

Flood Risk Sequential Test

Land at Rye Close Farm, Eggington

Flood Risk Sequential Test – Rye Close Farm, Egginton

Project	Land at Rye Close Farm, Duck Street, Egginton, DE65 6HG
Client	Mr Colin Kemp
Reference	1287
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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jim Malkin, has worked as a principal planning officer in local government, and more recently as a planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.
- 1.3 This sequential test has been completed to address the requirements of South Derbyshire District Council. The application site is formed of land previously associated with Rye Close Farm which is located within the village of Eggington. Existing built form on site comprises a pole barn hay store, the linear brick and tile traditional barn sits within the wider farm complex but does not form part of the application site.
- 1.4 The site is located in flood zone 2 as defined by the Environment Agency's flood map.
- 1.5 The sequential assessment has been completed in accordance with the requirements of the National Planning Policy Framework (NPPF) and the associated National Planning Practice Guidance (NPPG). SDDC have confirmed that the test should review all sites within Eggington, Hilton and Wiggington.
- 1.6 The development of the site comprises of the erection of a single detached bungalow.

2 Policy Requirements

- 2.1 Paragraph 159 of the NPPF sets out that *‘inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere’*. Paragraph 160 advises that *‘a sequential, risk-based approach to the location of development’*.
- 2.2 Paragraph 162 states that *‘the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding’*.

3 Site Specific Flood Risk Issues

- 3.1 The site is predominantly previously developed land and has an existing agricultural building on the site. The site is located in close proximity to the River Trent and its tributary watercourses (Eggington Brook, Hilton Brook/River Dove) with the risk of fluvial flooding. The Flood Risk Assessment which has been completed by UK Flood Risk, concludes that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

4 Defining Site Alternatives

- 4.1 The development is located within the settlement of Eggington and following a discussion with Jenny Blair, Planning Policy Officer at South Derbyshire District Council, that a reasonable search area is considered to be Eggington, and the neighbouring villages of Hilton and Willington. Alternative sites have been sourced from a review of immediately available commercial opportunities on

rightmove.co.uk and also from the Councils Strategic Housing Land Availability Assessment (SHLAA).

4.2 The following requirements have been considered with regards to the alternative sites within the sequential test: -

- The site must be located in flood zone 1
- It must be capable of accommodating the proposed development
- The site should be available, suitable and developable within 5 years

The proposed development seeks permission for a single dwelling, the site must therefore be of a similar scale.

4.3 Government guidance advises that the sequential assessment should provide the following information on alternative sites:

- Its name and address
- Whether it has been allocated in the local plan (i.e. identified for a specific use like housing)
- Any issues that would prevent development on the site (e.g. roads that are too small) and whether these issues could be overcome
- Your estimate of its approximate capacity

5 Alternative Sites

5.1 The search of currently available sites found 1 within Tutbury and the surrounding area, and 4 within Willington and the surrounding areas. The sites, and their capabilities to successfully accommodate the proposed development are considered below.

- 5.2 A review of planning permissions / applications for residential development in both Hilton and Willington in the past 12 months has not found any additional sites with a valid planning permission. A number of other permissions have been granted for the conversion of buildings to residential properties, including Follyfoot Farm, Burntheath, Clares Folly, Sutton Lane, Hilton and 51 Beech Avenue, Willington, however none of these are suitable for a new build residential development and have therefore been discounted as part of the sequential test.
- 5.3 Consideration has been given to South Derbyshire's SHLAA (Strategic Housing Land Availability Assessment), which is the ongoing mechanism for landowners, developers and agents to make known to the Council that they consider their site suitable for development. All sites within the SHLAA in the study area of this test are larger, more strategic sites and can accommodate significant development, the sites therefore cannot be considered as a realistic alternative to the application site that seeks permission for a single, self-build dwelling.

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Site Address and Size	Constraints to Development	Estimated Capacity	Other Matters	Sequentially preferable Y/N
Ludgate Street, Tutbury 267m ²	The site is located in Flood Zone 1 and has permission for a single dwelling; however, the site is outside of the jurisdiction of South Derbyshire District Council and therefore cannot be considered as a reasonable alternative to a scheme in SDDC.	1	The site is much smaller in scale to the site in Eggington and owing to level issues it cannot accommodate a single storey dwelling which is key to the applicant's needs.	N
Land adj. Common Piece Lane, Findern 9.77ha	The site is located in Flood Zones 2 and 3 and therefore cannot be considered sequentially preferable to the application site	200	The site is not designated in the local plan and therefore is unlikely to be available for development in the short or even medium terms.	N
Parcel of land adj. Beech Drive, Findern 353m ²	The site is located in Flood Zone 1 and is therefore in an area less susceptible to flooding. The site is however covered under dense vegetation and mature trees and is covered by TPO 531. Therefore, the site is not available for development.	1	Any development of this site would result in significant environmental and ecological harm.	N
133 Twyford Road, Willington 1,125m ²	The site is located in Flood Zone 1 and is therefore in an area less susceptible to flooding. The site has an extant planning permission for the erection of a detached dwelling.	1	The site is much smaller in scale to the site in Eggington, whilst it is in an area surrounded by two storey housing, therefore the erection of a bungalow on the site would be harmful to the streetscene and wider character of the area. A single storey dwelling is key to the applicant's needs.	N
Adj. 73 Twyford Road, Willington	The site is located in Flood Zone 1 and is therefore in an area less susceptible to flooding. The site has an extant		The site is much smaller in scale to the site in Eggington, whilst it is in an area surrounded by two	N

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720m ²	planning permission for the erection of a detached dwelling.		storey housing, therefore the erection of a bungalow on the site would be harmful to the streetscene and wider character of the area. A single storey dwelling is key to the applicant's needs. It is also understood that development has commenced on the project, it is therefore not available for development by the applicant.	
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6 Conclusions

- 6.1 This statement provides assurances to the Local Planning Authority that the site passes the requirements of the sequential test and confirms that there are no alternative sites in an area of lower probability of flooding that provide a suitable alternative for the proposed development.