

# **PROPOSED DEVELOPMENT, DOVES BUILDERS MERCHANT, BRIDGE ROAD, STOCKTON**

## **SEQUENTIAL TEST**

This report has been prepared to accompany the Flood Risk Assessment undertaken by SM Foster Associates Limited and subsequent supplement. The purpose of this additional report is to identify any alternative sites in respect of the sequential test.

This supplementary report relates to the student housing development including related collegiate accommodation and external works at the Doves Builders Merchant site, Bridge Road, Stockton.

A sequential test was undertaken by SM Foster Associates Limited as part of the Flood Risk Assessment in relation to the Doves site but only considered alternative sites within a 1km radius of the University. This was considered an acceptable study area given the nature of the proposed use. As set out in our subsequent letter dated 16<sup>th</sup> October 2008, it is considered that any sites of more than 1 km from the University would not be sustainable and would conflict local and national planning guidance.

In spite of the above, this sequential test considers all the remaining housing allocations under policy HO2 of the Stockton on Tess Local Plan (1997). As well as the alternative sites identified within the Draft Strategic Housing Land Availability assessment (SHLAA) for residential development within 2km of the application site.

This sequential test demonstrates that that there are no reasonably available alternative sites in areas of lower probability of flooding that would be appropriate for this type of development. The study area has been extended

to include all identified sites within 2km of the University at the request of the Environment Agency.

### **Planning Policy Statement 25: Flooding**

The application site lies entirely within Flood Zone 3a where the probability of a flood event is considered to be 1 in 100 years.

Annex D of PPS25 states that where there are no reasonably available sites in Flood Zone 1 or 2 then the suitability of site in Flood Zone 3 should be considered. This should be done taking into account the vulnerability of the land use and the application of the exception test if necessary.

### **Sequential Analysis**

The table below contains details of the existing allocations contained within the adopted Stockton on Tees Local Plan (1997) and located in Flood Zone 1. These allocated sites are identified under policy HO2 of the Local Plan and each is considered as of 31<sup>st</sup> July 2007.

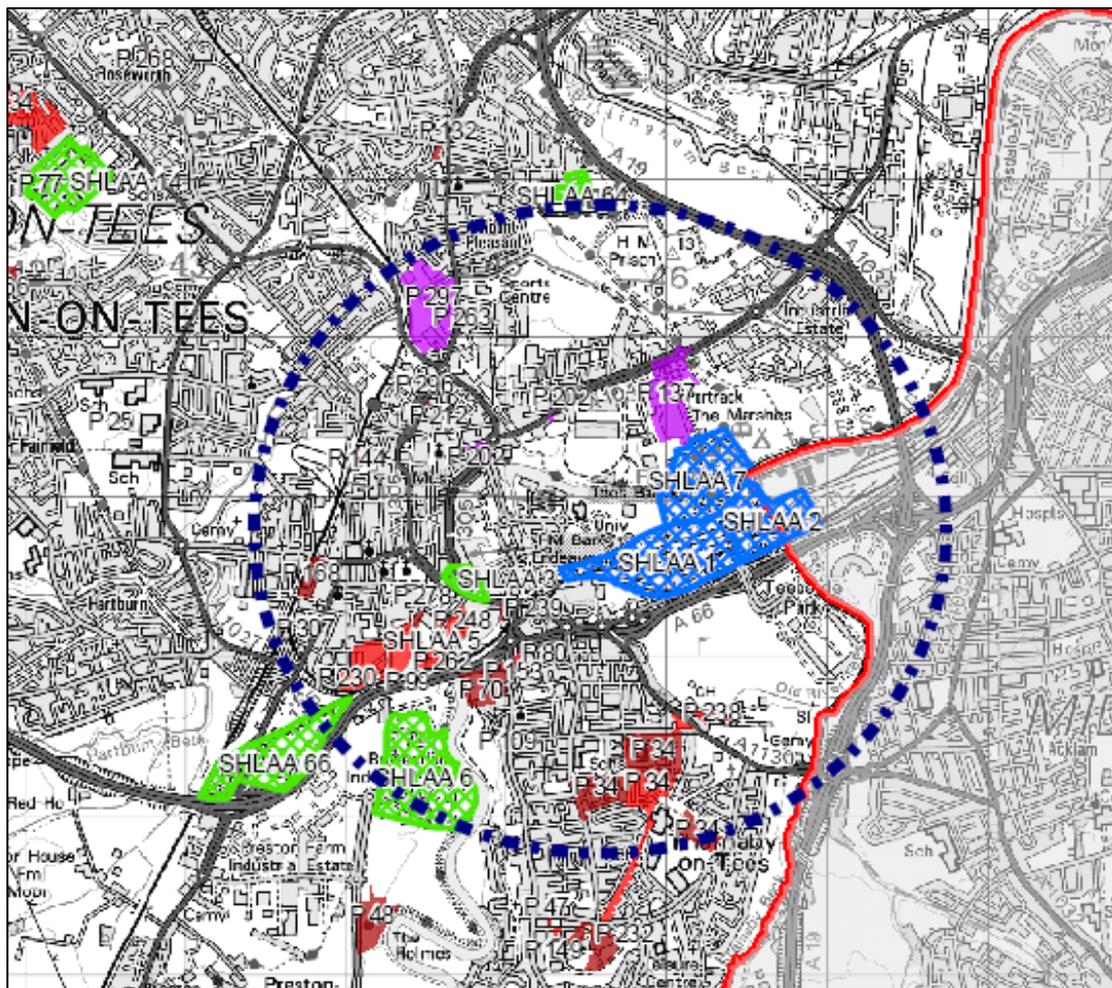
<b>ID</b>	<b>Site</b>	<b>Area (ha)</b>	<b>Availability</b>
1	HO2g Parliament Street	0.56	Complete
2	HO2b Falcon Walk	1.20	Complete
3	HO2d Longnewton Community Centre	0.70	Complete
4	HO2c Forest Lane Kirklevington	2.30	Not suitable due to location as it is totally unsustainable and not well related to the University. Not Available
5	HO2q Carlton	1.50	Complete

	Village		
6	HO2a High Grange Avenue, Billingham	0.70	Complete
7	HO2r Northcote Farm, Norton	1.80	Complete
8	HO2 Bullgarth, Billingham	0.32	Complete
9	HO2 The Green, Billingham	0.40	Complete
10	HO2a Darlington Lane	7.70	Complete
11	HO2a Darlington Lane	3.70	Complete
12	HO2f Elm Tree	2.00	Complete
13	HO2j Ropner Trust site	4.00	Complete
14	HO2k Sparks Bakers	3.00	Complete
15	HO2h Primrose Hill School site	0.98	Complete
16	HO2l Redcar Road	1.15	Complete
17	HO2s Allensway Thornaby	1.50	Complete
18	HO2m Sheckleton Close	0.47	Complete
19	HO2t Braeworth Close	0.80	Complete
20	HO2 Challoner Road	0.30	Complete

As demonstrated above, there are no reasonable suitable, viable and available sites within the Borough.

In addition to the above an assessment of sites in the SHLAA has also been undertaken at the request of the Environment Agency.

The plan below is an extract from the SHLAA detailing the sites with a 2km radius of the application site.



The table below contains details of the sites contained within the study area and considered as part of the SHLAA.

Site (SHLAA ref)	Site Area (ha)	Flood Zone	Development Potential
Tees Marshalling Yard (1)		Majority 3a	This is currently an active marshalling yard and is not available in the short term. It is also within flood zone 3 and cannot be deemed to be sequentially preferable.
Tees Marshalling Yard (2)		Majority 3a	This is currently an active marshalling yard and is not available in the short term. It is also within flood zone 3 and cannot be deemed to be sequentially preferable.
Chandlers Wharf (3)	3.34	2 & 3	This site is partly in zone 3 and the remaining area is not sufficient to accommodate the proposed development. In addition the site is not available but virtue of the existing occupants such as Mecca Bingo who have an active lease on the property and the council's aspirations for a re-routing of 1825 way through part of the site. The site is not available or suitable.
Speedy Hire, Boathouse Lane		2	The site is also situated within the Boathouse Lane development brief area but represents one of the last active uses within this building. Previous attempts to get control of the

			building have failed and it is now one of the few sites in the development brief area which does not have consent for redevelopment. The site is less well related to the University than the application site and it is not available.
Bowesfield North (6)		Majority 3	This site is at the same risk of flooding as the applications site. The land is identified within the SHLAA for industrial uses. It has no direct pedestrian or cycle linkages to the University and is much less sustainable than the application site. There are a number of different land ownerships within this area many of which are active and unwilling sellers. For example Northgate car hire have recent set up a new operation in this area and are unwilling to relocate. The site is unsuitable, unavailable and unviable. In addition to ther above, the site is not sequential preferable to the application site.
The Barrage (7)		2 & 3	This site is not sequentially preferable to the application site. The land around the barrage has been

			promoted by the Council for leisure related uses and while it may be in a sustainable location, the land is not available for student accommodation nor is it sequentially preferable.
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As the table shows all of the sites contained in the SHLAA and within 2km of the University are with flood zones 2 or 3. The majority are also not currently available for development. It can therefore be concluded that there are no sequentially preferable sites for this type of development within 2km of the application site.

## Conclusions

Having made the sequential test specific to the nature of the proposed use and its proximity to the facility which it serves, we are advised that it is not appropriate to impose a 1km catchment area for the purposes of looking for alternative sites. This supplementary report therefore demonstrates that there are no sequentially preferable residential allocations within the specified 2km study area.

We therefore consider this supplementary report provides justification for the proposed development within Flood Zone 3.

In light of the additional information contained with this report would politely request that the Environment Agency remove their objection to the development.