

22565 – DELTA ENTERPRISE PARK, EAST RIDING

SEQUENTIAL TEST

4th January 2024

Introduction

The purpose of this report is to provide details regarding a Sequential Test to support a local plan appraisal for a site at Delta Enterprise Park, Rawcliffe Road, Airmyn, East Riding of Yorkshire, DN14 8JU at NGR: SE 71243 24107, as shown in Figure 1. The proposed development consists of 92 self-storage container units. The site currently consists of agricultural grass land.

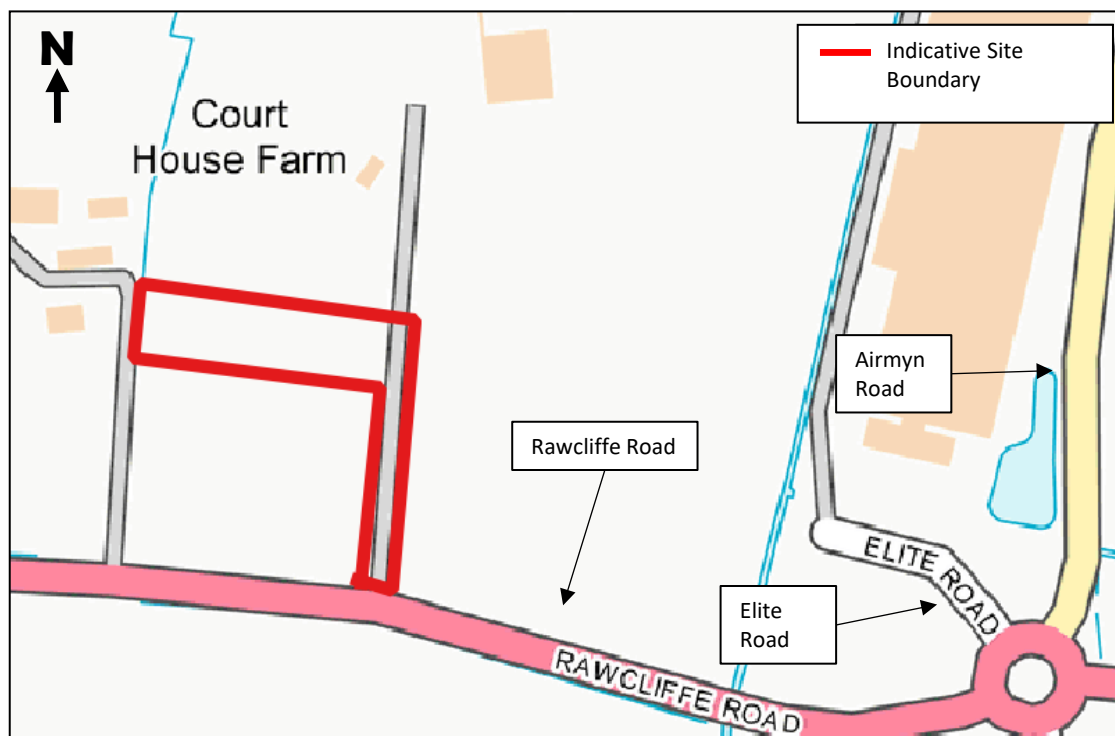


Figure 1. Site Location

In line with the requirements of East Riding of Yorkshire Council, the LLFA for the area, and the National Planning Policy Framework, a Sequential test is required to be undertaken due to the location of the development being in Flood Zone 3. This test is completed in order to, where possible, avoid the risk of flooding to both people and property. This test must take into consideration the design life of the development being 100 years, with consideration for the impact of climate change.

This test has been carried out in line with the current Government legislation, the National Planning Policy Framework (NPPF) 2023.

It has been assessed with reference to the following documents and legislative guidelines:

- ▶ National Planning Policy Framework (NPPF) 2023
- ▶ National Planning Practice Guidance (2012 – updated 2016)
- ▶ Planning Policy Statement 25: Development and Flood Risk Practice Guidance (2009)
- ▶ East Riding Local Plan 2012 – 2029
- ▶ East Riding of Yorkshire Council Strategic Flood Risk Assessment: Level 1 (2019)
- ▶ East Riding of Yorkshire Council Flood Risk Sequential and Exception Test Supplementary Planning Document

Proposals for the development of the site are for 100 self-storage containers, approximately 14.8m² in area each, and the entire development is approximately 200m² in area. As the proposed development is for storage usage, according to the National Planning Policy Framework the site is classified as being 'Less Vulnerable'.

Flood Risk

The development is located within Flood Zone 3 according to the EA Flood Map for Planning, and resultantly there is a requirement for the completion of a Sequential Test for this site. Flood Zone 3 refers to an area assessed as having a 1 in 100 or greater annual probability (>1%) of river flooding, or a 1 in 200 or greater annual probability (>0.5%) of sea flooding in any one year, as shown in Figure 2.

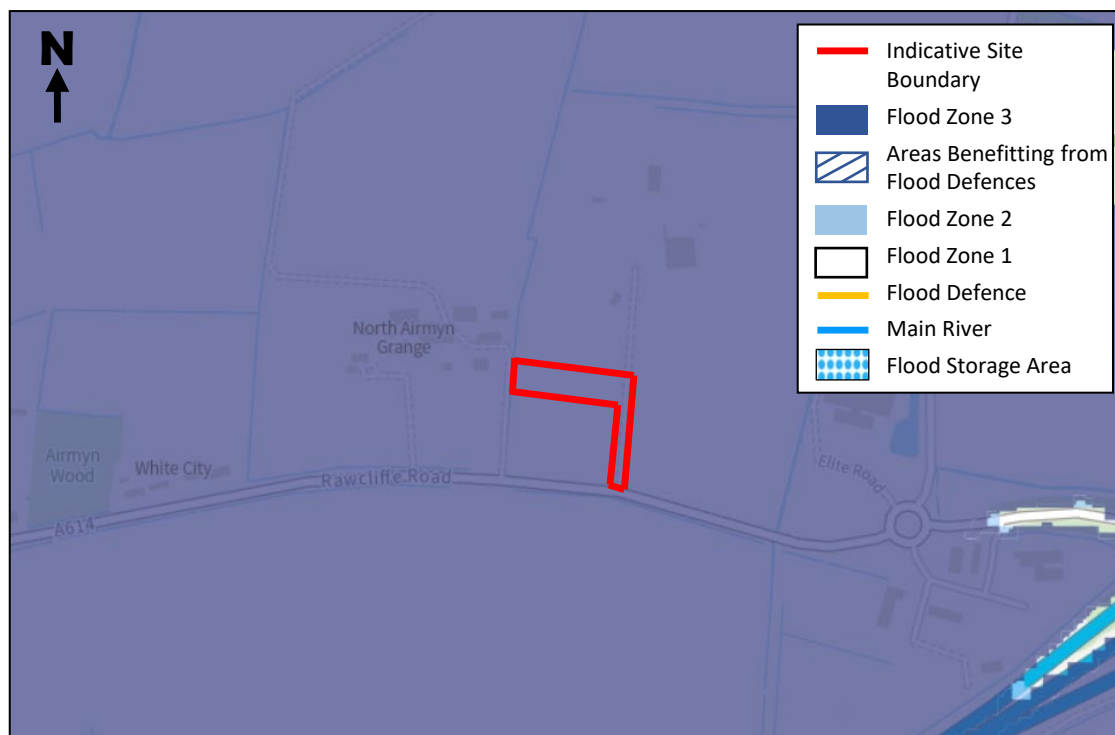


Figure 2. Environment Agency Long Term Flood Map – Rivers and Sea

Sequential Test

The Sequential Test is completed in order to demonstrate that there are no other suitable locations for the proposed development within the local search area, in order to ensure that the proposed development is located within an area with the lowest flood risk possible.

The LLFA provided the appropriate search area for the Sequential Test as being the same Functional Economic Area (FEA) as the proposed location for the development. In this case, the site is located within the Goole & Selby FEA, and as such this area will make up the search area for the Sequential Test. The Sequential Test shall include the search for a site within Flood Zone 1 or 2, without planning permission, that may be available to house the proposed development. The search area used for the Sequential Test is therefore the Goole & Selby FEA as seen in Figure 3, taken from the East Riding Local Economic Assessment.

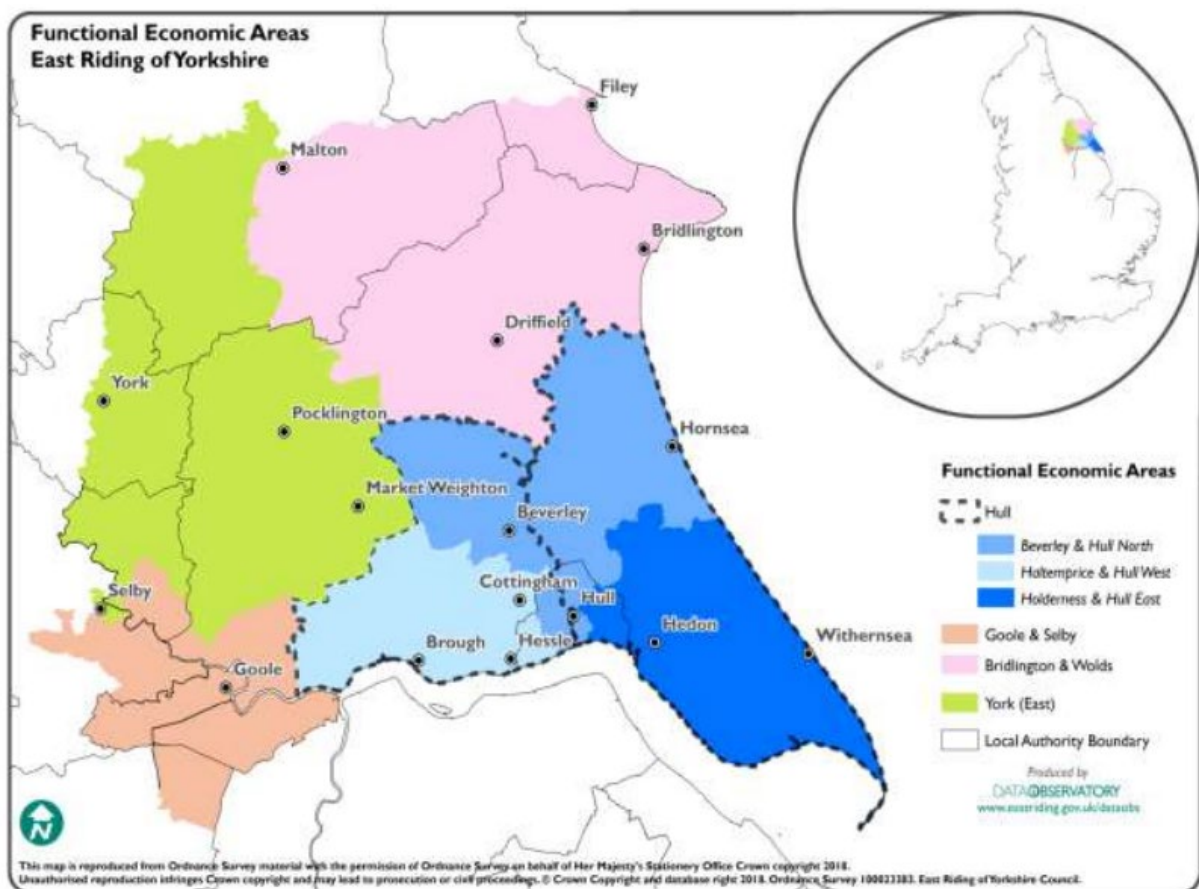


Figure 3. Functional Economic Areas of the East Riding of Yorkshire

The proposed alternative sites must meet the following criteria, as outlined within the Environment Agency and Planning Practice Guidance:

- ▶ The site should be located in a sustainable location,
- ▶ The site should be reasonably viable to purchase and develop,
- ▶ The site should be located within Flood Zone 1 or 2,
- ▶ The site should not be at high risk of flooding from secondary sources,
- ▶ The site should be of a suitable size to accommodate the proposed development.

Upon identification of potential alternative sites, the flood risk must be compared to that of the site location. This will be done through a comparison of Environment Agency mapping, as well as data and information compiled from the East Riding of Yorkshire Council Strategic Flood Risk Assessment.

The following potential alternative sites have been drawn from three sources. Firstly, from the East Riding of Yorkshire Council Employment Land Review (ELR), only sites located within the Goole & Selby Functional Economic Area have been considered. The site area refers to the area that the ELR has considered to be developable. Secondly, sites allocated for employment use within the Goole & Selby FEA within the East Riding Local Plan Allocations Document have also been considered below. Finally, a number of national and local estate agents were also checked, and sites identified have been surveyed in the table below. The potential alternative sites considered, and the comments relative to such are as seen below:

Site Name	Site Address	Size (ha)	Application Status/Reference	Flood Zone	Notes	Sequentially Preferable
Pollington Park New Settlement	Highfield, Pollington, East Riding of Yorkshire, DN14 0AY	282	Site 32 in ELR	1/2/3	The site consists of existing commercial/industrial/haulage/residential developments in places, with multiple planning applications across the site. The site is too large for the proposed development, with some areas being located in flood zones 2 and 3, and some areas at risk of surface water flooding.	No
Eastrington New Settlement Option	Eastrington, East Riding of Yorkshire, DN14 7QJ	0	Site 53 in ELR	1/2/3	The site is identified as being not achievable in the ELR. There are areas of surface water flooding across the site, and multiple planning applications within the site area.	No
Land West of Guardian Glass	Capitol Park, South of M62, Airmyn, Rawcliffe, East Riding of Yorkshire, DN14 8JS	109	Site 50 in ELR	3	The site is located within Flood Zone 3 and has areas at risk of surface water flooding. The site is also too large for the	No

					proposed development.	
Land at Rawcliffe Road	Rawcliffe Road, Airmyn, East Riding of Yorkshire, DN14 8JU	102	Site 55 in ELR	3	The site is located within Flood Zone 3 and has areas at risk of surface water flooding. There are also multiple planning applications within the northern part of the site.	No
Land at Capitol Park	Tom Pudding Way, Airmyn, Old Goole, Goole, East Riding of Yorkshire, DN14 6BS	62	Site 8 in ELR and policy GOO-L in the Allocations Document	3	The site is located within Flood Zone 3 and has areas at risk of surface water flooding. There are multiple planning applications within the site area and some areas within the site are now developed.	No
Land East of Airmyn Road	Airmyn, East Riding of Yorkshire, DN14 8JS	51	Site 61 in ELR and planning application 23/02162/PLF	3	The site is located within Flood Zone 3 and has areas at risk of surface water flooding. There is also an active planning application within the site boundary.	No
Land South of M62, North of Dutch River	Rawcliffe, Rawcliffe Bridge, East Riding of Yorkshire, DN14 8SH	0	Site 74 in ELR	3	The site is located within Flood Zone 3 and has areas at risk of surface water flooding. The site has been ruled as not achievable within the ELR.	No
Land South of M62, West of A614	Between Rivers Lane, Snaith and Cowick, East Cowick, East Riding of	0	Site 48 in ELR	3	The site is located within Flood Zone 3 and has areas at risk of surface water flooding. The site has been ruled as not	No

	Yorkshire, DN14 8SX				achievable within the ELR.	
Land North of Skiff Lane, Holme-On-Spalding-Moor	Skiff Lane, Holme Upon Spalding Moor, East Riding of Yorkshire, YO43 4AZ	0	Site 65 in ELR	1	The site has areas at risk of surface water flooding and has been ruled as not achievable in the ELR.	No
Land at Glews Hollow	Britannia Road, Old Goole, Goole, East Riding of Yorkshire, DN14 6ET	1.9	Site 13 in ELR and policy GOO-I in the Allocations Document	1/3	The site is too large for the proposed development. The site is also partially located within Flood Zone 3 and has areas at risk of surface water flooding.	No
Land to the North of Howdens Joinery Ltd	Thorpe Road, Howden, East Riding of Yorkshire, DN14 7AU	10.1	Site 63 in ELR and planning application 22/02118/STPLFE	1/2	The site is too large for the proposed development. There are areas of the site located within Flood Zone 3, and areas at risk of surface water flooding and the site makes up part of a planning application.	No
Land at Ozone Business Park	Knedlington Road, Asselby, Howden, East Riding of Yorkshire, DN14 7ES	36	Site 18 in ELR and policy HOW-F in the Allocations Document. Planning permission 22/00037/STOUT	1	The site has planning permission and is too large for the proposed development.	No
Land at Junction 37	A614, Howden, East Riding of Yorkshire, DN14 7GL	15	Site 52 in ELR	3	The site is located in Flood Zone 3 and has areas at risk of surface water flooding. The site is also too large for the proposed development.	No
Land East of A614,	Thorpe Road, Eastrington, East Riding of	4	Site 61 in ELR	1/2	The site is too large for the proposed development and has areas that are	No

Thorpe Road	Yorkshire, DN14 7LU				located in Flood Zone 2 and areas at risk of surface water flooding.	
High Street, Airmyn	High Street, Airmyn, East Riding of Yorkshire, DN14 8LD	0.2	Planning permission 20/02180/PLF	3	The site is located within Flood Zone 3 and has planning permission for 6 dwellings.	No
Back Lane, East Cowick	Back Lane, Snaith and Cowick, East Riding of Yorkshire, DN14 9ET	0.07	N/A	3	The site is located within Flood Zone 3.	No
Main Street, Pollington	Main Street, Pollington, East Riding of Yorkshire, DN14 0DH	0.04	Planning permission 21/00271/PLF	1	The site has planning permission for a dwelling.	No
High Street, Barmby-On-The-Marsh	High Street, Barmby On The Marsh, East Riding of Yorkshire, DN14 7HJ	0.02	Planning permission 21/03313/PLF	1/3	The site is partially located within Flood Zone 3 and has planning permission for two dwellings.	No

Conclusion

This Sequential Test has identified and considered 18 different potential sites for the proposed development, with varying sizes and characteristics. The sites considered have been accounted for as unsuitable for the proposed development on the basis of size, flood risk, or other requirements for the site. The above table concludes that there are no available or suitable alternative sites for the proposed development that are at a lower risk of flooding.