

Supplementary Technical Note
1/07/2025

Subject: Technical Note – Sequential Test & Flood Risk Position for Proposed Development at 18 Melbourn Street, Royston

LAO: Herts LLFA.

On behalf of Barker Associates, we confirm that as part of the planning and design process for the proposed development at 18 Melbourn Street, Royston, a Sequential Test has been undertaken and supports a positive outcome.

The site is located within Flood Zone 1, indicating the lowest probability of fluvial flooding in accordance with the Environment Agency's flood mapping. As such, the development is sequentially appropriate, and no further search for alternative sites is required under national policy.

While there are some localised risks associated with surface water flooding, these are being effectively managed through the implementation of:

- Elevated threshold levels for all new dwellings, and
- An enhanced Sustainable Drainage System (SuDS) strategy, which will provide a measurable betterment to the site's drainage performance compared to the existing condition.

The site is positioned within an existing residential area in the heart of Royston town centre, and its redevelopment will contribute to the delivery of sustainable housing, supporting local community needs and making efficient use of land. The location benefits from strong public transport links, reducing reliance on private vehicles and aligning with the wider objectives of sustainable development.

Should you require any further details or clarification on the Sequential Test or drainage strategy, please do not hesitate to get in touch