

## **WREN KITCHENS**

### **Land off Victory Way, Falkland Way, Barton upon Humber**

#### **Flood Risk Sequential Test Assessment**

##### **1. Introduction**

- 1.1 This document has been prepared on behalf of Wren Kitchens in relation to an application for a lorry park with ancillary car parking on land off Victory Way, Falkland Way, Barton upon Humber (“the Site”). The location of the Site is shown in Figure 1 below. The purpose of this document is to set out the findings of a flood risk sequential assessment.
- 1.2 Wren Kitchens is one of the area’s largest employers and own and operate the Wren Kitchens facility at Barton upon Humber which his located to the south east of the Site, off Falkland Way.
- 1.3 However, there are currently capacity issues at the main Wren Kitchens site as there is not enough space to accommodate HGVs prior to loading or unloading. The lorry park facility will therefore be used by Wren Kitchens to facilitate a more efficient transport yard which will reduce the amount of traffic movements through the town.

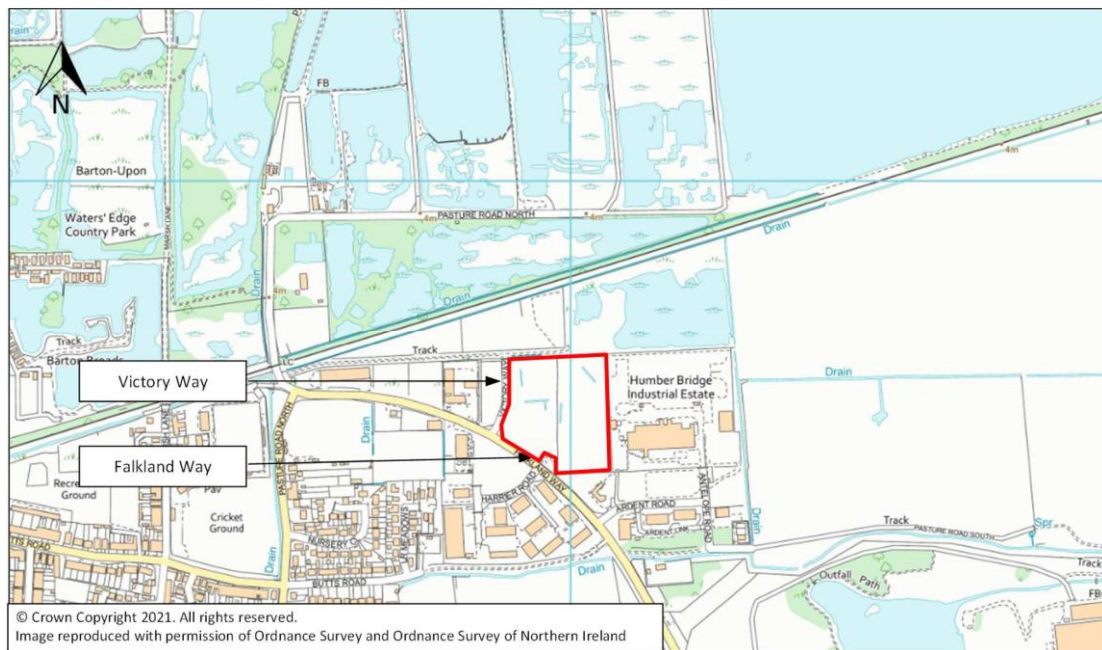


Figure 1: Site Location

##### **2. Flood Risk**

- 2.1 According to the Flood Map for Planning (see Figure 2 below) the Site is located within Flood Zone 3.

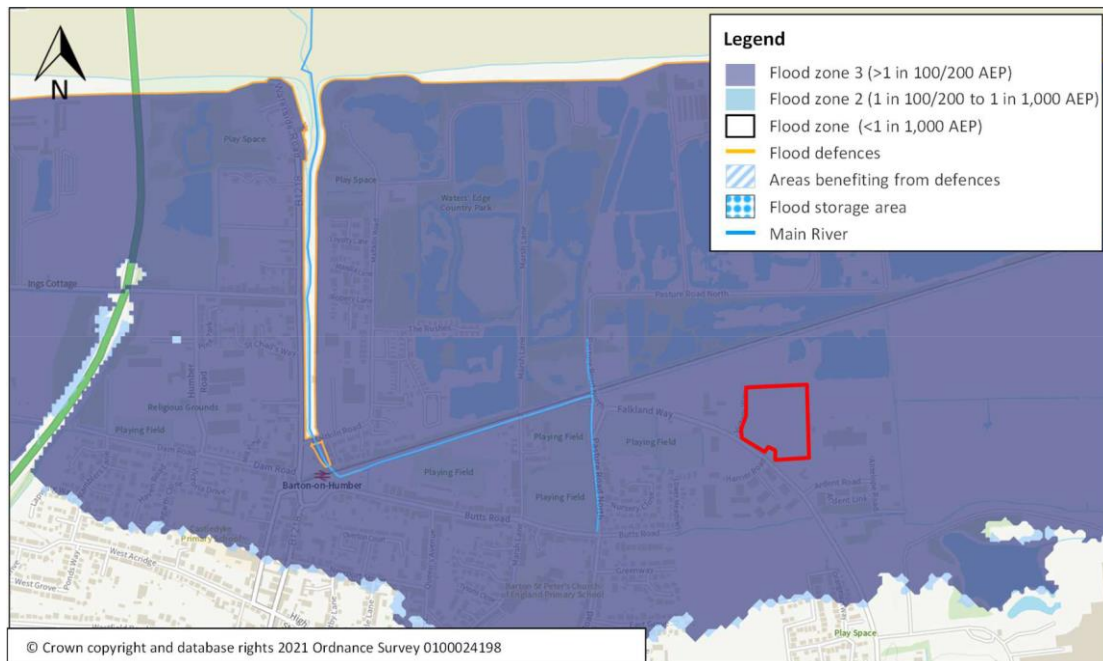


Figure 2: Flood Map for Planning

- 2.2 As the Site is located within Flood Zone 3 there is a requirement to address the flood risk sequential test.
- 2.3 The application is accompanied by a Flood Risk Assessment prepared by Weetwood on behalf of Wren Kitchens. This document demonstrates that the application satisfies the sequential test.

### 3. **Planning Policy and Guidance**

#### **National Planning Policy Framework**

- 3.1 Paragraph 155 of the National Planning Policy Framework (“NPPF”) provides that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in these areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.2 Paragraph 158 of the NPPF advises:

*“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding...”*

- 3.3 Paragraph 159 of the NPPF goes on to deal with the exception test and states:

*“If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for*

*the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.”*

### **Planning Practice Guidance**

- 3.4 The Planning Practice Guidance (“PPG”)<sup>1</sup> in relation to applying the sequential test to individual planning applications states:

*“When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere.”*

### **4. Sequential Test Assessment**

- 4.1 The development proposals are for a lorry park with ancillary car parking to serve the existing Wren Kitchens facility which is located to the south of the Site. The location of the facility is therefore key in terms of proximity to the main Wren Kitchens site to reduce the amount of traffic movements through the town and to facilitate an efficient transport system. It is therefore impractical to suggest that there is a more suitable alternative location for the proposed development (in accordance with the PPG).
- 4.2 The lorry park cannot be located elsewhere and it is not therefore possible to use an alternative site. The sequential test is therefore deemed to have been addressed.
- 4.3 The PPG provides that the exception test is only required to be applied in Flood Zone 3 if the proposed development is for essential infrastructure or is a ‘more vulnerable use’.
- 4.4 However, the proposed development is a ‘less vulnerable use’. As such it is not necessary to apply the exception test.

Walton & Co  
1 December 2021

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<sup>1</sup> Paragraph: 033 Reference ID: 7-033-20140306