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Sequential Test Declaration

Proposed Holiday Suites and Spa

No.TWENTY9 Bar and Restaurant, 29 Market Place, Bunrham Market, Kings Lynn, Norfolk, PE31 8HF

Examination

The site falls within an area susceptible to $\geq 50\%$ $< 75\%$ Groundwater Flooding, as well as Surface Water Climate Change and Surface Water 0.1%, 1% and 3.3%. Normally this would require evidence to demonstrate consideration of alternative sites for the development.

However, as the development is a continuation of the original 6 Holiday Suites granted permission in 2017 and constructed in 2019 (17/01451/F) they are ancillary and reliant upon the services of the Bar and Restaurant and therefore alternative sites elsewhere cannot be considered. This ancillary nature of the previous development was condition as part of the original permission, and should this current application be permitted the same condition is likely to be part of any approval. The proposed Spa facilities also are defined by this as they will also be ancillary to the establishment relying on staff and servicing alike.

Conclusion

Following examination it is determined that alternative sites within areas of reduced flood risk cannot be considered in this instance due to the nature of the proposals being ancillary and reliant upon the established restaurant and bar.