

Sequential Test

Proposed Development

New Dwelling

Green Gables, Northfields Lane, Aidingbourne



For Darren Tobin

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October 2021

SEQUENTIAL TEST

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1.0 Introduction and Background:

- 1.1 Neame Sutton Ltd have been instructed to prepare this Sequential Test and Exception Test to accompany a full planning application for the demolition of the swimming pool buildings and the erection of a new dwelling.

2.0 Site Context:

- 2.1 The site is the rear garden of an existing dwelling, within the built-up area of Aldingbourne, within flood zone 2.
- 2.2 The site consists of a swimming pool building and pool house, with rear access onto Northfields Lane via a shared access with Elderberry House. This access from the dwellings to Nyton Road crosses Aldingbourne Rife.
- 2.3 This access was also previously used by the Nyton Nursery, and due to residential development, this access is no longer used by the nursery.
- 2.4 The Nyton nursery is now a development of 268 dwellings, with a new access onto Fontwell Avenue. This route can be used by Green Gables as a means of escape.

3.0 National Planning Policy Framework (NPPF) Sequential Test

Section 12 of the National Planning Policy Guidance on "Flood Risk and Coastal Change" states:

National policy is to ensure that new development is designed or located in a way that makes people and buildings safe without increasing, and where possible, reducing flood risk. The policy for managing flood risk in the NPPF reflects this intention and the proposed development at land Local Plan.

Paragraph 159 states, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 162 states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available site appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

Paragraph 164 states that an exception test should demonstrate that the development would provide wider sustainability benefits to the community that outweigh the flood risk and that the development will be safe for its lifetime taking account of the vulnerability of its users.

Arun District Strategic Flood Risk Assessment

- 3.1 This aspect has been fully detailed within the full Flood Risk Assessment submitted by Bight Plan.

Arun District Local Plan Policy W DM2 Flood Risk

Development in areas at risk from flooding, identified on the latest EA flood risk maps and the Strategic Flood Risk Assessment will on be permitted where all of the following;

- a. A Sequential Test
- b. A site-specific FRA, including access and egress without increasing flood risk elsewhere
- c. The benefits to the wider community are identified
- d. The scheme identifies adaptation and mitigation measures
- e. Appropriate flood warning and evacuation plans
- f. New site drainage systems designed to consider flood flow routing and utilising temporary storage areas.

Sequential Test

- 3.3 The sequential test undertaken by Simms Williams is attached with this report. The test has considered relevant sites within the built-up area boundary in proximity of the site. The site is a small site, utilising an underused part of the garden consisting of disused buildings, to provide a new dwelling. Such small sites are usually rarely on the market and as such, the properties which are available are not as sustainable or available due to ownership issues.
- 3.4 The proposed development with its water compatible and flood resilient design will not increase flood risk elsewhere. The site is within a highly sustainable location being located within a built-up area boundary of Aldingbourne and adjacent to the new development of the former Nyton nursery, which has permission for 268 dwellings (Peckham Chase) and this site with public roads can be used for safe egress from the site to dry land in the event of a significant flood event onto Fontwell Avenue.
- 3.5 The Sequential Test has been applied according to correspondence with the Arun District Planning Department. Even though the Sequential Test has been applied, the way in which it is applied is not fixed and requires the exercise of planning judgement. The nature of the scheme is relatively difficult to compare to other available sites, due to ownership issues. Therefore, a key question is whether alternative sites are reasonably available for the proposed development. A pragmatic approach is required in the judgement process.
- 3.6 Applying the Sequential Test to the proposed site, is attached to this document. The sites with planning approval within close proximity are either not for sale, or for more units than proposed and not in a suitable location. We believe that the planning judgement is that the site is in a sustainable location, capable of flood mitigation measures, which render the site safe and would not cause any flooding issues off site.

4.0 Exception Test

- 4.1 There are no other available, appropriate sites available, therefore the exceptions test applies. The test is:
 - The development would provide wider sustainability benefits to the community that outweigh flood risk, and;
 - 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.
- 4.2 The Exceptions test is to demonstrate that where there are no other appropriate sites available, the wider sustainable benefit to the community by the new development should be assessed, as well as the safety of the development.

- 4.3 The benefits of this site are that Arun District Council cannot demonstrate a 5-year housing land supply, and the site being within the built-up area of Aldinbourne is a sustainable location and does not result in any loss of countryside. The demolition of a building now disused to enable the dwelling with adequate amenity space and existing separate access is a sustainable use.
- 4.5 There is safe access and egress, which in the event of a major flooding event, through Peckham Close to Fontwell Avenue. This avoids the access over the rife.

5.0 **Conclusion**

- 5.1 A sequential test has demonstrated that there are no suitable alternative sites for the proposed development which are available, and an exceptions test demonstrates that the proposed development will not result in any loss of residential amenity or result in any flooding elsewhere. It will benefit the wider community by providing a sustainable dwelling within the built up area boundary of Aldingbourne and replaces disused buildings and underused garden land.
- 5.2 The proposed dwelling is a sustainable contribution to Arun's five year land supply without taking any greenfield land.



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Site Ref	Planning Ref	Site Address	Flood Risk	Development Plan Status	Capacity	Scheme	Already Built	Discounted
1	AL/8/18/PL	Land between, 8 - 10 Barnett Close, Eastergate, Chichester, West Sussex, PO20 3UW	F1	Planning Granted	2 Units	Luxury Houses	N	Not for sale & wrong location. Discounted
2	Y/106/19/L	Stakers Farm, North End Road, Yapton, Arundel, West Sussex, BN18 0DU	F1	Planning Granted	3 Units	Residential Units	N	Not for sale & wrong location. Discounted
3	AL/129/17/PL	Land east of Forge House, Nyton Road, Eastergate, Chichester, West Sussex, PO20 3UP	F1	Planning Granted	2 Units	Luxury Houses	N	Not for sale & wrong location. Discounted
4	BN/39/20/PL	Land Associated To Tars Farm, Church Lane, Barnham, Bognor Regis, West Sussex, PO22 0DB	F1	Planning Granted	4 Units	Luxury Houses	N	Wrong Location & Too Expensive. Discounted
5	Y/121/19/PL	The Steddles, North End Road, Yapton, Arundel, West Sussex, BN18 0DT	F1	Planning Granted	11 Units	Mixture of Houses	N	Wrong Location & Too Expensive. Discounted
6	WA/79/20/PL	Spindlewood, Yapton Lane, Walberton, Arundel, West Sussex, BN18 0AS	F1	Planning Granted	8 Units	Mixture of Houses	N	Wrong Location & Too Expensive. Discounted