SEQUENTIAL TEST

to support the Planning Application

for

the erection of one dwelling house

 at

Land with Stables Myerscough Hall Drive

Bilsborrow

(350742E 440250N)

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**1.0. Introduction and Background**

The site area is 0.033 hectares and is located at 350742E 440250N.
Wyre Council’s Local Plan (2011-2031) including partial update in 2022 identifies that the application site is located outside of the settlement boundary of Bilsborrow.

The proposed development consists of the erection of one dwelling house.



The National Planning Policy Framework (NPPF) Rev 20th July 2021 advises Para 159 – Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

The NPPF requires Local Planning Authorities (LPAs) to apply a Sequential Test, the details of which should be determined from a Strategic Flood Risk Assessment.

Wyre Council’s Strategic Flood Risk Assessment 2016 provides a Flood Risk Vulnerability Classification table in which (along with the classification of the varying development types) it identifies in which ‘classification/flood zone’ combination an Exception Test is required.

This development is for a new dwelling, which therefore falls into the ‘More Vulnerable’ category. It is located partly within Flood Zone 2 and partly within Flood Zone 1 (see separate Site Specific Flood Risk Assessment). Therefore there is no requirement for the Exception Test to be applied.

Figure 4-4: Flood Risk Vulnerability Classification

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Flood Risk Vulnerability and Flood Zone compatibility**  | **Essential Infrastructure e.g. Transport and utility infrastructure**  | **Water Compatibility e.g. open space, docks, mains and wharves** | **Highly Vulnerable e.g. mobile homes and police, ambulance and fire stations**  | **More Vulnerable e.g. Hospitals, residential institutions and dwellings**  | **Less Vulnerable e.g. offices, industry and storage or distribution**  |
| **Flood Risk Zone 1 – Low probability**  | Yes | Yes | Yes | Yes | Yes |
| **Flood Risk Zone 2 – Medium probability** | Yes | Yes | Exception Test Required | Yes | Yes |
| **Flood Risk Zone 3a – High probability** | Exception Test Required | Yes | No | Exception Test Required | Yes |
| **Flood Risk Zone 3b – High probability** | Exception Test Required | Yes | No | No | No |

A Site Specific Flood Risk Assessment has be undertaken, see separate document.

**2.0. Defining the Evidence Base**

**2.1. Geographical Area**

When applying the sequential test, a pragmatic (realistic and sensible) approach to the availability of alternative sites should be taken. The proposed application is for one 4 bedroom dwelling on land already situated with three stables, a barn, tack room, menage, stoned carpark and grazing which is in use by the current owner. The development purpose is for mixed use and the proposed development of one dwelling will be in use alongside the use of the stables. The guidance recommends mixed use sites should be dealt with on a case by case basis with consideration being given to the need for the mixed use on the site and at the same location.

Wyre Council’s Flood Risk Sequential Test Guidance for Applicants (April 2021) advises the geographical area over which the sequential test is to be applied is the **‘Whole Borough’**.

The document clarifies that for residential schemes, ‘Comparator Sites’ should be based on site area AND capacity. A +/-10% buffer should be applied (the site area is 1.1 hectares & 1 dwelling) to create the range in which Comparator Sites shall be determined; **a Comparator Site Threshold of 0.99ha to 1.21ha hectares and up to 1.1 dwellings has been considered.** For the purpose of the applying the sequential test both comparisons were incorporated to include the site area and also capacity.

**Any sites which are outside both the site threshold size of 0.99ha – 1.21ha and the site capacity of 1 dwelling can therefore be discounted, as they cannot be considered comparable.**

 **Available comparator sites need to be considered up until the date an application is made.**

**2.2. Reasonably Available**

The Sequential Test Guidance Document states that it needs to be demonstrated that there are no reasonably available alternative sites located within a ‘lower risk’ of flooding.

For sites to be ‘reasonably available’ they should be deliverable and developable for the proposed use, within the search area and within the comparator site threshold.

It advises that the council would normally accept that a site is **not** reasonably available if;

\*it contains an existing operational or business use unless a planning approval for development proposes to extinguish that use; or

\*it has a valid planning permission for development for a similar type and scale which is likely to be implemented.

Evidence that a planning permission is likely to be implemented can include:- \*the discharge of conditions (or the submission of an application to discharge the conditions) or;
\*indication from the landowner(s), applicant or developer that a development is being brought forward; or

\*the approval of reserved matters (or an application for reserved matters).

**3.0. Sources of Information for the Identification of Comparator Sites**

Over recent years Wyre Council has provided an Annual Position Statement (APS) to the Planning Inspectorate, this document identifies the Council’s supply of deliverable housing sites.

It consolidates the housing supply from the adopted Local Plan 2011-2031 and the Strategic Housing Land Availability Assessment (SHLAA) documents.

The Council now publishes a list of sites with planning permission, up until 31st March each year, to assist with the identification of potentially available alternative sites (this is presented by both site size and site capacity).

***Therefore, the following sources have been used to identify comparator sites.***

1. Wyre Council’s ‘Housing Land Supply’ by Site Area, to March 2022.

2. Wyre Council’s ‘Housing Land Supply’ by Capacity to March 2022.

3. Search of Wyre Council’s Portal of planning permissions granted between March 2022 and 31st January 2024.

4. Three Professional Property Agents were sent enquiries to ensure a comprehensive search was undertaken.

**Applicants will not normally need to consider undecided planning applications for the purpose of identifying comparator sites.**

**4.0 Comparator Sites Identified**

**4.1 Wyre Council’s ‘Housing Land Supply’ tables, to March 2022.**

This is the latest comparison table on Wyre Planning Website

The following tables include a column giving the reasons for discarding (i.e. the reason the site is not reasonably available).

Table 1 – List of Housing sites either allocated in the strategic plan or with extant PP for consideration in sequential test

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Wyre’s Reference** | **Site Name** | **Planning app reference** | **Number of Dwellings** | **Flood Zone** | **Site Area in ha.** | **Reason for Discarding**  |
| 2580 | Fairfield NurseriesPuddle House LanPoulton | 17/00597/REMMA | 9 | 1 | 1.18 | PP for 9 House plus technical commencement |
| 1357D | Land North of 21 Little Poulton Lane Poulton | 19/00701/OUTMAJ & 20/00186/FUL | 5 | 1+3 | 1.1 | Units complete plus flood zone 3 |
| 3000 | Rosy Nook Staynall Lane Stalmine | 21/00333/FUL | 1 |  | 0.58 | Discharge of conditions application submitted |
| 2882 | Adj Puddle Cottage Puddle house Lane Poulton | 19/00358/FUL | 1 | 1 | 0.42 | Discharge of conditions application submitted |
| 2845 | Adj Little Poulton Hall, 32 Little Poulton Lane Poulton | 19/00416/REM | 1 | 1 | 0.21 | Reserved Matters approved |
| 2744 | Adj 57 Oldfield Carr Lane Poulton | 20/01098/FUL | 1 | 1 | 0.2 | Reserved Matters approved |
| 2723 | West of Wyresdale House Sandwell Brow Scorton | 21/00227/FUL | 1 | 1 | 0.17 | Discharge of conditions application submitted |
| 3012 | Land East of Catterall lane Catterall | 21/00343/OUT | 1 | 1 | 0.15 | Agricultural Workers Dwelling |
| 2938 | Holmfield Whin Lane Out Rawcliffe | 19/00652/OUT | 1 | 1 | 0.13 | Reserved Matters approved |
| 3005 | Throstles Nest Skippool Road Thornton | 21/00996/pp | 1 | 3 | 0.11 | Flood Zone 3 |
| 2862 | South of 970 Garstang road Myerscough | 19/00478/REM | 1 | 1 | 0.1 | Reserved Matters Approved |
| 2982 | Thorncroft White Horse Lane Myerscough | 20/01067/FUL21/00758/FUL | 1 | 1 | 0.1 | Application Expired 15th January 2024 |
| 2999 | Bradshaw Lane Farm, Bradshaw Lane, Pilling | 21/00534/FUL | 1 | 2 | 0.09 | Flood Zone 2 |
| 2927 | Greengates Farm,Moss Side Lane, Stalmine | 20/00295/REM | 1 | 1 | 0.09 | Agricultural workers Dwelling |
| 2993 | BrookHouse Farm Tarnacre Lane St Michael’s | 21/00136/FUL | 1 | 0 | 0.08 | Reserved Matters Approved |
| 3023 | 349 Blackpool Old Road, Poulton | 21/00889/FUL | 1 | 1 | 0.08 | Contact with Agent. Replacement Dwelling. Plot is not for sale. Owner self-build |
| 2249 | The Croft, Cartmell Lane, Nateby | 09/00599/FUL | 1 | 1 | 0.08 | Discharge of Conditions Application submitted. Permission also expired |
| 2947 | Head Dyke Farm, May Tree Lane, Pilling | 19/00125/FUL | 1 | 2 | 0.08 | Flood Zone 2 |
| 2909 | Yewdale, Cockerham Road, Cabus | 18/01118/OUT& 20/00197/REM | 1 | 1 | 0.08 | Agricultural workers dwelling |
| 2981 | Rear of Ivy Cottage, The Square, Great Eccleston | 21/01448/FUL | 1 | 1 | 0.07 | Discharge of Conditions Application Approved |
| 2950 | Adj. 140 Moorland Road, Poulton | 19/00094/FUL | 1 | 1 | 0.07 | Application expired 13th February 2023 |
| 3014 | 12 Brocklewood Avenue, Poulton | 21/01197/FUL | 1 | 1 | 0.07 | Discharge of Conditions Application submitted – pursuant to variation of condition 2 |
| 2951 | Trapp Farm, 176 Fleetwood Road South, Poulton. | 19/00001/FUL | 1 | 1+2 | 0.06 | Partly in Flood Zone 2.Replacement Farmhouse. Discharge of conditions Application |
| 2980 | Adj. Applegarth, High Street, Garstang | 20/00958/FUL | 1 | 1 | 0.06 | Discharge of Conditions Application Approved |
| 2889 | West of Fell View House, Back Lane, Great Eccleston | 18/00800/OUT | 1 | 1 | 0.06 | Reserved Matters Application submitted  |
| 2924 | Rear of 157A Blackpool Road, Poulton | 21/00456/FUL | 1 | 1 | 0.06 | Technical Commencement – Log Cabin |
| Small 2811 | North of Oakwood House, Wallace Lane, Forton | 20/00386/FUL | 1 | 1 | 0.06 | Application Expired 24th November 2023 |
| Small 2865 | Adj. Puddle House, Puddle House Lane, Poulton. | 19/00985/REM | 1 | 1 | 0.06 | Reserved Matters Application submitted  |
| Small 2948 | Rr. 133 West Drive, Cleveleys | 19/01218/FULPP-0832561922/00661/DIS | 1 | 1 | 0.05 | Discharge of Conditions Application |
| Small 2875 | Adj. Fernbank, School Lane, Forton | 21/00970/OUT | 1 | 1 | 0.05 | Plot is being developed by the Owner |
| 2663 | Throstles Nest, Whinney Brow Lane, Forton | 15/00122/FUL | 1 | 1 | 0.05 | Discharge of Conditions Application |
| 2970 | White House, Turkey Street, Out Rawcliffe | 20/00213/FUL | 1 | 1 | 0.05 | Discharge of Conditions Application |
| Small 2852 | North side of Lynwood, 952 Garstang Road, Myerscough | 17/01115/FUL | 1 | 1 | 0.04 | Discharge of Conditions Application |
| 2995 | 101 Princes Way, Fleetwood | 20/00725/FUL | 1 | 2 | 0.03 | Flood Zone 2  |
| Small 3020 | Adj. 30 Sycamore Road, Bilsborrow | 21/01382/FUL | 1 | 1 | 0.03 | The plot is being developed by the owner |
| Small 65 | The Croft, Poulton | 74/00939 | 1 | 1 | 0.03 | Technical Commencement |
| Small 621 | South of 17 Falcon Drive, Poulton | 85/00250 | 1 | 1 | 0.03 | Technical Commencement |

**4.2 Wyre Council’s Planning Portal - sites approved between 1st March 2022 and 31st December 2023 (application submission date).**

The following table includes a column giving the reason for discarding (i.e. the reason the site is not reasonably available).

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Month of Approval | Site name | Planning appreference | Number of dwellings | Flood Zone | Site Area in ha | Reason for Discarding |
| November 2023 | 349 Blackpool Old Road, Poulton | 21/00889/FUL23/00080/FUL | 1 | 1 | 0.08 | Contact with Agent. Replacement Dwelling. Plot is not for sale. Owner self-build |
| November 2023 | Turnover Farm Rawcliffe Road St Michael’s on Wyre | 23/00937/FUL | 1 | 1 |  | Replacement dwelling which forms part of a farm. Owner retaining development. Plot not available  |
| October 2023 | Hill View Lydgate Lane Claughton- on- Brock | 22/00896/FUL | 1 | 0 |  | Development Completed |
| August 2023 | 14 Brocklewood Avenue Poulton | 22/00674/FUL | 1 | 1 | 0.3 | Replacement Dwelling with applicants retaining ownership |
| July 2023 | 133 Blackpool Road Poulton | 23/000254 | 1 | 1&3 |  | Flood Zone 1&3 |
| June 2023 | 44 Normoss Road Normoss Blackpool  | 22/00385 | 1 | 1 |  | Technical Commencement |
| June 2023 | 62 Hazelhurst drive Garstang | 23/00217/FUL | 1 | 0 | 0.04 | Owner contacted plot not for sale |
| June 2023 | Toulouse Garstang Road Pilling  | 22/01221/FUL | 1 | 3 | 0.12 | Flood Zone 3 |
| March 2023 | Westleigh Carr Lane Pilling  | 22/01 | 1 | 3 |  | Discharge of Conditions Application submitted |
| January 2023 | Land Adj Duncombe House Garstang Road Bilsborrow | 22/00122/OUT | 1 | 2&3 |  | Flood Risk 2&3 Also dwelling located for management of Canoe business. Plot not available  |
| December 2022 | 2 Springfield Cottages Wheel lane Pilling | 21/01036/FUL | 1 | 3 |  | Flood Zone 3 |
| November 2022 | Land Adj No.1 Barnes Lane Cottages Back Lane Pressall | 22/00902/FUL | 1 | 3a |  | Flood Zone 3A |
| October 2022 | Old Telephone Exchange 32 Copp Lane Great Eccleston | 22/00312/OUT | 1 | 1 |  | Owner retaining land for self-build purpose |
| October 2022 | Land South West of Green Scar Cottages Back Lane Preesall | 22/00165/FUL | 1 | 1&2 |  | Discharge of Conditions Application submitted |
| October 2022 | The Old Coal Yard Hall Gate Lane Preesall | 21/00016/OUT | 1 | 3 |  | Flood Zone 3 |
| September 2022 | Ashleigh Farm 6 Head Dyke Lane Pilling  | 22/00024 | 1 | 3 |  | Flood Zone 3Discharge of Conditions Application submitted |
| August 2022 | Acorn House Myerscough | 22/00445/FUL | 1 | 2 |  | Flood Zone 2. Discharge of conditions Application.  |
| August 2022 | Inglenook Ingol Lane Hambleton  | 22/00170/OUT | 1 | 1 |  | Land is not available to buy. |
| Jul 2022 | Fairfield Nurseries Puddle House Lane Poulton | 21/01341/FUL22/00601/REMMAJ | 9 | 0 |  | Superseded Plans and application for 9 dwellings |
| June 2022 | Land East Oak Lodge Forton | 21/01437/OUT | 1 | 1 |  | Spoke with Agent. Owner retaining land to self-build |
| June 2022 | Moss Cottage Farm Longwood Lane Pilling | 21/01485/FUL | 1 | 3 |  | Flood Zone 3 |
| April 2022 | Land South 83 Garstang Road  | 21/01393/OUT | 1 | 1 |  | Site sold to developer. Not available |
| March 2022 | 135 West Drive Cleveleys  | 21/01327/FUL | 1 | 1 |  | Discharge of conditions Application |

**4.3 Correspondence with Professional Property Agents.**

Wyre Council’s Sequential Test Guidance Document recommends that a minimum of 3 professional property agents be consulted to ensure a comprehensive approach is taken to identify comparable sites.

Three professional property agents were contacted by email. Contact details were provided with a request to be placed on the mailing list for any plots that come available with planning permission for one self-build property in the Wyre Borough. These agents are geographically spread across the Borough; Garstang, Poulton, Thornton- Cleveleys and Blackpool. Records of the correspondence are provided in Appendix A.

 **Summary and Conclusion**

The application is supported by a separate Site Specific Flood Risk Assessment.

\*Analysis of Wyre Council’s ‘Housing Land Supply’ tables, to March 2022 demonstrates there are no reasonably available alternative sites available.

\*Analysis of Wyre Council’s Planning Portal (sites approved between 1st March 2022 and 31st December 2023) demonstrates there are no reasonably available alternative sites available.

\*Enquiries with a broad range of Professional Property Agents produced no feedback.

This sequential test demonstrates (having made all reasonable enquiries) that there are no sequentially preferable sites which are available and suitable for the proposed development within the Borough.

It is concluded therefore, that in the absence of available alternative sites, the application site on Stables Myerscough Hall Drive Bilsborrow (350742E 440250N) is deemed acceptable for a residential development consisting of one dwelling. Hence, planning permission should not reasonably be withheld on the grounds of flooding.

**Appendix A – Correspondence with Professional Property Agents**

**From:** Rachael Barry <rachael.barry@dewhursthomes.co.uk>
**Sent:** Tuesday, October 31, 2023 12:19:00 PM
**To:** Caroline winstanley <caroline-1978@hotmail.co.uk>
**Subject:** RE: New Enquiry

Good afternoon Caroline,

Thank you for your email.

I have checked our current stock and at the moment have no land available.

I will however keep an eye out for your when I am out and about on Valuations.

If you need anything in the meantime please do get in touch.

Kind regards,

Rachael





**From:** Caroline winstanley <caroline-1978@hotmail.co.uk>
**Sent:** Sunday, October 29, 2023 8:23 PM
**To:** Garstang <garstang@dewhursthomes.co.uk>
**Subject:** New Enquiry

Hello,

I am wondering if you can assist me, I am looking to purchase a plot of land in the Borough of Wyre with planning permission for one self-build dwelling. If you are marketing any of know of any coming on the market, please could you let me know.

Caroline 07766808051

Kind Regards

Caroline Winstanley

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**From:** Caroline winstanley <caroline-1978@hotmail.co.uk>
**Date:** Sunday, 29 October 2023 at 20:38
**To:** garstang@farrellheyworth.co.uk <garstang@farrellheyworth.co.uk>
**Subject:** New Enquiry

Hello,

I am wondering if you can assist me, I am looking to purchase a plot of land in the Borough of Wyre with planning permission for one self-build dwelling. If you are marketing any of know of any coming on the market, please could you let me know.

Caroline 07766808051

Kind Regards

Caroline Winstanley

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**From:** Caroline winstanley <caroline-1978@hotmail.co.uk>
**Sent:** Sunday, October 29, 2023 20:25
**To:** garstang@abarnett.co.uk <garstang@abarnett.co.uk>
**Subject:** New Enquiry

Hello,

I am wondering if you can assist me, I am looking to purchase a plot of land in the Borough of Wyre with planning permission for one self-build dwelling. If you are marketing any of know of any coming on the market, please could you let me know.

Caroline 07766808051

Kind Regards

Caroline Winstanley