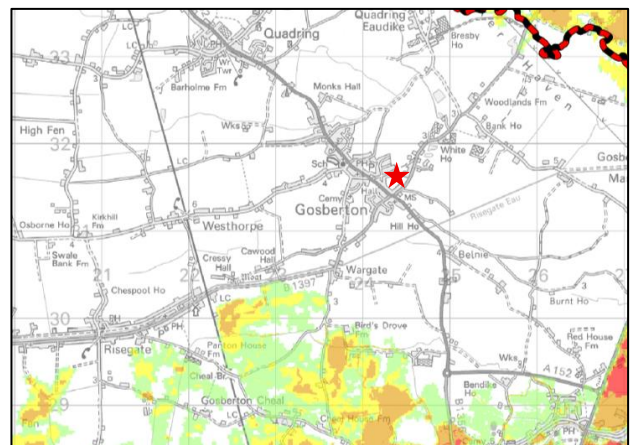


Figure 5

Extract from SHDC SFRA Residual Flood Hazard District – Year 2115 1% Fluvial / 0.5% Tidal Event Probability

- 3.4 Two residential developments have been approved by South Holland District Council within the last five years immediately south and east of this site. These developments lie within Flood Zone 3a and are at similar land levels to the application site, and are therefore considered to be of a comparable flood risk. This provides a further indication that development at this location, and at this level of flood risk, has been considered acceptable by the Council in recent decision-making.

- 3.5 This approach is consistent with South Holland District Council's own recent decision making in Gosberton. In application **H08-0744-25** (a previous application on land adjacent to 43 Mill Lane), the Council's case officer applied the SFRA hazard mapping in the same way, concluding that the Sequential Test was passed on the basis that the site fell outside any identified hazard zones, and considered the site's flood risk acceptable, subject to standard mitigation, without the application of the Exception Test. A similar approach was taken in application **H08-0312-26** (land west of Spalding Road, Gosberton), where the Council's case officer likewise relied on the SFRA hazard and depth mapping to conclude that the site was sequentially preferable in flood risk terms.
- 3.6 By using the SFRA Hazard Mapping to apply the Sequential Test (as instructed) it is found that as the site is 'No Hazard' and 'No Depth' it is not possible to find a sequentially preferable site.
- 3.7 On this basis, it is considered that the Sequential Test is passed, and, consistent with the Council's own approach to this site and comparable sites within Gosberton, that the Exception Test is not applicable in these circumstances.

4.0 Exception Test

- 4.1 As a site within a zone of 'No Hazard' and 'No Depth' it is felt that the application of the exception test is not required. However, should it be felt that it is required we can confirm that both limbs of the exception test are satisfied.
- 4.2 This application is accompanied by a Flood Risk Assessment which demonstrates that the development can be made safe for its lifetime and the provision of housing where there is a deficit is an accepted community benefit.

5.0 Conclusion

- 5.1 This Sequential Test Statement has been prepared in accordance with the NPPF, Policy 4 of the South East Lincolnshire Local Plan, and the South East Lincolnshire SFRA.
- 5.2 The accompanying Flood Risk Assessment confirms that the development can be made safe for its lifetime without increasing flood risk elsewhere.

- 5.3 Having regard to the extent of Flood Zone 3 across the Gosberton settlement, the SFRA hazard mapping evidence, and the Council's own recent decision-making on this and comparable sites in Gosberton, it is concluded that the Sequential Test is passed and the Exception Test is not applicable.