

SEQUENTIAL TEST

Planning Application: 2026/62/90860/E

Site Address: Land Adjacent to 33 Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX

Proposal: Erection of 2 Semi-Detached Dwellings

Prepared in support of a planning application in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and Kirklees Council validation requirements.

1. Introduction

This Sequential Test has been prepared in support of a planning application for the erection of two semi-detached dwellings on land adjacent to 33 Sackville Street, Ravensthorpe, Dewsbury.

The purpose of the Sequential Test is to demonstrate that there are no reasonably available alternative sites appropriate for the proposed development within areas of lower flood risk and that the proposal accords with national planning policy relating to flood risk.

2. Policy Context

Paragraphs 170–175 of the National Planning Policy Framework require development to be directed away from areas at highest risk of flooding through application of the Sequential Test.

The Planning Practice Guidance confirms that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding.

Kirklees Council's validation requirements identify that a Sequential Test may be required where development is proposed within Flood Zone 2 or Flood Zone 3.

3. Site Description

The application site comprises a small infill parcel of land adjacent to 33 Sackville Street, Ravensthorpe, Dewsbury.

The proposal seeks planning permission for the construction of two semi-detached dwellings. The site is surrounded by existing residential development and forms part of the established urban area of Ravensthorpe.

The site is a constrained infill plot and represents an opportunity to make efficient use of previously developed or underutilised urban land.

4. Development Vulnerability Classification

In accordance with the Flood Risk and Coastal Change Planning Practice Guidance, residential dwellings are classified as “More Vulnerable” development.

The proposed development therefore requires the Sequential Test to be satisfied where the site is located within Flood Zone 2 or Flood Zone 3.

5. Definition of Search Area

Given the small-scale nature of the proposal, the appropriate search area is considered to be the Ravensthorpe/Dewsbury housing market and settlement area within which the development would contribute towards local housing supply.

The proposal is site-specific and is intended to deliver a modest infill residential development on a vacant parcel of land within an established residential area.

6. Assessment of Reasonably Available Alternative Sites

The proposal relates to a specific infill plot within the urban area. The applicant does not control any alternative sites and the development is not a strategic housing allocation capable of being relocated elsewhere.

In considering whether reasonably available alternative sites exist, regard has been had to:

- Availability of land within the applicant’s control.
- Suitability of sites for immediate residential development.
- Deliverability within the planning period.
- Whether alternative sites would realistically provide the same form and scale of development.

No alternative sites have been identified that are:

- a) available to the applicant;
- b) suitable for the proposed two-dwelling scheme;
- c) capable of immediate delivery; and
- d) located in a lower flood risk area whilst meeting the same development objectives.

The proposal represents a minor infill development rather than a strategic allocation and therefore the availability of alternative sites is inherently limited.

7. Sequential Test Conclusion

The proposed development comprises a small-scale residential infill scheme on a specific site within the existing urban area of Ravensthorpe.

Having regard to the scale and nature of the proposal, the site-specific circumstances, and the absence of reasonably available and suitable alternative sites capable of

accommodating the proposed development in areas of lower flood risk, it is concluded that the Sequential Test is satisfied.

The development therefore accords with the requirements of the National Planning Policy Framework and associated Planning Practice Guidance relating to flood risk.

8. Conclusion

The proposed erection of two semi-detached dwellings at land adjacent to 33 Sackville Street, Ravensthorpe has been assessed against the Sequential Test requirements.

No reasonably available alternative sites suitable for the proposed development have been identified in areas of lower flood risk.

Accordingly, the Sequential Test is considered to be passed and the proposal should be considered acceptable in flood risk policy terms, subject to the mitigation measures set out within the submitted Flood Risk Assessment.