King's Somborne Neighbourhood Development Plan

SequentialTest Report

September 2021

Contents

1. Introduction

- In accordance with National Planning Policy Framework 2021 (NPPF) paragraphs 161-162, the Sequential Test should be undertaken when allocating sites to ensure new development is directed to the areas of lowest flood risk. This report firstly sets out the background to the study, then applies the Sequential Test methodology to the allocation sites. This has involved screening sites to establish their level of flood risk. For any sites screened in, consideration has been given to whether the development can be accommodated on sites with a lower flood risk. The application of the Sequential Test has been informed by the Test Valley Strategic Flood Risk Assessment 2007, the King's Somborne Site Assessment Report and the Sustainability Appraisal Report which accompanies the King'sSomborne Neighbourhood Development Plan. In addition a Flood Risk Study (August 2018), undertaken to outline the potential flood risk to proposed sites local to the bourne, has been used to inform the assessment.

2. Local Planning Context

- The King's Somborne Neighbourhood Area lies fully within the Test Valley. The King's Somborne NDP has been prepared in conformity with the strategic policies of the Test Valley Revised Local Plan (2016). Policy COM1 of the Local Plan sets out the housing requirement for the Borough up to 2029. From a total of 10,584 homes, 648 homes are expected to be delivered in Rural Test Valley. King's Somborne is classified as rural village within the settlement hierarchy of the Local Plan. The Local Plan does not allocate housing sites within the rural villages. However, additional housing is expected through rural exception sites and development on infill sites. Also, additional housing may come forward as a result of community led initiatives such as Neighbourhood Planning.

- The objectives of King's Somborne NDP include protecting the rural character of King's Somborne village and surrounding hamlets, whilst providing sufficient housing to maintain a sustainable community. The NDP seeks to allocate sites to accommodate 41 new homes over 15 years, whilst ensuring the village remains compact following the historic development pattern, occupying the floor of the valley rather than the sides of the valley.

3. History of Local Flooding

- There has been historical occurrence of flooding within King's Somborne primarily in the village centre and along the Winchester Road. The worst of the recent flooding occurred in 2014 when a number of homes were flooded as well as the Crown Inn, the Methodist Church and Epworth Hall. The Somborne is spring fed and its depth level is heavily influenced by local groundwater levels.

4. Methodology

- The Sequential Test is applied during the preparation of a plan to steer the allocation of development sites towards areas of lowest flood risk i.e. Flood Zone 1. These Flood

Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's website. The full definition of each flood zone is shown in the table below.

Table 1: Definition of Flood Zones	
Flood Zone	**Definition**
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference therefore also needs to be made to the Strategic Flood Risk Assessment (SFRA) when considering location and potential future flood risks to development and land uses. The SFRA document relevant to the King's Somborne NDP is the Test Valley Borough Council Level 1 Strategic Flood Risk Assessment 2007. This document estimated the impact of climate change to be an equivalent of 20% increase in peak river flow (which is expected to occur during the life of new commercial and residential developments). This led to adoption of the following precautionary rules / assumptions for the Level 1 SFRA:

    - 'Climate Change' functional floodplain (which can also be written as 'Climate Change' Zone 3b = Current Flood Zone 3

    - 'Climate Change' Flood Zone 3a = Current Flood Zone 2

    - 'Climate Change' Flood Zone 2 is slightly larger than Current Flood Zone 2 (as there is little certainty about the effect that climate change will have on very extreme fluvial events). It is reasonable to assume that these two Zones (with and without climate change) are the same on the large scale SFRA flood maps.

- The TVBC Level 1 SFRA is due to be updated as the TVBC Local Plan is reviewed. In the interim, this Sequential Test assessment has been made on the available information at

the time of the assessment and therefore based on the assumptions of the 2007 Level 1SFRA.

The PUSH SFRA 2016 Update has delivered revised reporting, mapping and guidance notes to replace the document "Partnership for Urban South Hampshire Strategic Flood Risk Assessment Final Report, December 2007". The update was undertaken on behalf of PUSH by the Eastern Solent Coastal Partnership and delivered in June 2016.

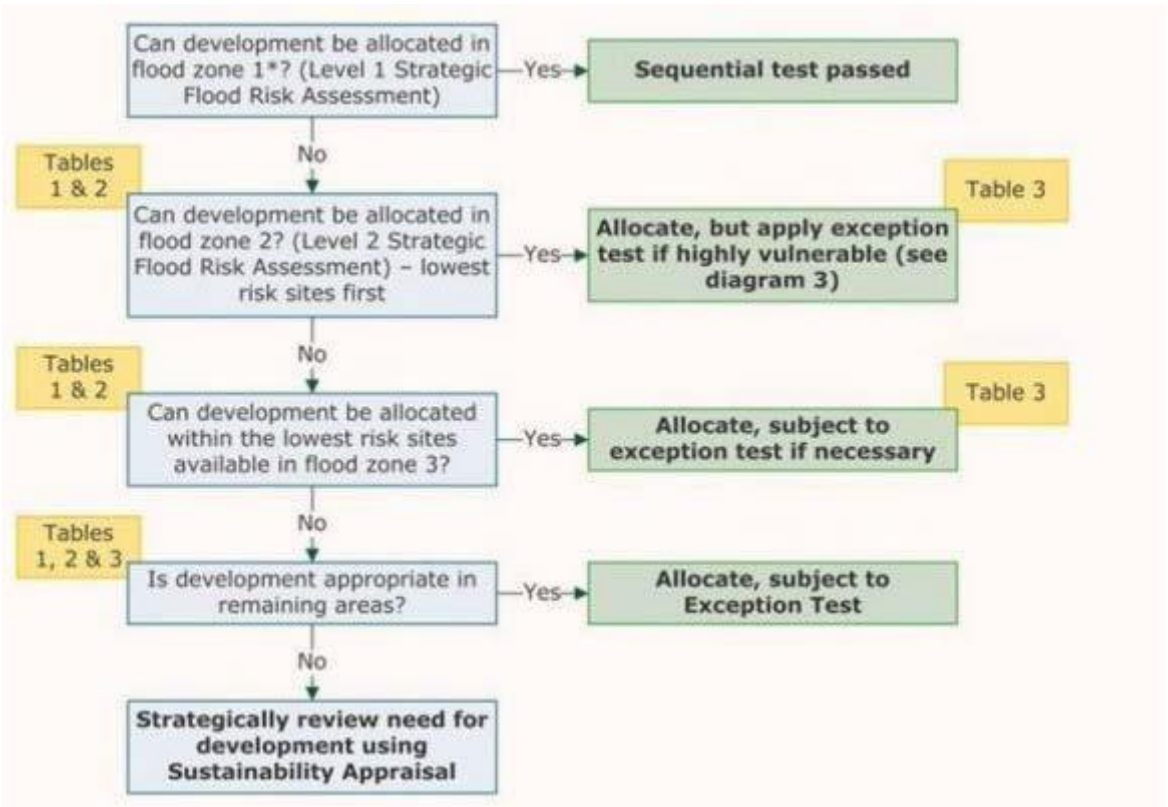
Since the publication of the previous PUSH SFRA there have been a number of changes to planning guidance and new legislation that includes the Flood and Water Management Act (2010). National planning policy is now defined in the National Planning Policy Framework (NPPF) and the supporting Planning Practice Guidance (NPPG).

The Environment Agency's modelling of flood risk has also been improved. This has led to some updates to the present-day maps of flood risk which the PUSH SFRA doesn't take into account. These changes may supersede some areas displayed in the hazard mapping and climate change mapping layers. The Council is looking to update the SFRA in the future as part of its work on the new Local Plan in order to take these changes into account.

This Level 1 Strategic Flood Risk Assessment (SFRA) is a strategic document which assesses and maps all forms of flood risk from tidal, river, groundwater, surface water and sewer sources, taking into account future climate change predictions. The package of work provides appropriate supporting evidence for The PUSH Spatial Strategy review in addition to Local Plans being developed by the local partner authorities.

- The methodology used in this report conforms to the approach set out in the NPPF Planning Practice Guidance, as set out in Diagram 2 of the NPPF PPG, which is reproduced below:

Figure 1 – Application of the Sequential Test



- References to Tables 1,2 & 3 in Figure 1 above refers to the following tables in the NPPF PPG; Table 1: Flood Zone definitions, Table 2: Flood risk vulnerability classification and Table 3: Flood risk vulnerability and flood zone 'compatibility'.

- Table 2 below taken from the NPPF PPG provides a flood risk vulnerability and flood zone 'compatibility' matrix. Buildings used for dwelling houses are classified as 'More Vulnerable' to flooding.

Table 2: Flood risk vulnerability and flood zone 'compatibility'

Flood Zone	Highly vulnerable (e.g. Gypsy & Traveller site)	More vulnerable (e.g. residential use)	Less vulnerable (e.g. office accommodation)
Zone 1	✓	✓	✓
Zone 2	Exception Test	✓	✓
Zone 3a	×	Exception Test	✓
Zone 3b	×	×	×

- The first step in the assessment methodology is to screen the sites being considered for allocation in the NDP and ascertain the likelihood of flooding. A simple colour coding methodology is used whereby the likelihood of flooding for sites categorised as green is unlikely/low, and therefore these sites pass the Sequential Test and are 'screened out' from further assessment. Sites categorised with a high likelihood of flooding (red), are 'screened in' for further assessment (in accordance with Figure 1 above).

- Where sites are 'screened in' they have to be subject to further assessment and the following two questions are posed:

  - Can the development be relocated to alternative locations with a lower risk of flooding?
  - Can more sensitive development be directed to parts of the site where the risks are lower for both occupiers and the premises themselves?

- These steps are undertaken to direct development to sites or areas at least risk of flooding.

5. The Site Identification Process

- Kings Somborne Parish council have engaged AECOM through Locality to examine all potential development sites known to be available in or adjacent to the settlement boundary of King's Somborne and additionally any other sites that have been proposed to TVBC by landowners as potential sites (formally knownas SHLAAs now SHELAAs) for development were also assessed. AECOM concluded within their examination there are 12 potential sites which are identified within their Site Options and Assessment Report report dated March 2021 which has subsequently been approved by the Parish Council. These 12 sites have been reduced further to 8 possible suitable sites. Sites not adjacent to the settlement boundary or deemed an asset of community value having been excluded. Reference should be made to the maps within the AECOM report to determine location of the sites.

- The 8 potential sites are in the core of the village, close to services and within the village floor. These sites have been further assessed to evaluate the maximum numbers of dwellings for each site and their developable areas and these refinements have been approved by the Parish Council. Future development will be limited to the allocated developable area for each site and therefore the sequential tests can be made against these identified developable areas.

- The potential sites selected are those which the Parish Council considers best meet the objectives of the NDP and will result inthe optimum sustainability benefits for the village. The Site Profiles which include the proposed developable areas in Annex 1 provide information about the Flood Zones that the sites which need further consideration fall within.

6. Sequential Test Screening Results

The following table presents the results of screening to identify sites which pass the Sequential Test and those which require further consideration.

Table 3 lists all the 8 potential King's Somborne NDP sites.

Two sites under consideration within the King's Somborne NDP are considered unsuitable as their sole access would be via a Flood Zone 3 areas with no viable alternative and therefore do not pass the Level 1of the Sequential Test.

Two further sites sit partially within Flood Zones 2 and 3 these sites have been subject to further consideration and should be reduced in area to ensure that they sit entirely within Flood Zone 1

Table 3: Results of the Sequential Test Screening				
Site	**Site name**	**Flood Risk Zone**	**Proposed Use**	**Screened into or out of further consideration?**
1	Land to the West of Little Fromans	FZ1	4 dwellings	Out (Passes sequential test)
3	Land off Froghole Lane	FZ1 *(Note whole site KS3 is within 50m of the stream. Approx. half of site is within FZ2/3. Anallowance for climate change would mean 50%of site is in climate change FZ3b.)*	15 dwellings	In The Developable Area passes sequential test No Development to be permitted in FZ2 or 3
6	Land adjacent to Cruck Cottage, Winchester Road	Site is within 20m of the bourne. Less than 10% of site is within FZ3. An allowance for climate change would mean this area of the site is in climate change FZ3b. The access to the site is within FZ3.	4 dwellings	No alternative access other than through FZ3
55	Land East of Furzedown Road	FZ1	15 Dwellings	Out (Passes sequential test)
80	Land at Winchester Road and New Lane	Site is within 20m of the bourne . Parts of the site is adjacent to the river and are within FZ3. An allowance for climate change would mean these areas are in climate change FZ3b.	7 dwellings	In The Developable Area passes sequential test. No Development to be permitted in FZ2 or 3
81	Land at the South of Winchester Road	Site is within 50m of the stream. Less than 10% of site is within FZ3. Anallowance for climate change would mean this area of the site is in climate change FZ3b. The access to the site iswithin FZ3.	7 dwellings	No alternative access other than through FZ3
148	Land at Spencer's Farm adjacent to Muss Lane	FZ1	15 Dwellings	Out (Passes sequential test)
168		Land off Eldon Road	15 Dwellings	Out (Passes sequential test)

- Site profiles including maps showing extent of flood risk, for each site requiring further consideration, are presented in Annex 1. Analysis has been undertaken to determine whether the developable areas can be accommodated within Flood Zone 1 areas without impinging on higher risk flood zones.

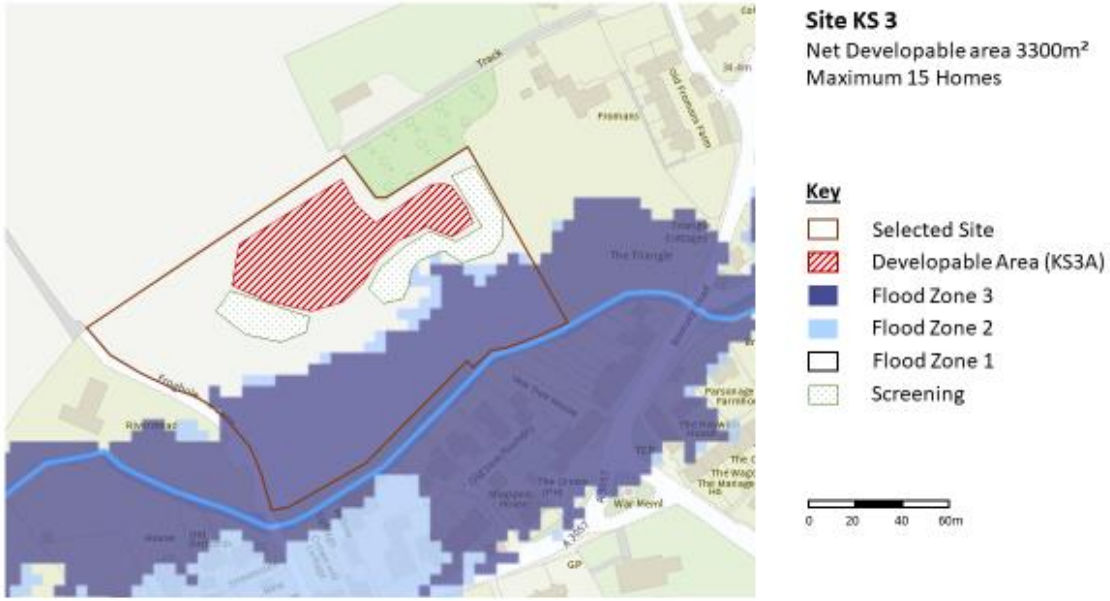
7. Conclusions

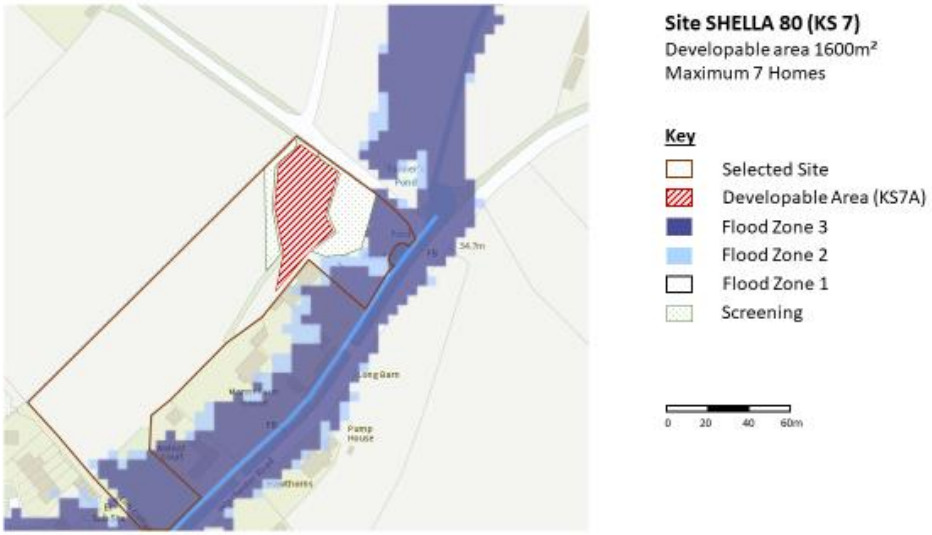
- Following the methodology recommended by the NPPF and Planning Practice Guidance, this report has assessed the possible sites proposed for allocation in the King's Somborne NDP against their vulnerability to flooding. Four sites out of the eight, that were screened for flood risk, contain land that is within Flood Zone 2 and/or 3. Two of these were determined to have viable access solely via Flood Zone 3 and should be excluded from selection as a result.

- The other two sites have been subject to more detailed analysis in terms of whether the proposed dwellings can be located in the Flood Zone 1 areas of the site and therefore consequently make the necessary reduction in site area. This has been determined to be the case together with confirmation access can be provided through Zone 1.

- There are sufficient sites with the potential to accommodate the proposed housing numbers entirely within Flood Zone 1 therefore there is no requirement for exception test.

Annex 1 Site Profiles

Site Name & Address	**Site 3 - Land off Froghole Lane**
Existing Use	Vacant – previously agricultural
Proposed Use	Residential – 15 dwellings
Flood Risk	Site is within 20m of the stream. Approximately half of the site is within Flood Zone 3. An allowance for climate change would mean 50% of site is in climate change Flood Zone 3b functional flood plain.
Site Map	
Screening Decision	In
Can the development be alternatively located to a site wholly within FloodZone 1?	Yes - The site must be reduced in size to ensure it remains entirely within Flood Zone 1
Can the more sensitive development types be directed to parts of the site where the risks are lower for both occupiers and the dwellings	Yes – see extent of flood risk for site above. According to the Environment Agency maps, approximately 50% of this site falls within Flood Zones 2 and 3 and approximately 50% falls within Flood Zone 1.

Site Name & Address	**Site 80 - Land at Winchester Road and New Lane**
Existing Use	Agricultural permanent pasture
Proposed Use	Residential – 7 dwellings
Flood Risk	Site is within 20m of the stream. Parts of the site directly adjacent to the river are within Flood Zone 3. An allowance for climate change would mean these areas are in climate change Flood Zone 3b.
Site Map	
Screening Decision	In
Can the development be alternatively located to a site wholly within FloodZone 1?	Yes – The site must be reduced in area into Flood Zone 1
Can the more sensitive development types be directed to parts of the site where the risks are lower for both occupiers and the dwellings	Yes - see extent of flood risk for site above. According to the Environment Agency maps, approximately 30% of this site falls within Flood Zones 2 and 3 and approximately 70% falls within Flood Zone 1.