Sequential test

Proposed erection of single storey dwelling

Land Adj 144 Reservoir Road,
Surfleet Seas End,
Spalding
PE11 4DH

19/09/26

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1.0 Introduction

1.1 This statement has been prepared to accompany a full planning application for 1no dwelling at land at Reservoir Road, Surfleet Seas End.
Planning Reference H17-0496-26.

1.2 The site is for an individual development of a single storey dwelling giving the area a net gain of 1no dwellings.
The proposal was previously approved under reference H17-1169-21, with only minor changes being made for the current application.

2.0 The Sequential Test

2.1 The Environment Agency flood mapping shows that the site sits mainly within flood zone 1 and partially within flood zone 2 and 3.
The area intended for development is set entirely within flood zone 1.

2.3 Section 18 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. Section 18 F5 explains that the aim of the sequential testis 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 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 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 locate new development in low-risk areas, the sequential test should compare reasonably available within medium risk areas, and where there are no reasonably 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 non-major housing development, it would not usually be appropriate for the area 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 the sites should be considered ‘reasonably available’ for the purpose of the sequential test if their location is suitable for the type of development proposed, 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 South Lincolnshire SFRA March 2017 is the basis for applying the Sequential Test. This concludes that the vast majority of South Holland District is in Flood Zones 2 and 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 larger 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 likely 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 Surfleet Seas End,

2.9 The identification of sequentially preferable sites will be taken from the SFRA 2017 mapping for, Residual Flood Hazard Surfleet- Year 2115, 0.1% Event probability.

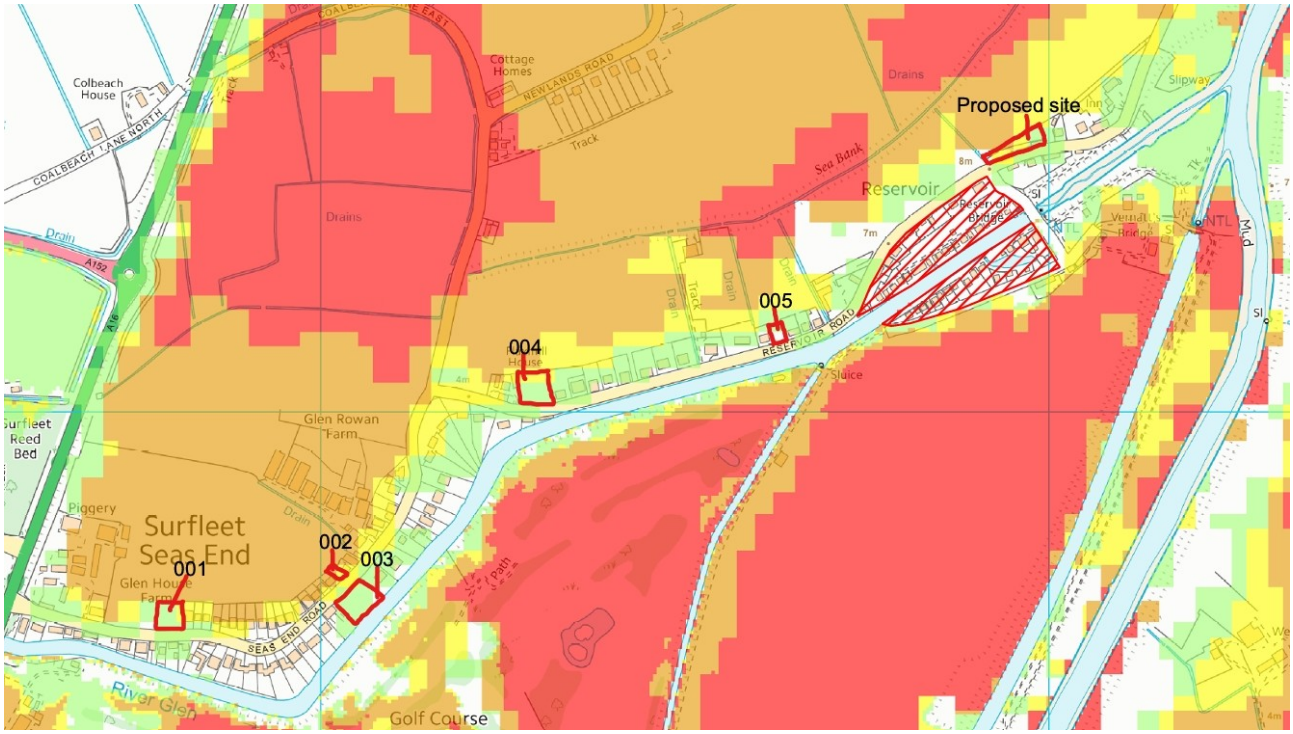


Fig 1, Identified sites within Surfleet Seas End.

Ref	Location	Status	Viability
001	Seas End Rd	Developed, 1 Dwelling	N/A
002	Seas End Rd	Under development	N/A
003	Seas End Rd	Developed 4 Dwellings	N/A
004	Reservoir Rd	Under development, H17-0843-26	N/A
005	Reservoir Rd	Developed, 1 Dwelling	N/A

2.10 The summary of findings is that there are five additional sites within Surfleet Seas End, with all other surrounding land being working agricultural land.
Of the sites identified on the map three have since been developed and two are currently under development or with planning.
Of the sites identified and surrounding area there are none available that are sequentially more viable.

3.0 Conclusion

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