

Proposed Single Dwelling at Former Red Cross Hut,
Grammar School Road, Brigg

Sequential and Exceptions Tests

1.0 Introduction

As stated in the related flood risk assessment the development site is within flood zone 3a and the sequential and exceptions tests must be applied in accordance with the NPPF.

2.0 Sequential Test

The Sequential Test is there to steer new development to areas where there is a lower probability of flooding subject to the site being suitable for the proposed development.

After speaking to various local estate agents with regards available building plots in Brigg I came up 2 locations.

The first location is off **Preston Drive, Brigg** which is a plot of land made up of a large side garden to an existing dwelling. This plot is only just outside the SFRA area but unfortunately it only has planning permission for a detached bungalow and would be unlikely that permission could be granted for a large detached house due to its size and proximity to the adjacent bungalow.

The second plot that was found to be available was on which is a back land plot made up of the rear gardens of 2 existing mews properties facing Grammar School Road. This plot is larger than the one on Preston drive but again would be unlikely to be able to get a planning approval for a large detached dwelling. This site is also just outside the SFRA area.

There is also an area of land off Colton Street which my client was previously perusing and unfortunately even though it was available for developments it wasn't big enough for my clients needs.

So even though the current site is within the flood zone and other available building plots are outside the zone it is still the only building land currently available for development.



3.0 Exceptions Test

As stated in the applications accompanying FRA it had been demonstrated that an Exception Test is required. As evidence I have completed the Sustainability Checklist set out in the Core Strategy DPD.

SA Objectives	Comment/ Explanation
Social	
To promote healthier communities	This proposed new dwelling is to be a new family home for the clients to live in. Brigg among other nearby settlements is the type of town which is full of families that have been there for generations. The proposed house will be larger and enable the client's family to expand. As for their old house this sale is already agreed in principle and is enabling a new couple to move to Brigg from Scunthorpe to start their family. So in letting the development go ahead it is letting a new family become part of the community and help benefit the local shops and amenities mentioned in the Economic section below.
To tackle poverty, social exclusion and inequality geographically as well as demographically	
To enhance skills, qualifications and the overall employability of the population	
To reduce crime, the fear of crime and to promote safer neighbourhoods	The site is on the former red cross hut off Grammar School Road. The site is not fenced off or secure and there is evidence on the site of antisocial behaviour due to the amount of alcoholic drinking bottles and other rubbish on the site. To the rear of the site is some existing allotment gardens which would benefit from being more secure by developing this plot of land. If undeveloped this will continue to look un-tidy and un-kept.
To improve accessibility to education, employment, recreation, countryside health, community services and cultural facilities for all sectors of the community	This site is within 5 minutes walking distance of various schools. There is Brigg Primary School approximately 700m walk away and also St Marys Catholic Primary school only 500m up the road to the site, Grammar School Road. Again on the same road is The Vale Academy Secondary School which is only 200m walk away from the site and only around 400m walk is Sir John Nelthorpe Secondary School.
To provide a sufficient and appropriate mix of housing that is affordable, decent and designed to a high standard	Brigg overall currently has a good mix of housing so the proposal will neither improve nor exacerbate the mix of housing. but looking at the houses on Grammar School Road it will add to the mix of larger detached properties down this road.
To encourage the participation in culture, leisure and recreational activities including in the countryside	Part of Briggs Culture is it being a historical Market town and has market stalls set up on the high street every week bringing in local and regional market traders in to the town. With the sites close proximity to the towns centre the occupants will be able to make great use of the local traders and keep the Briggs market town culture thriving. Brigg also has a local leisure centre on the outskirts and holds regular events like triathlon making use of the river Ancholme for rowing and the local roads for running and cycling.
Environmental	
To minimise the risk of flooding	The proposal has had a detailed flood risk assessment carried out and has a proposed finished floor level above the minimum set out by the Environmental Agency. As it is totally unknown on exactly how damaging any future flooding could be mitigation measures set out in the FRA will be applied to the proposal such as surface water runoff storage tanks.

To adapt to the impacts of climate change for the built and natural environment	
To make the best use of previously developed land and existing buildings	Even though this site has been vacant for a while now, it is a brown field site which is always thought better of rather than developing of virgin green field sites.
To improve air quality	
To reduce greenhouse gases emissions particularly from transport	During the build the client intends to use locally supplied materials and trades. Both of which will reduce unnecessary emissions from transport and give the overall build a low level carbon emissions. The finished proposal will be built to the new Part L regulations that have come in to play in April 2014. This will mean it will be one of the most energy efficient dwellings in the local area.
To protect and enhance biodiversity and important wildlife habitats within and outside designated sites	
To ensure the protection and enhancement of designated sites including Sites of Special Scientific Interest (SSSI) and Special Protection Areas (SPAs)	
To maintain and enhance the quality of countryside and wider countryside and wider landscape	
To reduce congestion, particularly around the South Humber Bank Ports	
To improve public transport provision and promote sustainable modes of transport	The site is just 100m away from a couple of local bus stops that will take you to other stops around Brigg including one of the main bus pickup points which is just 440m walk south of the site on Old Courts Road. This bus stop gives access to other nearby villages and also town like Grimsby and Scunthorpe. Also nearby is the Brigg train station just 700m away. It isn't a main stop with regards but does give access to places like Scunthorpe Grimsby and Scunthorpe. With this in mind the development site is in an ideal location within Brigg and would enable the clients to make use of the nearby public transport system with its close proximity to both modes of transport.
To protect and enhance heritage assets including archaeological sites and monuments, historic landscapes, and local townscapes and their settings.	The proposal has been designed to be in keeping with its surrounding buildings, something not too modern which would stand out on the Grammar School Road street scene.
To increase energy efficiency and increase the use of renewable energy particularly from wind energy	As mentioned before this house will be built to the latest building regulations that came in to play in April 2014 and may have to incorporate renewable energy sources in to the build. To not detract for the aesthetics of the property, PV panels on the roof may not be the most suitable were as more sympathetic renewable may be used such as solar thermal panels that take up much less space or ground source heat pumps.
To reduce generation of waste, the proportion sent to landfill and to increase recycling	North Lincolnshire council already provide an excellent service waste management and recycling which will be adhered to once the property is occupied. But to enforce the recycling measures even more a dedicated multi container bin unit will be incorporated in to the kitchen to make the recycling process even easier.

To protect local water resources, soil quality and quantity	
To promote the use of sustainably sourced products and resources and reusing and recycling products	
To minimise noise and light pollution	
Economic	
To maintain and strengthen the local economy to promote future economic prosperity for North Lincolnshire in rural and urban areas	The development is close to all the most of the towns amenities like the town centre only 350m walk where there is all of the necessary day to day shops like post office, news agents, banks, clothes shops, cafe's, restaurants, public houses, pet shops, solicitors, specialist shops like cook wear, computers, car spares, cobblers and much more including the market stalls which are set up twice a week. There are also 2 churches close by within 300m. Also within 350m of the site are 2 large supermarkets, Tesco and a recently newly built Lidl. Outside of Brigg there is Lakeside retail park in Scunthorpe which has a large Morrison's supermarket and also various large high street stores. With all of these amenities being located within 500m from the development and having direct access routes to them from the site means Brigg is an ideal location to develop land giving a family the market town location but having all the necessary amenities around them.
To create vibrant towns and village centres in both rural and urban areas	
To increase diversity of employment	
To support and improve the economic activity for rural areas through the retention of local facilities (This SA objective will only apply to any development proposal located within a rural settlement or a rural settlement in the Countryside identified in the adopted Core Strategy Development Plan Document Settlement Hierarchy)	

