



URBANA

## The Anchor Inn, Gunthorpe

Flood Risk

Sequential Test



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Checked and approved by: MB  
Client: Mica Redd Ltd  
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## 1.0 Introduction

- 1.1 On behalf of Mica Redd Ltd, Urbana has prepared this Sequential Test pertaining to flood risk, in support of full planning permission at The Anchor Inn pub, Gunthorpe. The planning application comprises the demolition of the existing public house and the redevelopment of the site to form a community hub with eight Class E units and associated landscaping and car parking.



Figure 1: The Site Location

- 1.2 The purpose of this sequential test is to assess the application site against other similar sites within an appropriate catchment area to determine whether there are any sequentially preferable sites suitable for development in the manner proposed in the associated application. In comparing potential alternative sites, regard must be given to the specific requirements of the future occupiers of the proposed development. These requirements will be discussed in the following sections of this report.
- 1.3 The document draws upon relevant local and national policy guidance, including:
- National Planning Policy Framework [“NPPF”](revised July 2021);
  - Newark and Sherwood Amended Core Strategy DPD [“CS”](2019)
  - Newark and Sherwood Allocations and Development Management [“A&D”](2013)

## 2.0 Sequential Test in Policy

- 2.1 Paragraphs 159-169 of the NPPF pertain to planning and flood risk. These paragraphs make clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas that are exposed to the highest risk.
- 2.2 Specifically, in order to avoid such inappropriate development, paragraph 161 states that plans should apply a sequential, risk-based approach to the location of development, which should be done through a sequential test, followed by an exception test if necessary.
- 2.3 The aim of the sequential test, as set out in paragraph 162, is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonable available sites appropriate for the proposed development in areas with a lower risk of flooding.

- 2.4 This policy reasoning is supported by Spatial Policy 9 of the CS, this policy refers to allocating suitable sites and hereby should be reference a sequential test in order to be located in areas at the lowest risk of flooding.
- 2.5 The location of a site in relation to relevant Flood Zones forms the primary reasoning behind whether the sequential test need be applied. Flood Zone types are used to demonstrate the probability of flooding in a locality and are shown below.
- 2.6 With regard to the site of the proposed development, figure 2 indicates that the site is located primarily within Flood Zone 3, with an area to the east within Flood Zone 2. Flood Zone 3 land in this instance is land having a 1 in 100 or greater annual probability of river flooding, therefore considered Flood Zone 3a.

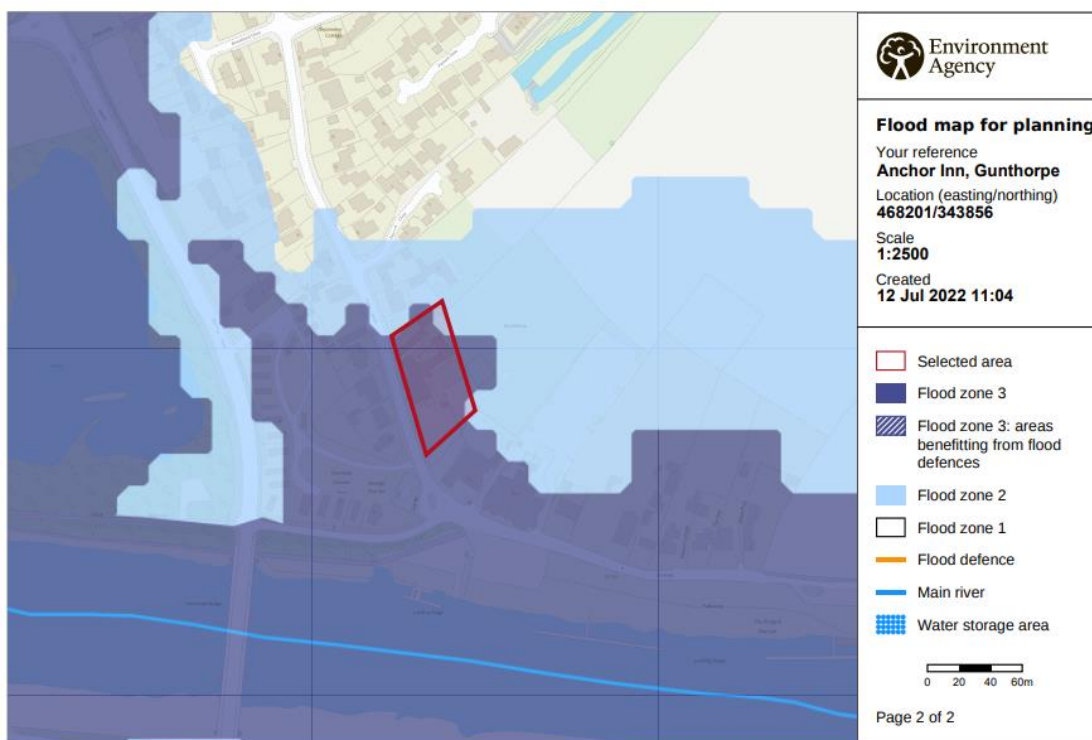


Figure 2: Environment Agency Flood Map

- 2.7 The section of the River Trent to the south of the site does not benefit from Flood Defences, and large areas within the locality are the subject of Flood Zone 3.
- 2.8 Annex 3 of the NPPF outlines the flood risk vulnerability classification, which outlines which uses are considered more or less vulnerable with regard to flooding. The proposed development will deliver 8 commercial units. The use of each unit has already been secured through active engagement with local stakeholders and consequently will deliver a Farm Shop, Butchers, Deli, Café, Hair Salon, Dental Practice and two Office units.
- 2.9 According to Annex 3, the majority of the uses are considered less vulnerable with regard to flooding. The use of a unit as a Dental Practice would be considered more vulnerable, however this unit will be delivered on the first floor.

### 3.0 **Establishing an Appropriate Catchment Area**

- 3.1 As previously stated, this sequential test will assess the proposed site against other relevant sites within an appropriate catchment area. To this aim, it is necessary to justify the validity of the catchment area chosen.
- 3.2 Initially, the catchment area prescribed by the LPA covered the entirety of the Newark and Sherwood District, as stated in their pre-application response ref: PREAPP/00352/21, dated 10<sup>th</sup> February 2022. The basis of this catchment area was a result of the residential units which were originally proposed on site.
- 3.3 The proposed residences are now omitted and following this, conversations have been held with case officer Julia Lockwood, to ascertain if a smaller catchment area would be suitable. Given the site is delivering small commercial units geared to create a community hub by use of the local residents it was concluded a catchment area covering Gunthorpe would be suitable for this sequential test, as outlined in figure 3.

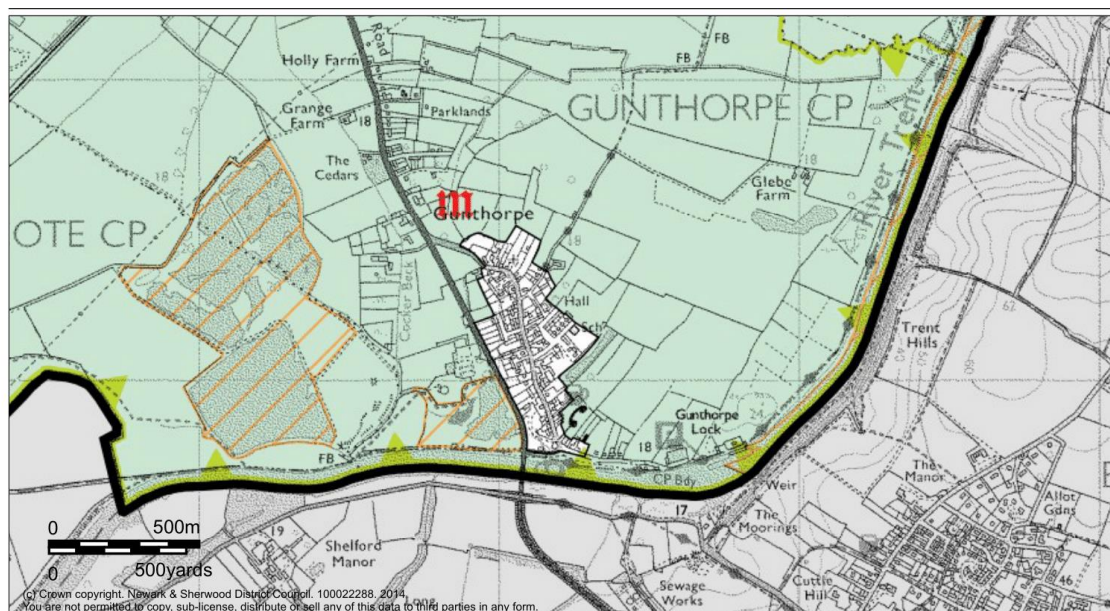


Figure 3: Sequential test catchment area, based on the settlement boundary of Gunthorpe, outlined on the Policies Map.

- 3.4 Notwithstanding the agreed catchment area of Gunthorpe, a wider review was undertaken to ensure this flood risk assessment was robust. Detail of which can be found in section 7.0.

### 4.0 **Identifying Sites to be Considered**

- 4.1 The choice of sites to consider, including vacant premises or undeveloped sites, depends on a number of key factors:
- If the alternative site is within Gunthorpe's development boundary;
  - The size of the development in relation to potential alternative sites, with an understanding that sites +/- 10% will be considered.
  - If the alternative sites are sequentially preferable in flood risk terms;
  - Whether alternative sites are sustainably located.



## 5.0 **Selection Criteria**

- 5.1 The proposed development comprises the demolition of the vacant Anchor Inn public house and the retention of a NDHA and small outbuilding deemed to have historic interest. Along with the retained buildings the development proposes to erect two 2-storey buildings to form a courtyard around the retained-out buildings. The development overall will deliver 8 Class E units to comprise a community hub, offering local services and amenities not available in Gunthorpe. The development will retain an area for car parking.
- 5.2 The site is approximately 0.25 ha and sits off Main Street, the primary road through Gunthorpe.
- 5.3 With regard to the suitability of any alternative sites within or nearby the designated catchment area, they should be similar in size to the proposed site and have the capacity to accommodate the desired scale and density of the proposed scheme.
- 5.4 Other stipulations as to the eligibility of potential alternatives include:
- The availability of the site to buy (not rent) to ensure that the developer has and can retain control of the site;
  - The ability of the site to support commercial units and operate a hub for local services.
  - The accessibility of the site in terms of public transport to promote sustainable development
  - How suitable the site is in terms of pedestrian safety, to ensure the surrounding environment is suitable for future occupants and visitors to the site.

## 6.0 **Undertaking the Assessment**

- 6.1 In assessing whether the proposed development satisfies the sequential test, the following factors have been taken into account:
- 6.2 Availability – whether sites are available now or are likely to become available for development within a reasonable period of time. This means that there must be no legal or ownership constraints to the site and the owner must have explicitly expressed an intention to develop the land or sell it to a developer with the intention to do so.
- 6.3 Suitability – whether sites are suitable to accommodate the scale or type of development proposed. The suitability of the site must take into account a number of key factors, such as policy designations that would prejudice the ability of the site to be developed. Physical factors including access, ground conditions, pollution or other contaminants may also make the site unsuitable, as well as the impact of the proposed development on landscape character.
- 6.4 Viability – whether there is a reasonable prospect that development will occur on the site at a particular point in time. Again, the importance of demonstrating the viability of alternative sites depends in part on the nature of the need and timescale over which it is to be met. Cost of the site is an obvious and fundamental factor, with further cost-related considerations including site preparation and any necessary exceptional works. Relevant conditions include market factors such as the attractiveness of the locality and level of potential market demand. Cost factors are also taken into consideration, such as site preparation costs and any exceptional works that may be necessary. Finally, delivery factors are another fundamental factor of viability, including matters of phasing and build-out rates).





## 7.0 The Sequential Approach

- 7.1 As outlined in Section 3.0, the identified catchment area to undertake the sequential test is Gunthorpe, figure 3.
- 7.2 The Local Development Framework does not allocate any sites within Gunthorpe for employment land, nor have these been considered during LDF monitoring. On this basis, the review of sites considered those available for sale or vacant that would be considered sequentially preferable.
- 7.3 When you compare the remaining land in Gunthorpe, that is not designated within Flood Zone 3, the majority consists of residential areas where no residual land is available. One site is up for sale which, in terms of land would be capable of delivering the proposed development
- 7.4 The assessment site is located to the north of Gunthorpe and is located within Flood Zone 2. The total sale site includes 5.5 ha, albeit the majority of this land sits on the other side of Main Street and out of the settlement boundary, henceforth the section of land suitable for this assessment covers 0.28ha. Existing on the parcel of land within the settlement boundary is a Grade II listed dwelling, notwithstanding this the sale price is £1,600,000.
- 7.5 It can be concluded that due to the combination of the listed building, the placement outside of the settlement boundary, the size of the site being considerably larger than the proposed site and the asking price, this alternative site is not considered preferable and does not meet the *Suitability* or *Availability* criteria outlined in Section 6.0.
- 7.6 The assessment failed to yield any other *available* sites that could be considered sequentially preferable in terms of flood risk. This considered sites within a 5km radius of the catchment area, to ensure a robust assessment took place.
- 7.7 Gunthorpe is located on the southern edge of the Newark and Sherwood district. An assessment of the nearby towns of East Bridgford and Burton Joyce was undertaken however did not highlight any available sites which would be suitable for the sequential assessment. Notwithstanding this, it would have resulted in positioning the development outside of the LPA's boundary.
- 7.8 Following the methodology and criteria set out in section 5.0 and 6.0, there are no sequentially preferable sites. It is important the proposed development is able to serve the communities within Gunthorpe and provide an offer which is currently not available. In order to achieve this, it is considered the proposed development on the site at the former Anchor Inn, Gunthorpe is the most suitable.

## 8.0 The Exception Test

- 8.1 The requirement for the Exception Test has not been triggered, as, in accordance with the NPPF, the proposals constitute 'less vulnerable' development.
- 8.2 Table 3 contained within Planning Practice Guidance asserts that less vulnerable development in Flood Zone 3 is appropriate development.

## 9.0 Conclusions

- 9.1 The sequential test has demonstrated that there are no other reasonably available, suitable and deliverable sites within the defined area that are sequentially preferable. As a result of this, the process dictates that the application site should be viewed as appropriate for the proposed development.



- 9.2 Further to this, the accompanying Planning Statement makes clear that the proposed development is an appropriate use of the site insofar as being in accordance with relevant national and local planning policy.
- 9.3 Beyond policy reasoning, the proposed development strives to deliver an accessible community facility which will provide a range of local retailers, in turn providing a service which is not currently available within Gunthorpe and thus improving the sustainability of the settlement.
- 9.4 It is, therefore, asserted that the sequential test is passed and that the site is suitable for the development proposed.

