

Sequential Test & Exception Test – Parkside Crescent, Spalding

1.0 Proposed Development

The proposed development site is located at Parkside Crescent, Spalding, Lincolnshire PE11 1RA; NGR: TF 24427 23147.

The existing site comprises 8 garages with hardstanding and surrounding lawn and natural areas. The total site area is approximately 3125m² of which approximately 100m² is occupied by garages, 525m² is hardstanding and the remaining 2500m² is permeable.

Planning permission is being sought to construct 10 dwellings, configured as 2 blocks of 5 terraced houses. The development will also include an access road, 17 parking spaces, paths, patios and gardens. The total building footprint will be approximately 410m². The area of access road and parking spaces will be approximately 445m² and 260m² respectively. With sustainable choices for the access road and parking the proposal has the potential to reduce the drained impermeable area at the site.



FIGURE 1 – GOOGLE MAPS STREET VIEW IMAGE SHOWING THE EXISTING SITE

2.0 Flood Risk

The site lies within Flood Zone 3 (Land having a 1 in 100 or greater annual probability of river flooding) according to the Environment Agency's indicative flood map for planning.

The proposed development is classed as a 'more vulnerable' development in accordance with Table 2 Flood Risk Vulnerability Classification of the National Planning Policy Framework (NPPF) Planning Practice Guidance. A sequential test and exception test is therefore required in accordance with Table 3 Flood Risk Vulnerability and Flood Zone 'Compatibility' of the NPPF Planning Practice Guidance.



3.0 Sequential Test

The proposed development is a windfall opportunity to provide 10 high quality terraced houses on a brownfield site, centrally located within Spalding with ample car parking.

The proposed site is located within walking distance of local services and amenities and there is good access directly from Parkside Crescent.

Possible alternative sites have been limited to Spalding. Alternatives have been screened from the South East Lincolnshire SHLAA annual review 2010 (the most up to date document available on the South East Lincolnshire Joint Strategic Planning Committee's website), online estate agencies and Google maps. Any sites with area greater than 0.3ha have been automatically rejected, as being too large for a 10 dwelling development.

Flood risk at the alternative sites has been assessed using the Environment Agency's flood map for planning.

1. SH/SPA/08 – Steppingstones Bridge, which is in Flood Zone 3. This alternative is not lower flood risk compared with the proposed site as is therefore not sequentially preferable.
2. SH/SPA/10 – Horseshoe Road, which is in Flood Zone 3. This alternative is not lower flood risk compared with the proposed site as is therefore not sequentially preferable.
3. SH/SPA/37 – Churchill Drive, which is in Flood Zone 3. This alternative is not lower flood risk compared with the proposed site as is therefore not sequentially preferable.
4. SH/SPA/38 – Holbeach Road, which is in Flood Zone 3. This alternative is not lower flood risk compared with the proposed site as is therefore not sequentially preferable.
5. SH/SPA/39 – London Road, which is in Flood Zone 3. This alternative is not lower flood risk compared with the proposed site as is therefore not sequentially preferable.

The whole of the Spalding Parish is essentially within Flood Zone 3 and as such no sequentially preferable sites at lower flood risk are available.

4.0 Exception Test

The development must fulfil two conditions to pass the Exception Test:

- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared;
- A site-specific Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and where possible, will reduce flood risk overall.

South East Lincolnshire Joint Strategic Planning Committee published a Sustainability Appraisal Scoping Report in July 2012. The report does not develop specific Sustainability Objectives, but is structured around a series of topic areas. The report does however identify the relevance of the earlier Lincolnshire Coastal Study to South East Lincolnshire and this earlier report does identify 15 specific objectives.

Benefits arising from the proposed development at Parkside Crescent have been identified against the Lincolnshire Coastal Study Sustainability Appraisal objectives in the table below:



Sustainability Objectives	Benefit in line with the objective
1. To ensure that the existing and future housing stock meets the housing needs of all communities.	The development will provide additional accommodation centrally located within Spalding, where the need is high but new development options are constrained.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing health services.	The proposed houses will be centrally located, within walking/cycling distance of employers, shops and services, encouraging residents' healthy lifestyle. The development will match the location of people with services, minimising the impact of travel on the environment.
3. To improve accessibility to jobs and services by increasing the use of public transport, cycling and walking, and reducing traffic growth and congestion.	The proposed houses will be centrally located, within walking/cycling distance of employers, shops and services, encouraging residents' healthy lifestyle. The development will match the location of people with services, minimising the impact of travel on the environment.
4. To reduce social exclusion and improve equality of opportunity amongst social groups.	The proposed houses are to be rented and have been designed to make it financially viable for a wide range of prospective tenants.
5. To improve educational achievement and skills levels.	The proposed houses will be centrally located, within easy distance of a range of educational services.
6. To protect, enhance and sustain biodiversity and to conserve geodiversity.	The development will protect biodiversity through careful garden design.
7. To restore and manage the historic environment and built environment.	The proposed site currently houses functional garages and hardstanding. The proposal will introduce good quality housing designed to be in-keeping with the local street scene.
8. To manage landscape change and enhance landscape quality.	The proposed site currently houses functional garages and hardstanding. The proposal will introduce good quality housing designed to be in-keeping with the local street scene.
9. To encourage sustainable use of resources, specifically land and water.	The development is proposed for a brownfield site. The development will provide an opportunity to improve drained water quantity and quality from the site in line with the latest SuDS best practice.



	The development will make use of the latest building best practice, to improve energy and water usage. The development can utilise existing service infrastructure at the site.
10. To reduce risk of fluvial and coastal flooding by adapting to climate change and coastal erosion.	The planning proposal provides an opportunity for a Flood Risk Assessment to ensure that the development is safe from flooding now and for the future, taking account of climate change. The development will provide an opportunity to improve drained water quantity and quality from the site in line with the latest SuDS best practice. The development will make use of the latest building best practice, to improve energy and water usage.
11. To reduce levels of atmospheric greenhouse gases (GHG) by reducing emissions and increasing extent of carbon sinks.	The development will make use of the latest building best practice, to improve energy and water usage. The proposed houses will be centrally located, within walking/cycling distance of employers, shops and services, reducing the number of car journeys.
12. To promote the utilisation of the local renewable energy potential.	The development gives an opportunity for the incorporation of solar cells.
13. To maximise the area's economic comparative advantages.	The type of residences proposed are expected to appeal to a wide range of tenants, helping to retain and encourage new skilled employees into the area.

A site-specific Flood Risk Assessment has been drafted, which demonstrates that the development is safe and will not increase the flood risk elsewhere.

5.0 Conclusion

There are no sequentially preferable sites available in lower flood risk areas that meet the aim of the project.

The proposed development provides wider sustainability benefits for the community that outweigh flood risk.

A Flood Risk Assessment has been drafted that demonstrates the development is safe and will not increase the flood risk elsewhere.

The proposal passes the requirement of the sequential test and fulfils the two conditions of the exception test and therefore is in accordance with the criteria for determining planning applications as detailed in paragraph 102 of the National Planning Policy Framework.