

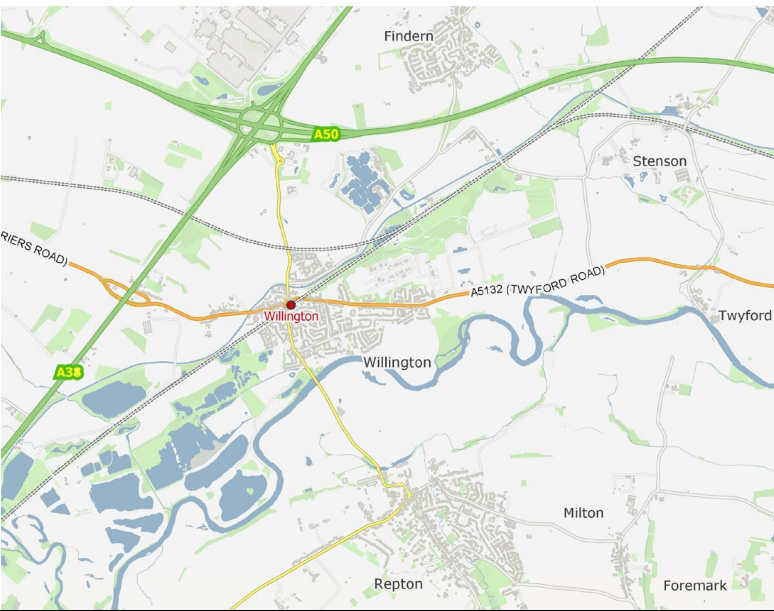
Sequential Test – 38 Hall Lane, Willington

Stage 1 - strategic application & development vulnerability

1.1	Has the Sequential Test already been carried out for this development at development plan level?	No. Sequential tests have been undertaken for strategic sites (over 100 house sites) and is included in the Part 1 Local Plan Sustainability Appraisal and for Non-strategic sites allocated within the Part 2 Local Plan included in the sustainability appraisal for the part 2 Local Plan. Cumulatively these plans allocate homes sufficient to deliver over 12,000 homes in the Plan period to 2028 and together with housing provision already delivered at the time of adoption in 2016 and windfalls will ensure that the Plan delivers an excess of the 12,600 homes required within the Plan period (2011-28)
1.2	Is the flood risk vulnerability classification of the proposal appropriate to the Flood Zone in which the site is located according PPG?	The applicants sequential test submission provided to the District Council notes that the vulnerability classification for the proposed development is 'more vulnerable'. This has been confirmed by the LPA against table 2 of Technical Guidance to the National Planning Policy Framework.

Answer to Question 1.1 or 1.2 is No. Undertake stages 2 and 3 EA's Standing advice

Stage 2 - Defining the evidence base

2.1	State the geographical area over which the test is to be applied.	Local – Within Willington and immediately surrounding villages including Repton and Findern.
2.2	If greater or less than the district boundary justify why the geographical area for applying the test has been chosen.	Due to the non-strategic nature of the site it is considered by the LPA to represent a local, rather than strategic scale development. As such the LPA considers it appropriate to undertake the sequential test at localised level rather than looking across the whole of the District. For the purposes of undertaking the sequential test the Council considers it appropriate to review sites in Willington, and immediately surrounding villages in South Derbyshire (Repton and Findern). See attached map. 
2.3	Identify the source of reasonable available	South Derbyshire Monitoring Report and associated monitoring records.

	sites, either: · background / evidence base documents (state which), or if not available · other sites known to the LPA that meet the functional requirements of the application	
2.4	State the method used for comparing flood risk between sites, either: ▪ Environment Agency Flood Map, or ▪ an up to date Strategic Flood Risk Assessment held by the Local Planning Authority, or ▪ site specific Flood Risk Assessments where they are suitable for this purpose, or ▪ another map or sources of flooding information not listed (state which).	Council's Adopted SFRA (updated where applicable to reflect the EAs fluvial flood risk map)
Stage 3 - Applying the Sequential Test		
3.1	State the name and location of the reasonably available site options being compared to the application site.	The applicant has not identified alternative sites. However, having reviewed consented and unimplemented permissions the Council has identified a number of sites capable of providing open market homes to meet local needs: Willington - DMPA/2020/0391 – 1 dwelling - DMPA/2020/0744 – 1 dwelling - DMPN/2020/1371 - Prior approval for COU from offices to dwelling houses Repton - 9/2019/0743 – 2 dwellings COU from office - DMPA/2020/0230 – 1 dwelling - DMPA/2020/0828 – 1 dwelling - <i>DMPA/2020/0808 – 7 dwellings – this application is limited to single storey dwellings and has therefore been removed from being a reasonably available site.</i> Findern - <i>DMPN/2021/1259 and 9/2018/0290 – 6 dwellings – this site has now commenced and therefore is not considered to be reasonably available.</i>
3.2	Indicate whether flood risk on the reasonable available options is higher or lower than the application site. State the Flood Zone or SFRA classification for each site.	Following submission of the application the Council has reviewed unimplemented and part implemented planning permissions in Willington surrounding villages of Repton and Findern in South Derbyshire. These are listed below together with information on their identified flood risk: - DMPA/2020/0391 – Flood Zone 1 (SFRA). Flood Zone 1 (EA Flood Map) - DMPA/2020/0744 – Flood Zone 1 (SFRA). Flood Zone 1 (EA Flood Map) - DMPN/2020/1371 - Flood Zone 1 (SFRA). Flood Zone 1 (EA Flood Map) - 9/2019/0743 – Flood Zone 1 (SFRA). Flood Zone 1 (EA Flood Map) - DMPA/2020/0230 – Flood Zone 1 (SFRA). Flood Zone 1 (EA Flood Map)

		- DMPA/2020/0828 – Flood Zone 1 (SFRA). Flood Zone 1 (EA Flood Map) Suitable/Availability/Achievability/Viability. A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing are suitable. For other sites, the following factors should be considered to assess a site's suitability for housing, now or in the future: • National policy; • Appropriateness and likely market attractiveness for the type of development proposed; • Contribution to regeneration priority areas; • Potential impacts including the effect of landscape features, nature and heritage conservation. Developable To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. Deliverable. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. NPPF definition)
3.3	State whether the reasonably available options being considered are allocated within the Development Plan. Confirm the status of the Plan.	No, but they have the benefit of planning permission.
3.4	State the approximate capacity of each reasonably available site being considered. This should be based on: ☐ the density policy within a LDD, and ☐ ☐ past performance in this respect.	As outlined above.
3.5	Detail any constraints to the delivery of identified reasonably available options; for example, availability within a given a time period or lack of appropriate infrastructure. This part of the test should include recommendations on how these constraints could be overcome and when.	No known constraints.
Sequential Test conclusion		
Are there any reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed?		Whilst there are a number of small single dwelling sites available in Willington and Repton, these cannot be considered to be similar developments due to their small size. On this basis it is concluded that this site passes the Sequential Test due to no other reasonable alternatives being available in the local area.

	Conclusion Development of this nature could not be accommodated elsewhere in the search area on sites at lower flood risk. Test Passed.
--	---

Based on guidance at:

<https://www.gov.uk/flood-risk-assessment-local-planning-authorities>

<https://www.gov.uk/flood-risk-assessment-the-sequential-test-for-applicants>

Exceptions Test

This is unlikely to be required given the vulnerability classification of the development and the level of flood risk within the site.