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Sequential Test

Pope Croft, Ribchester
Partner Construction Limited

October 2013





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1 INTRODUCTION

- 1.1 This Sequential Test accompanies an application by Partner Construction Limited for 15 affordable dwellings on land off Pope Croft, Ribchester.
- 1.2 This document shows that a sequential approach has been followed in order to locate the most suitable site for the development of affordable homes in Ribchester. All potential sites were visited as part of this process, to ensure the sites could be properly assessed.
- 1.3 The National Planning Policy Framework ('The Framework') states *"the aim of the Sequential Test is to steer development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding."* (parag. 101)
- 1.4 Should no alternative and suitable sites be found in flood zone 1, residential development is appropriate within flood zone 2. A Flood risk assessment will accompany this Sequential Test as part of the planning application.
- 1.5 Locating sites suitable for 10 to 20 dwellings in Ribchester has been a challenge given that the majority of the village is classified by the Environmental Agency as being in flood zone 2 or 3. Potential sites were immediately excluded from the sequential test if wholly in flood zone 3 or land ownership details were unobtainable.
- 1.6 Once the potential sites were identified, these were subsequently tested based on a number of site specific criteria, including their location within the flood zone, distance to the village and its services, vehicle and pedestrian accessibility, and connection with the settlement boundary. Further planning matters and technical constraints were also considered.
- 1.7 As part of the site selection process, contact was made with landowners of sites surrounding the settlement, as well as landowners further afield to those sites



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identified in this sequential test. However, there were no responses to these enquiries, and no opportunity to take any of these sites forward.

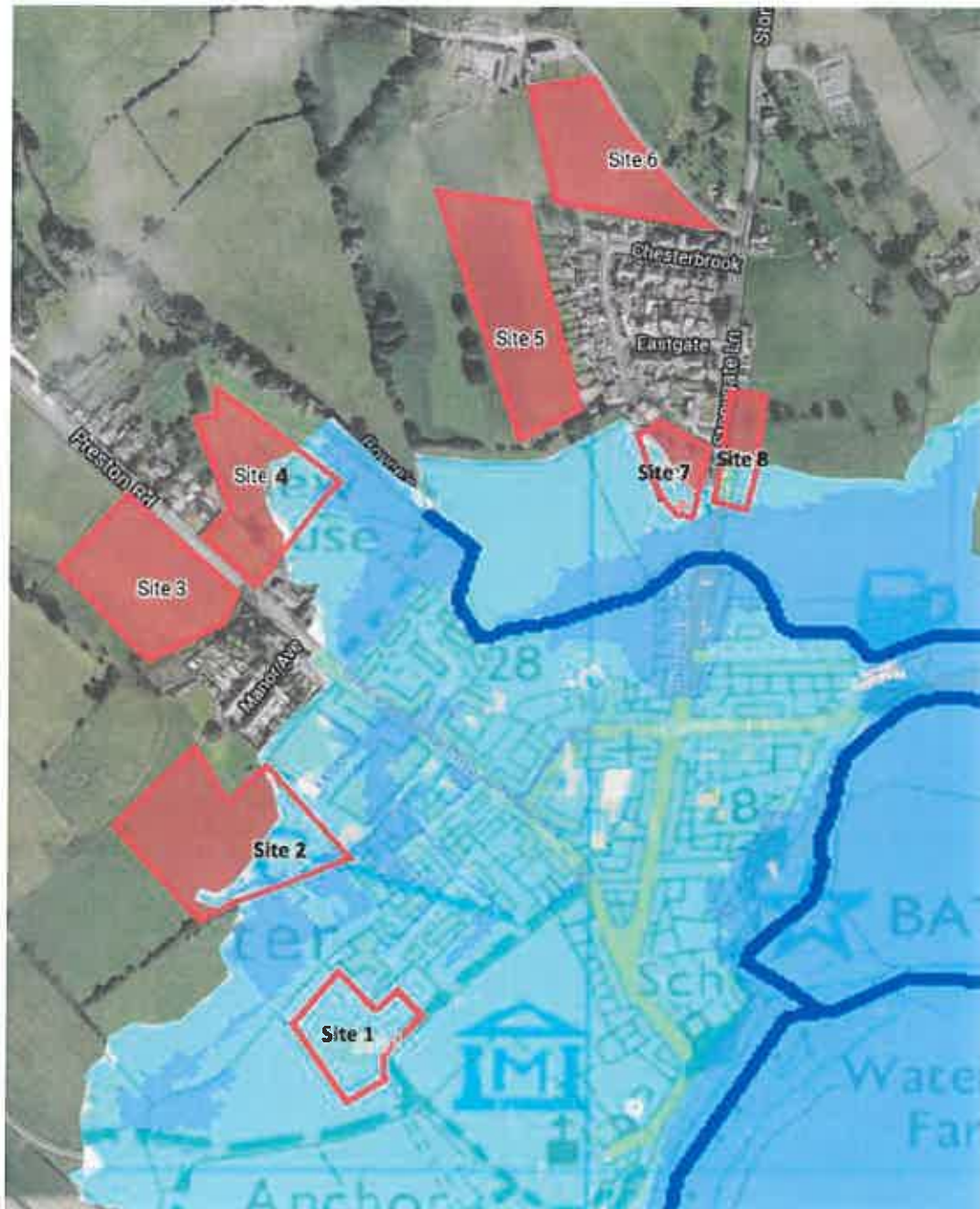
2 MAP OF POTENTIAL SITES IN RIBCHESTER





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3 POTENTIAL SITES IN RELATION TO FLOOD RISK



4 ANALYSIS OF SITES

Site 1 – Land behind Pope Croft, Ribchester (Application Site)



Flood Zone Status	Located in flood zone 2.
Availability of Land / Ownership	Land under same ownership as sites 2 and 3- available due to the landowner's preference to develop this site.
Site Size	Site size suitable for 15 dwellings
Vehicular / Pedestrian Access	Site access via Pope Croft, off Church Street. Currently a narrow access and will require widening with construction of pavements.
Accessibility to services and facilities	Site 180 metres from pubs, cafes and shops along Church Street. Recreational facilities, tennis courts and playing field adjacent to site.
Planning Suitability	Site is adjacent to the settlement boundary of Ribchester and the Ribchester Conservation area. Land is designated Open Countryside in the Ribble Valley Local Plan (1998). The car park to the east provides a physical buffer between the site and neighbouring properties.
Ecological Suitability	Limited ecological value- site is currently used as grazing land. Field boundaries include trees and hedgerow which may offer some ecological value.
Technical Constraints	Existing access road currently narrow and will require widening to 5.5 metres and construction of pavements to ensure sufficient vehicular and pedestrian access.



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Site 2 – Land to the rear of Bee Mill Industrial Estate, Ribchester



Flood Zone Status	Adjacent to and partially located in flood zones 2 and 3.
Availability of Land / Ownership	Land under same ownership as sites 1 and 3- unavailable due to the owner's preference to develop site 1.
Site Size	Site size suitable for 15 dwellings.
Vehicular / Pedestrian Access	<p>The site access would be via Church Street. Access using the existing entrance to the industrial estate would be unsuitable for use due to concerns surrounding safety for residents and disruption to the operation of existing businesses.</p> <p>An alternative access adjacent to the north west suffers from a 'pinch point' of approximately 3 metres between the north west facing wall and nearby property. The potential access is therefore too narrow and would not allow for adequate and safe vehicle or pedestrian access.</p>
Accessibility to services and facilities	Site 280 metres from pubs, cafes and shops along Church Street.
Planning Suitability	<p>Site is adjacent to the settlement boundary of Ribchester. Land is designated Open Countryside in the Ribble Valley Local Plan (1998).</p> <p>Any development on this site would be open on three sides and at a level significantly higher than surrounding development, encouraging overlooking of existing properties on Sunnyside and Parsonage Avenue.</p>
Ecological Suitability	Limited ecological value- site is currently used as grazing land. Field boundaries include trees and hedgerow which may offer some ecological value.
Technical Constraints	Overland telegraph line/poles run across the site. Relocation of this line will incur further costs. Noise and disruption from the existing employment uses would be detrimental to the amenity of future residents.

Site 3 – Land south of Preston Road, Ribchester



Flood Zone Status	Site located in flood zone 1
Availability of Land / Ownership	Land under same ownership as sites 1 and 2- unavailable due to the owner's preference to develop site 1.
Site Size	Site size suitable for 15 dwellings.
Vehicular / Pedestrian Access	Access via Preston Road possible.
Accessibility to services and facilities	Site 330 metres from pubs, cafes and shops along Church Street.
Planning Suitability	<p>Site is adjacent to the settlement boundary of Ribchester. Land is designated Open Countryside in the Ribble Valley Local Plan (1998).</p> <p>Any development on this open aspect, elevated land will cause overlooking of properties on Manor Avenue and be intrusive on the open landscape.</p> <p>Development here would be disjointed from the rest of the village due to the length of Preston Road and the lack of development along this route.</p>
Ecological Suitability	Site is currently used as grazing land. Field boundaries include trees and hedgerow which may offer some ecological value.
Technical Constraints	Varied and elevated levels from the access road and throughout site. Abnormal costs for significant re-grading of land would be required, potentially making development unviable.



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Site 4 – Land north of Preston Road, Ribchester



Flood Zone Status	Majority of site located in flood zone 1, east of site partially within flood zones 2 and 3. Site close to sources of flooding from Boyce's Brook.
Availability of Land / Ownership	Letter sent to landowner on 21 st November 2012 with offer. No response received. Site is considered to be unavailable for development.
Site Size	Site size suitable for 15 dwellings
Vehicular / Pedestrian Access	Access via Preston Road possible. No continuous pavement along site frontage currently restricting safe pedestrian access to and from Ribchester.
Accessibility to services and facilities	Site 330 metres from pubs, cafes and shops along Church Street.
Planning Suitability	<p>The site is adjacent to the settlement boundary of Ribchester at the southern most point. Land is designated Open Countryside in the Ribble Valley Local Plan (1998).</p> <p>The majority of the site is separate from the settlement boundary, which would produce a gap between any development and existing properties on Sarmatian Fold. Development on this site would be disjointed from the rest of the village due to the length of Preston Road and the lack of development along this route.</p>
Ecological Suitability	Site is currently used as grazing land. Field boundaries include hedgerow and trees located in centre of field may offer limited ecological value.
Technical Constraints	Developable site area potentially constrained by flood zone 3. Construction of new pavement connecting the site frontage to existing pavement will incur further costs.



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Site 5 – Land west of Chesterbrook and Stonygate Lane, Stydd



Flood Zone Status	Site located in flood zone 1
Availability of Land / Ownership	Letter sent to landowner on 21 st November 2012 with offer. No response received. Site is considered to be unavailable for development.
Site Size	Site size suitable for 15 dwellings
Vehicular / Pedestrian Access	No available or suitable access to this site. The spacing and orientation of existing dwellings along Chesterbrook and Eastgate do not permit the development of an extended access road. To construct a new access road via Stonygate Lane along the perimeter of the existing build line at Chesterbrook would incur significant financial costs and potential land ownership issues.
Accessibility to services and facilities	Site 600 metres from pubs, cafes and shops along Church Street.
Planning Suitability	Site is adjacent to the settlement boundary of Stydd. Land is designated Open Countryside in the Ribble Valley Local Plan (1998). Development would not be integrated with properties on Chesterbrook due to the lack of access and would therefore be an inappropriate extension to the settlement. The form of access required to serve the site would result in an inefficient use of land and would disrupt the radial form of residential development.
Ecological Suitability	No known ecological concerns. Trees located to west of site may offer ecological value.
Technical Constraints	Abnormal costs due to construction of road access, potentially making development unviable. Disjointed and inaccessible location.



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Site 6 – Land north of Chesterbrook, Stydd



Flood Zone Status	Site located in flood zone 1
Availability of Land / Ownership	Letter sent to landowner on 21 st November 2012 with offer. No response received. Site is considered to be unavailable for development.
Site Size	Site size suitable for 15 dwellings
Vehicular / Pedestrian Access	Access off Stonygate Lane possible. May require integration with the existing access leading to the farm north of the site. No continuous pavement along Stonygate Lane and cars parked either side of the road, currently restricting safe pedestrian access to and from Ribchester.
Accessibility to services and facilities	Site 600 metres from pubs, cafes and shops along Church Street.
Planning Suitability	Site is adjacent to the settlement boundary of Stydd. Land is designated Open Countryside in the Ribble Valley Local Plan (1998). The site appears to be in agricultural use, raising concerns regarding the loss of occupied agricultural land. Development here would only exacerbate the disjointed nature of Stydd and properties on Chesterbrook. The site is the furthest distance from Ribchester and its services.
Ecological Suitability	No known ecological concerns. Trees and hedgerows bordering site may offer ecological value.
Technical Constraints	Abnormal costs due to construction of pavements. Disjointed and inaccessible location.

Site 7 – Land south of Eastgate and west of Ribbledale Road, Stydd



Flood Zone Status	Majority of site located in flood zone 1, south of site partially within flood zone 2. Close to sources of flooding from Boyce's Brook.
Availability of Land / Ownership	Letter sent to landowner on 21 st November 2012 with offer. No response received. Site is considered to be unavailable for development.
Site Size	Site size not suitable for 15 dwellings.
Vehicular / Pedestrian Access	Access via Stonygate Lane possible. No continuous pavement along Stonygate Lane, currently restricting safe pedestrian access to and from Ribchester.
Accessibility to services and facilities	Site 400 metres from pubs, cafes and shops along Church Street.
Planning Suitability	Site is adjacent to the settlement boundary of Ribchester. Land is designated Open Countryside in the Ribble Valley Local Plan (1998). Development here would cause the unwarranted removal of existing allotments.
Ecological Suitability	Site currently used for allotments, therefore likely to be no ecological concerns. Trees and hedgerows bordering site may offer ecological value.
Technical Constraints	Potential land stability concerns due to proximity to Boyce's Brook and Boyce's Bridge. Abnormal costs due to construction of pavements.



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Site 8 – Land east of Stonygate Lane, Stydd



Flood Zone Status	Majority of site located in flood zone 1, south of site partially within flood zone 2. Site close to sources of flooding from Boyce's Brook.
Availability of Land / Ownership	Letter sent to landowner on 21 st November 2012 with offer. No response received. Site is therefore considered to be unavailable for development.
Site Size	Site size suitable for 15 dwellings.
Vehicular / Pedestrian Access	Access via Stonygate Lane possible. No continuous pavement along Stonygate Lane, currently restricting safe pedestrian access to and from Ribchester.
Accessibility to services and facilities	Site 400 metres from pubs, cafes and shops along Church Street.
Planning Suitability	Site is adjacent to the settlement boundary of Stydd. Land is designated Open Countryside in the Ribble Valley Local Plan (1998). The land gently slopes, is widely accessible and appears to be fallow. The site is less integrated with the village than the proposal site.
Ecological Suitability	Site is currently fallow land. Trees located in field may offer limited ecological value.
Technical Constraints	Abnormal costs due to construction of pavements along Stonygate Lane.

5 CONCLUSIONS

- 5.1** For various reasons summarised in the table below, site 1 is the most suitable location to accommodate the proposed affordable housing development as it is developable, of a suitable size and location and is available for purchase.
- 5.2** This Sequential Test demonstrates that sites 2 to 8 can be discounted due to flood concerns, overlooking, lack of access and ground levels. Furthermore, we consider these sites to be unavailable for development due to the lack of response from landowners.
- 5.3** It is for those reasons in the table below why site 1 is now being proposed as a suitable site for affordable housing development in Ribchester.

Site Name	Summary Conclusion
Site 1 – Land behind Pope Croft, Ribchester (Application Site)	SUITABLE FOR DEVELOPMENT: site is available for purchase from the landowner. The location is integrated with the rest of the village and access is possible via Church Street. The close proximity to services ensures integration of the site with the village.
Site 2 Land to the rear of Bee Mill Industrial Estate, Ribchester	UNSUITABLE FOR DEVELOPMENT: Land owner unwilling to sell site, close proximity to employment uses could potentially impact future resident amenity. No suitable access.
Site 3 – Land south of Preston Road, Ribchester	UNSUITABLE FOR DEVELOPMENT: Land owner unwilling to sell site, elevated site would cause significant overlooking on properties to the south. High financial costs associated with levelling and re-grading of the land, potentially making site development unviable.
Site 4 – Land north of Preston Road, Ribchester	UNSUITABLE FOR DEVELOPMENT: No response from land owner following offer for land. Isolated location from Ribchester and potential for overlooking of properties on Preston Road. Potential development constrained by shape of site.
Site 5 – Land west of Chesterbrook and Stonygate Lane, Stydd	UNSUITABLE FOR DEVELOPMENT: No response from land owner following offer for land. No available access due to enclosed nature of existing properties on Chesterbrook and Eastgate. Construction of alternative access from Stonygate Lane disruptive and costly. Disjointed and inaccessible



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Site 6 – Land north of Chesterbrook, Stydd	<p>location.</p> <p>UNSUITABLE FOR DEVELOPMENT: No response from land owner following offer for land. Potential issues regarding existing access for farm to the north. Site is isolated from the services in Ribchester and is an exposed location. Poor access at present due to lack of pavements and parking along Stonygate Lane.</p>
Site 7 – Land south of Eastgate and west of Ribbledale Road, Stydd	<p>UNSUITABLE FOR DEVELOPMENT: No response from land owner following offer for land and site is currently used as allotments. Poor access at present due to lack of pavements and parking along Stonygate Lane. Site is isolated from the main shops and services in Ribchester. High risk of flooding due to close proximity of Boyce's Brook.</p>
Site 8 – Land east of Stonygate Lane, Stydd	<p>UNSUITABLE FOR DEVELOPMENT: No response from land owner following offer for land. Poor access at present due to lack of pavements and parking along Stonygate Lane. Site is isolated from the main shops and services in Ribchester. High risk of flooding due to close proximity of Boyce's Brook.</p>

