

**WESTERN PLANNING COMMITTEE**  
**02.09 2020**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 20/00152/FUL                      **Page No.** 13-96

**Site:** 1 and 3 Kennet Road, Newbury RG14 5JA

---

**Planning Officer Presenting:** Matthew Shepherd

**Member Presenting:** N/A

---

**Written submissions**

**Parish Council:** N/A

**Objector(s):** N/A

**Supporter(s):** N/A

**Applicant/Agent:** David Jones of Evans Jones Ltd

**Ward Member(s) speaking:** Councillor Andy Moore  
Councillor Martha Vickers

**1. Adjusted reason for refusal**

Some minor amendments to the wording of the reason for refusal were suggested by officers to make the refusal reason more precise and clear. The substance of the reason is retained as before.

**Not passing the flooding sequential test**

The application site is within Flood Zone 3 and Policy CS16 says that in areas with a history of flooding development will only be accepted if it is demonstrated that it is appropriate in that location, and that there are no suitable and available sites at a lower flood risk. It goes on to say that where development has to be located in flood risk area that it should be safe and will not increase the flood risk elsewhere.

The sequential test was submitted and assessed by officers. The LPA has reviewed the submitted sequential test and finds that the development does not pass it. The sequential test search area is limited to just the Urban areas of the district, the LPA is of the opinion that the search area should district wide. The Sequential test submitted

**is therefore inadequate in scope to fully assess sites that might be sequentially more favourable to build upon in terms of flooding.**

**The assessment of the sequential test misses sites that are actively being marketed (at the time of writing the document) to which meet the criteria set out in the submitted sequential test and are considered reasonably available by the Local Planning Authority.**

**The submitted sequential test discounts sites that the Local Planning Authority considered to be reasonably available. The submitted sequential test discounts sites due to them falling with Flood Zone 2 or a critical drainage area to which are areas of lesser flood risk and therefore sequentially preferably to develop prior to this site. The development is therefore not considered to pass the sequential test and therefore does not accord with CS16 of the West Berkshire Core Strategy (2006-2026) and paragraphs 157 to 161 of the National Planning Policy Framework 2019.**