Background

Eco2 North Lincs Ltd ("Eco2") is in the process of applying to North Lincolnshire Council ("NLC") for planning permission to construct and operate a straw-fuelled Renewable Energy Plant on the former British Sugar Factory site near Brigg.

The proposal site is some 5 hectares and lies within Flood Zone 3 area. Planning Policy Statement 25 (PPS25) advises that proposals in such areas should be subject of Flood Risk Assessment carried out by the applicant.

PPS25 also advises that Local Planning Authorities should apply the sequential approach at a site level. This document provides a record of the sequential approach applied by the developer in respect of the proposed development, which will aide NLC in their own sequential test.

Consideration of Flood Risk

Planning Policy Statement 25, Development and Flood Risk was published in December 2006. The policy statement at paragraphs 16 and 17 provides:

The Sequential Approach

Local Planning Authorities allocating land in LDDs for development should apply the Sequential Test to demonstrate that there are no reasonably available sites in areas with lower probability of flooding that would be appropriate to the type of development or land use proposed. A sequential approach should be used in areas known to be at risk from other forms of flooding

In areas of river or sea flooding, preference should be given to locating new development in Flood Zone 1. If there are no reasonably available sites in Flood Zone1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from sources as indicated by the Strategic Flood Risk Assessment.

The sequential Test seeks the allocation of land for development in flood areas of least risk where practicable (ie. steer towards Zone 1 preferentially). Developers will use the sequential test to demonstrate that there are no alternatives with a lower probability of flooding for the given end use.

The below test demonstrates the reasonable availability of sites and this relates to availability on a planning balance as well as physical balance. Sites assessed were committed and new Industrial allocation sites from the North Lincolnshire Local Plan (2003). These sites are presented in table xx.

The sequential test approach used is taken from “Development and Flood Risk: A practice Guide Companion to PPS25” (issued by Department for Communities and Local Government.

1. Are there potential allocation sites within North Lincolnshire for the Renewable Energy Plant that lie in Flood Zone 1	
Yes	Allocation sites which were reviewed were committed industrial sites and new industrial development sites within North Lincolnshire Local Plan (1999): A list of those sites at low risk of flooding are listed below.

IN1-2	North Killinghome Airfield
IN1-3	Normanby Enterprise Park, Scunthorpe
IN1-4	Normanby Road Scunthorpe
IN1-5	Railway Land south of Trent Remine, Scunthorpe
IN1-6	Trent Remine, Scunthorpe
IN1-7	Dawes Lane Scunthorpe
IN1-8	Orbital Park, Scunthorpe
IN1-10	West of Falkland Way, Barton
IN1-12	Humberside International Airport
IN1-15	South Of Railway,Station Road, Kirton in Lindsey
IN1-16	Redbourne Road, Kirton in Lindsey
IN1-17	Station Yard, Station Rd, Barnetby
IN1-18	Beck Lane, Barrow upon Humber
IN1-19	Soff Lane, Goxhill
IN1-20	Railway Station, Ulceby Skitter
CN1	South Humber Bank
CN2	Sawcliffe Industry Park, Scunthorpe
CN3	Kingsway Industry Park, Scunthorpe
CN9	Humberside International Airport
CN11	Elsham Industrial Estate
CN13	Station Road, Hibaldstow
CN14	North Of Railway, Station Road, Kirton
CN15	Roxby RoadIndustrial Estate, Winterton

For these areas in flood zone 1, although the locations are appropriate in terms of low level of flooding , the sites must be suitable when considering planning issues. Therefore proceed to question 2a

2a. Are the suitable alternate locations listed under question 1 of an appropriate size that will allow for the construction and operation of a Renewable Energy Plant.

YES

Using the specifications of similar plants built in UK and Europe, the site should be able to accommodate a regular rectangle measuring either 240m by 180m (4.32ha) or 300m by 170m (5.1ha), these areas are the minimum areas required to house the REP. The below areas meet the criterion.

IN1-3	Normanby Enterprise Park, Scunthorpe	68.1 ha
IN1-6	Trent Remine, Scunthorpe	15.5 ha
IN1-8	Orbital Park, Scunthorpe	29.7 ha
IN1-10	West of Falkland Way, Barton	8.5 ha
IN1-12	Humberside International Airport	11 ha
CN2	Sawcliffe Industry Park, Scunthorpe	28.2 ha

Proceed to Question 2b.

NO

The below sites were discarded as the dimensions of the site could not fit the REP.

IN1-4	Normanby Road Scunthorpe
IN1-5	Railway Land south of Trent Remine, Scunthorpe
IN1-7	Dawes Lane Scunthorpe
IN1-15	South Of Railway,Station Road, Kirton in Lindsey
IN1-17	Station Yard, Station Rd, Barnetby
IN1-18	Beck Lane, Barrow upon Humber
IN1-19	Soff Lane, Goxhill
IN1-20	Railway Station, Ulceby Skitter
CN9	Humberside International Airport
CN11	Elsham Industrial Estate
CN13	Station Road, Hibaldstow
CN14	North Of Railway, Station Road, Kirton
CN15	Roxby RoadIndustrial Estate, Winterton

2b. Are there sites that passed question 3a that are of site use class B2 (General Industrial Use)	
Yes	The below sites are suitable for General Industrial Use. **IN1-3** — Normanby Enterprise Park, Scunthorpe — 68.1 ha **IN1-6** — Trent Remine, Scunthorpe — 15.5 ha **IN1-8** — Orbital Park, Scunthorpe — 29.7 ha **IN1-10** — West of Falkland Way, Barton — 8.5 ha **CN2** — Sawcliffe Industry Park, Scunthorpe — 28.2 ha Proceed to Question 2c.
No	The below site at Humberside Airport does not have a industrial class permit and also is for Airport Related use only. For these reasons the site has been discarded **IN1-12** — Humberside International Airport — Airport Related B1,B8

2c. Are the Flood zone 1 sites that passed questions 2a and 2b commercially available	
No	North Lincolnshire Council stated that the below sites were not commercially available. Reasons are stated below **IN1-3** — Normanby Enterprise Park, Scunthorpe — No Land Available **IN1-6** — Trent Remine, Scunthorpe — Corus Owned, 15 years lease on site **IN1-8** — Orbital Park, Scunthorpe — Full,No Land available **IN1-10** — West of Falkland Way, Barton — Land is now proposed for Housing allocation in LDF, site not on Market yet **CN2** — Sawcliffe Industry Park, Scunthorpe — Full, No land available As there are no reasonably available sites located in flood zone 1, it is important to take into consideration risk vulnerability of land uses and consider sites located in areas of medium risk of flooding, Flood Zone 2.

3. Are there potential allocation sites within North Lincolnshire for the Renewable Energy Plant that lie in Flood Zone 2	
Yes	Allocation sites which were reviewed were committed industrial sites and new industrial development sites within North Lincolnshire Local Plan (1999): A list of those sites at medium risk of flooding are listed below. **IN1-13** — Sandtoft Airfield **CN4** — South Park Industrial Estate, Scunthorpe **CN16** — Spen Road North of Railway, Ealand For the above sites must be suitable when considering planning issues. Therefore proceed to question 4a

4a. Are the suitable alternate locations listed under question 4 of an appropriate size that will allow for the construction and operation of a Renewable Energy Plant.	
NO	Using the specification of similar plants built the site should be able to accommodate a regular rectangle measuring either 240m by 180m or 300m by 170m, these areas are the minimum areas required to house the REP. None of the sites listed Q4 meet the criterion under 4a.