

Sequential and Exception Test for zone 2 flood.

Proposed food outlet in the beer garden of former Swan public house, Station Road, Marsden HD7 6BS.



August 2021.

Sequential and Exception Test .

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1.0 Introduction.

- 1.1 This statement has been prepared to accompany a planning application for a food takeaway outlet within the beer garden of the former Swan public house Station Road, Marsden HD7 6BS.
- 1.2 The proposal is a new structure within flood zone 2 and so a sequential test is required, which includes the following:
- Why the proposed site was chosen.
 - Alternative sites for the development.
 - Flood risk for alternative sites.
- 1.3 If no alternative site is available then an exception test is required which includes:
- How flood risk will be managed.
 - That sustainability benefits of the development to the community outweigh the flood risk.
 - Evidence that the development will be safe for it's lifetime.

2.0 The Sequential Test.

2.1 Reason site was chosen.

We chose this site for development as part of the larger Swan pub redevelopment which is now complete.

This part of the site was previously parking/ loading/ bin store and beer garden for the pub. The sites roadside location is ideal for the intended passing trade.

We currently operate and own more than 12 units in Marsden village centre. It's a place where we live and invest in. We are always looking for opportunities in and around the area.

As owners of this site, it makes sense to complete the Swan house development.

2.2 Alternative Sites.

The only other vacant land that could be used is owned by J. E. Crowthers on Brougham Road but this is not for sale or within our control.

2.3 Flood Risk of Alternative Sites.

The alternative site lies in the same flood zone, with parts in flood zone 3 which is considered worse.

3.0 The Exception Test.

This development overcomes the exception test as it is a benefit as it will create new employment space. Additionally, the site will visually enhance the village centre and transform an area which is has been redundant and run down.

The flood mitigation measures are set out in the flood risk assessment which provide evidence that the development will be safe for it's lifetime.

4.0 Conclusion.

Reasons for choosing the site are provided and there are no other suitable sites for the development and, therefore, the sequential and exception tests are satisfied.