SWANN EDWARDS
ARCHITECTURE

SEQUENTIAL TEST

IN RELATION TO

ERECTION OF A 3-BED SELF-BUILD DWELLING, DOMESTIC WORKSHOP AND GARAGE

AT

LAND NORTH EAST OF 4 CLAY DROVE WEST PINCHBECK

FOR

MR SMITH

Job No. SE-2444

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1.0 INTRODUCTION

This statement has been prepared in support of a full planning application submitted to South Holland District Council for the proposed development at land north east of 4 Clay Drove, West Pinchbeck.

The proposal seeks full planning permission for the erection of a self-build dwelling. The dwelling is designed with a single-storey element to the front and a two-storey element to the rear, providing a total of three bedrooms. In addition, the development includes the provision of a detached garage and a detached domestic workshop, forming part of the residential curtilage.

This statement has been prepared to address flood risk considerations in line with the requirements of the National Planning Policy Framework and Policy 4 of the South East Lincolnshire Local Plan, and sets out the application of the Sequential and Exception Tests where necessary.

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2.0 CONTEXT

2.1 SITE DESCRIPTION

The application site is located to the south of West Pinchbeck, just north of Pode Hole. The site is positioned on the northern side of the highway, approximately 180m east of the Clay Drove/Dozen's Bank highway junction. The site is positioned within an otherwise built up frontage, comprising of single-storey bungalow development.

There is a large agricultural building to the rear of the site and a smaller agricultural shed positioned along the western boundary. The boundaries to the site are mainly open.

The site is outside of any defined development boundary and the land lies within Flood Zone 3 of the Environment Agency Flood Maps for Planning, as is shown in the extract below:

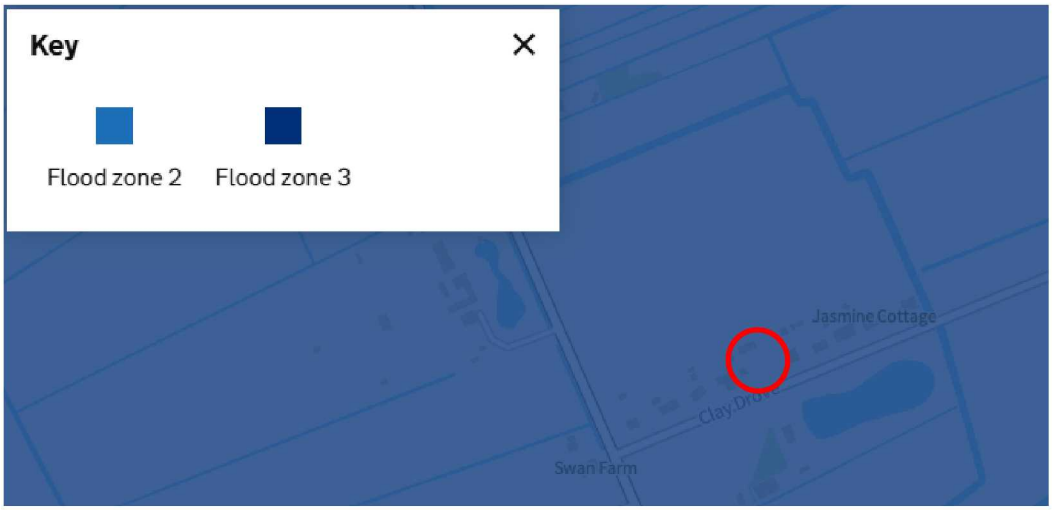


Figure 1: Extract from Environment Agency Flood Maps for Planning

As can be seen from the extract below, the vast majority of the wider area, including Spalding, is also at high risk of flooding according to the Environment Agency Flood Maps for Planning.

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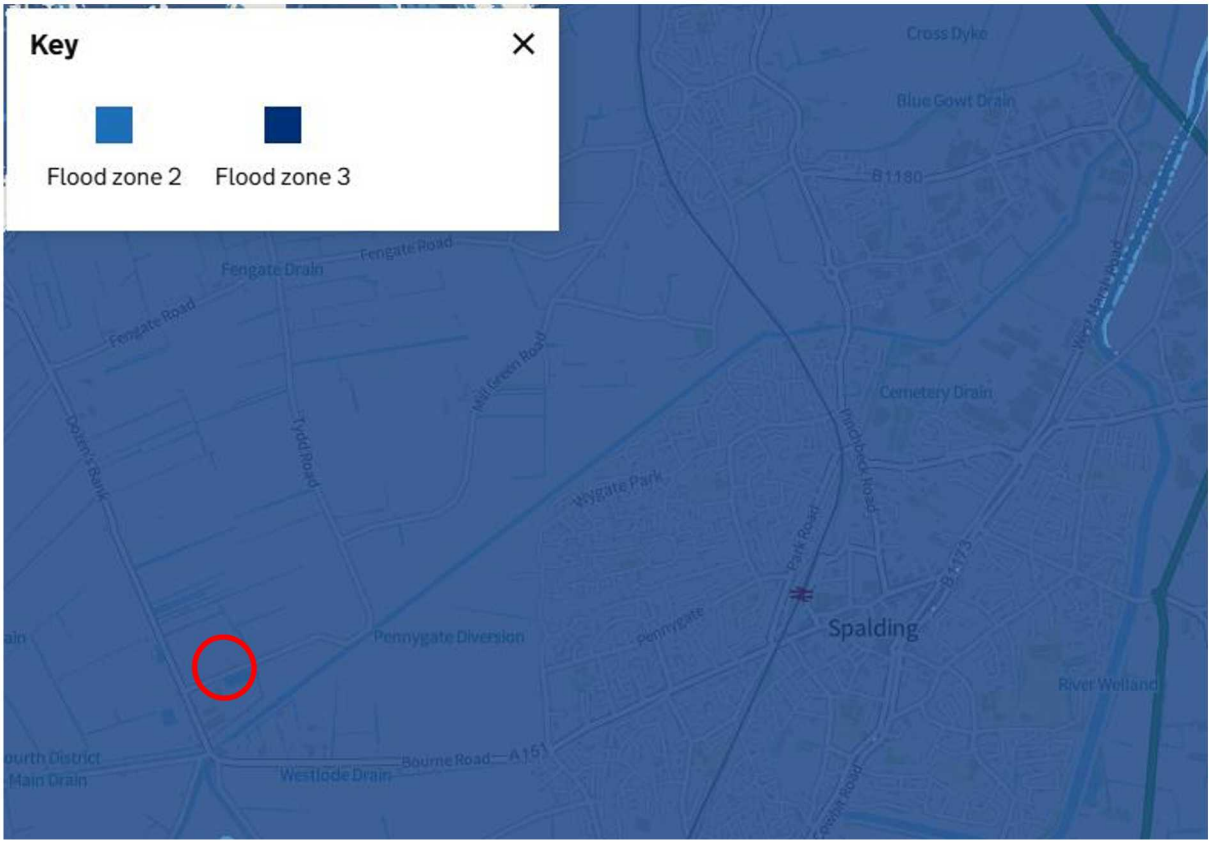


Figure 2: Extract from Environment Agency Flood Maps for Planning

2.2 POLICY

Section 14 of the National Planning Policy Framework requires development to be directed to areas with the lowest probability of flooding through the application of the Sequential Test. Where development is proposed in areas at higher flood risk, the Exception Test must be satisfied. At the local level, Policy 4 (Flood Risk) of the South East Lincolnshire Local Plan requires development to demonstrate that it is safe for its lifetime, does not increase flood risk elsewhere, and, where necessary, satisfies both the Sequential and Exception Tests.

The application site is identified within Flood Zone 3 on the Environment Agency Flood Maps for Planning. Accordingly, the sequential approach set out within national and local policy is applicable. However, it is important to recognise that the Environment Agency Flood Maps for Planning do not take account of existing flood defences. As acknowledged in the determination of planning application H23-0970-22, this is a significant consideration within South Holland, where extensive flood defence infrastructure is in place and where large parts of the district are located within Flood Zones 2 and 3.

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2.3 PROPOSAL

The proposal comprises a single self-build dwelling, including a detached garage and domestic workshop. A site-specific Flood Risk Assessment accompanies the application and demonstrates that the development is technically safe from flooding.

The design of the dwelling responds appropriately to flood risk. The two-storey rear element provides first floor sleeping accommodation, ensuring safe refuge above predicted flood levels, while finished floor levels will be set to provide further resilience. These measures are relied upon in demonstrating compliance with part (b) of the Exception Test below.

2.4 SEQUENTIAL TEST

In applying the Sequential Test, there are no reasonably available alternative sites within the area at a lower risk of flooding that would be suitable for the proposed development. This reflects the particular circumstances of South Holland District, where the majority of land falls within Flood Zones 2 and 3.

Notably, Spalding, which is identified as the highest-order settlement within the local hierarchy, is itself located entirely within Flood Zone 3. This clearly demonstrates that opportunities to direct development to areas of lower flood risk are extremely limited across the district.

Accordingly, it is not feasible to locate the proposed development in an area of lower flood risk, and the Sequential Test is therefore considered to be satisfied.

Whilst the site lies within Flood Zone 3, this reflects the baseline characteristics of the district rather than a site-specific constraint that can reasonably be avoided. In light of the findings of the Sequential Test and the conclusions of the Flood Risk Assessment, no unacceptable flood risk harm arises.

2.5 EXCEPTION TEST

In accordance with the National Planning Policy Framework, the Exception Test is required and is satisfied as follows:

(a) Wider Sustainability Benefits

The proposal will deliver a self-build dwelling, contributing to housing supply within the district administered by South Holland District Council. Self-build housing is supported at a national level and contributes to diversifying housing delivery and meeting identified local demand.

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The development represents a sustainable form of development within its rural context and makes efficient use of available land in an area where alternative sites at lower flood risk are not available (as set out in the Sequential Test above). The proposal therefore provides wider sustainability benefits that outweigh the identified flood risk.

(b) Safe for its Lifetime

As set out under the Proposal section, and demonstrated within the submitted Flood Risk Assessment, the development will be safe for its lifetime without increasing flood risk elsewhere, in accordance with Policy 4 of the South East Lincolnshire Local Plan.

Mitigation measures include raised finished floor levels and the provision of first floor sleeping accommodation within the two-storey element, ensuring safe refuge. The development will not increase flood risk elsewhere nor displace floodwater.

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3.0 SUMMARY AND CONCLUSION

This statement has demonstrated that the proposed development has been considered fully in the context of flood risk policy set out in the National Planning Policy Framework and Policy 4 of the South East Lincolnshire Local Plan.

The Sequential Test has been applied and confirms that there are no reasonably available alternative sites at a lower risk of flooding. This reflects the wider characteristics of South Holland District, including the fact that Spalding, the highest-order settlement, lies entirely within Flood Zone 3. Accordingly, the Sequential Test is satisfied.

The Exception Test has also been met. The proposal delivers wider sustainability benefits through the provision of a self-build dwelling, contributing to local housing supply. Furthermore, a site-specific Flood Risk Assessment demonstrates that the development will be safe for its lifetime, incorporating appropriate mitigation measures including raised finished floor levels and first floor sleeping accommodation, and will not increase flood risk elsewhere.

Whilst the site lies within Flood Zone 3, this is a common characteristic across the district and must be considered in the context of existing flood defences and the absence of sequentially preferable sites.

For these reasons, the proposal is considered to comply with national and local planning policy and is acceptable in flood risk terms.

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