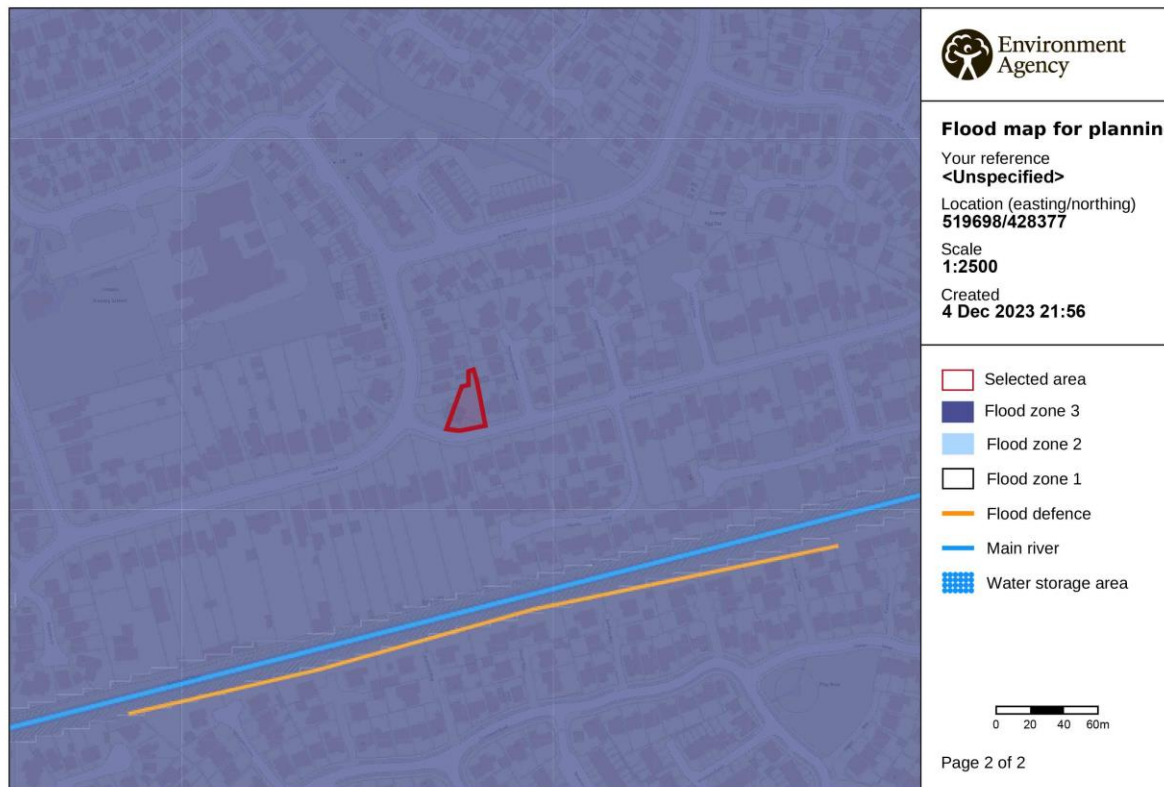


Land North of 5 Bond Street

HEDON

HU12 8NY

Sequential test



The Environment Agency's Flood Map indicates that the site is located within Flood Zone 3 but is benefitting from flood defences.

As stated in the Flood risk Guidance 2017 the site should be consistent with sustainability objectives; for example it should offer sustainable economic growth through the benefit of having a central and accessible location. Therefore, alternate sites were searched for within no more than 1km walking distance from the application site.

The application site, its scale and its locality to the existing schools, local amenity's and bus stops, the site has been deemed most suitable for the proposed development by the applicants. This distance, ensures that potential owners of the property are within reasonable walking or cycling distance to the center of Hedon, the wider benefits are gained through access off a main transport network for public and private transportation.

The search distance of 1km is a measurement that is representative of an easy walking distance to and from existing commercial amenities.

The majority of the search area lies within flood zone 3, it is noted that north of the site lies inmans estate, therefore the sequential test failed to identify sufficient development sites within the search area within a less vulnerable zone.

There is no vacant land which has not been previously developed within the local area, and no existing residential sites were found to be suitable for redevelopment.

It is concluded that there are no sequentially preferable sites as set out in the Flood risk Guidance 2017.