REDBRICK

Sequential Flood Assessment

Location: **Land to the rear of JD Gym**

Date: **February 2024**

SEQUENTIAL FLOOD ASSESSMENT

PROJECT: Land to the rear of JD Gyms, Bradford Road, Batley

KB/P100
Project No: 0357

SUBJECT: Retail sequential and impact assessment to accompany planning application seeking permission for the construction of a ground floor retail space and first floor office space to the rear of JD Gym (Batley Frontier Club), Bradford Road, Batley.

21.02.24

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1.0 INTRODUCTION AND BACKGROUND

Redbrick Yorkshire Lid (the Client) have been asked to prepare this flood risk Sequential Test report, pursuant to paragraph 163 of the National Planning Policy Framework, for a proposed commercial development on a site off Bradford Road, Batley, West Yorkshire. The development is the subject of a planning application to Kirklees Metropolitan Borough Council.

The site is in Flood zone 3 and therefore the Sequential Test must be applied in accordance with national policy.

The location of the site, hereafter described as the 'application site', is shown on the plan in Appendix A.

Specific references to sources of information are shown in square brackets and are listed in section 8.

2.0 THE PROPOSED DEVELOPMENT

The proposal comprises construction of a new building measuring 13.35m x 21m giving a GIA of 560sqm. This building will be office/retail use and intended to be occupied by Rebrick Mill, creating a clearance retail unit. The ground floor will focus on retail use to all for ease of access for collection of bulky items.

The first floor office space will be used as ancillary space by JD Gyms to release internal space in the existing unit to allow the conversion of existing office space to fitness studios.

3.0 NATIONAL PLANNING POLICY ON FLOOD RISK

The National Planning Policy Framework [1] provides guidance to planning authorities on development in areas at risk of flooding.

In considering planning applications, local planning authorities are required to apply a sequential approach, directing the most vulnerable development to areas of lowest flood risk. It is intended that this objective is achieved by the application of the Sequential Test.

It is clear from paragraph 158 of the NPPF that, in applying the Sequential Test, two questions must be asked in respect of potential alternative sites:

- are there any reasonably available sites in areas at a lower risk of flooding than the application site; if not the Sequential Test is passed, otherwise:
- are the alternative sites appropriate for the proposed development?

4.0 AREA TO WHICH THE SEQUENTIAL TEST IS APPLIED

The Kirklees MBC Guidance Notes for Validation Checklist make no reference to the search area to which the Sequential Test must be applied. Although the default position in national policy is the entire district, it is considered that, in Kirklees, this would be unreasonably extensive. The Sequential Test has therefore been applied to the Batley and Spen ward.

5.0 SOURCES OF EVIDENCE

This report relies on data taken from the following sources of evidence:

- Kirklees Local Plan: Strategy and Policies Document [2];
- Kirklees Local Plan: Allocations and Designations Document [3}
- Rightmove database of land on the market; and
- Flood Map for Planning.

6.0 SCREENING CRITERIA

In order for the application site to pass the Sequential Test, it must be shown that there are no 'reasonably available sites appropriate for the development in areas with a lower flood risk of flooding' than the application site'.

The initial screening criteria applied to the search were:

- Site to be within the search area defined in 4.1 above;
- Site to be of a similar size to the application site(+/- 15% of the developable area).
- Site to be in flood zone 1.

7.0 REVIEW OF POTENTIAL ALTERNATIVE SITES

The following sites were considered:

- Allocated sites shown in the Local Plan - Allocations and Designations document;
- Sites currently on the market.

Allocated sites
The review of allocated sites is shown in Appendix C, Table C.1. Twenty sites were considered, and none was within the range +/-15% of the site area (0.602ha to 0.814ha). None of these sites was therefore suitable for the proposed development.

Sites on the open market
A search of sites on the open market within the Batley and Spen ward was made on the Rightmove website. The results of the search are shown in Appendix C, Table C.3 from which it is evident that no suitable alternative sites were identified.

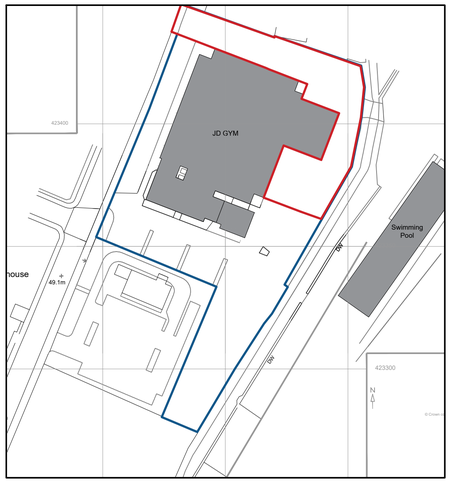
8.0 THE SEQUENTIAL TEST APPLIED TO THE APPLICATION SITE

A detailed and thorough review of potential alternative sites in flood zone 1 has been carried out and we have not been able to identify any sites in Batley and Spen ward that are suitable for the proposed development and are currently available. We conclude therefore that the proposed development passes the Sequential Test.

9.0 REFERENCES

1. National Planning Policy Framework. Ministry of Housing, Communities and Local Government. February 2019.
2. Kirklees Local Plan: Strategy and Policies Document - Adopted 2?1h February 2019
3. Kirklees Local Plan: Allocations and Designations Document - Adopted 2ih February 2019.

APPENDIX A – SITE LOCATION PLAN



LOCATION PLAN
Existing
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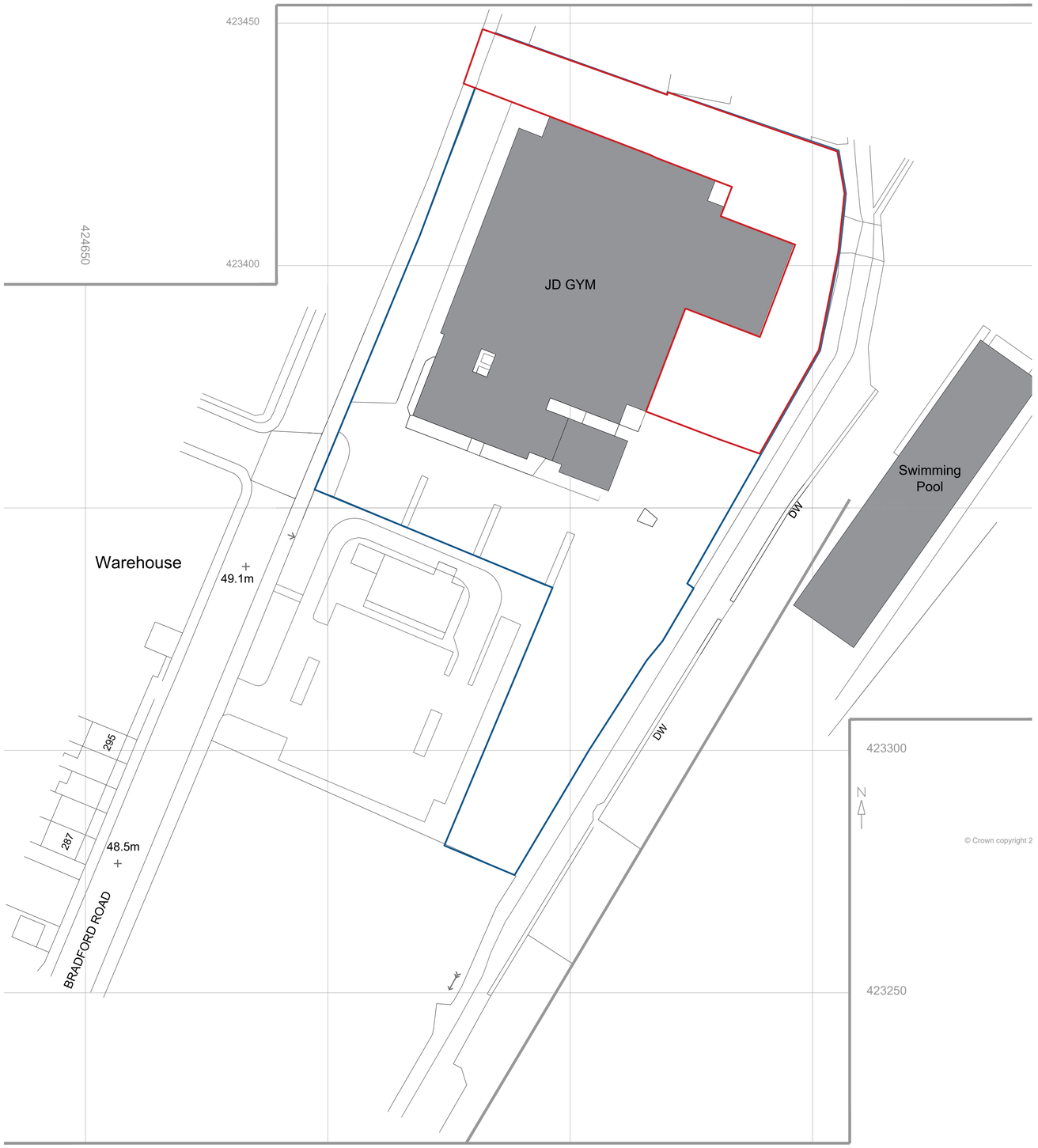
north



TITLE PLAN
1:500@A1

Notes:
Unless indicated, this drawing is for information only.
Do not scale, use figured dimensions only.
All dimensions to be checked on site

0 Drwg. original size: A1

Revisions:

Date:	Rev:	Note:	Check:

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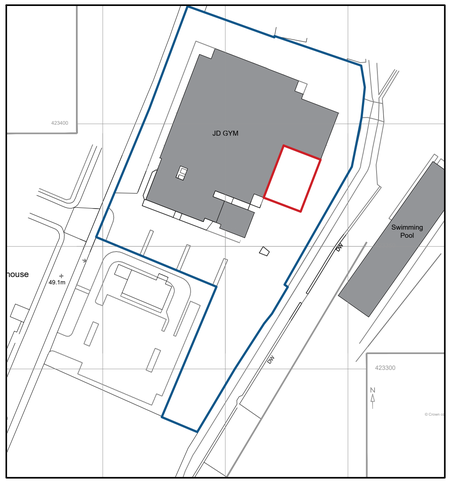
Project:	Land to the rear of JD Gym Batley
Drawing Title:	Existing Location and Site Plan
Scale:	As shown@ A1
Drwg. Created:	29.05.23

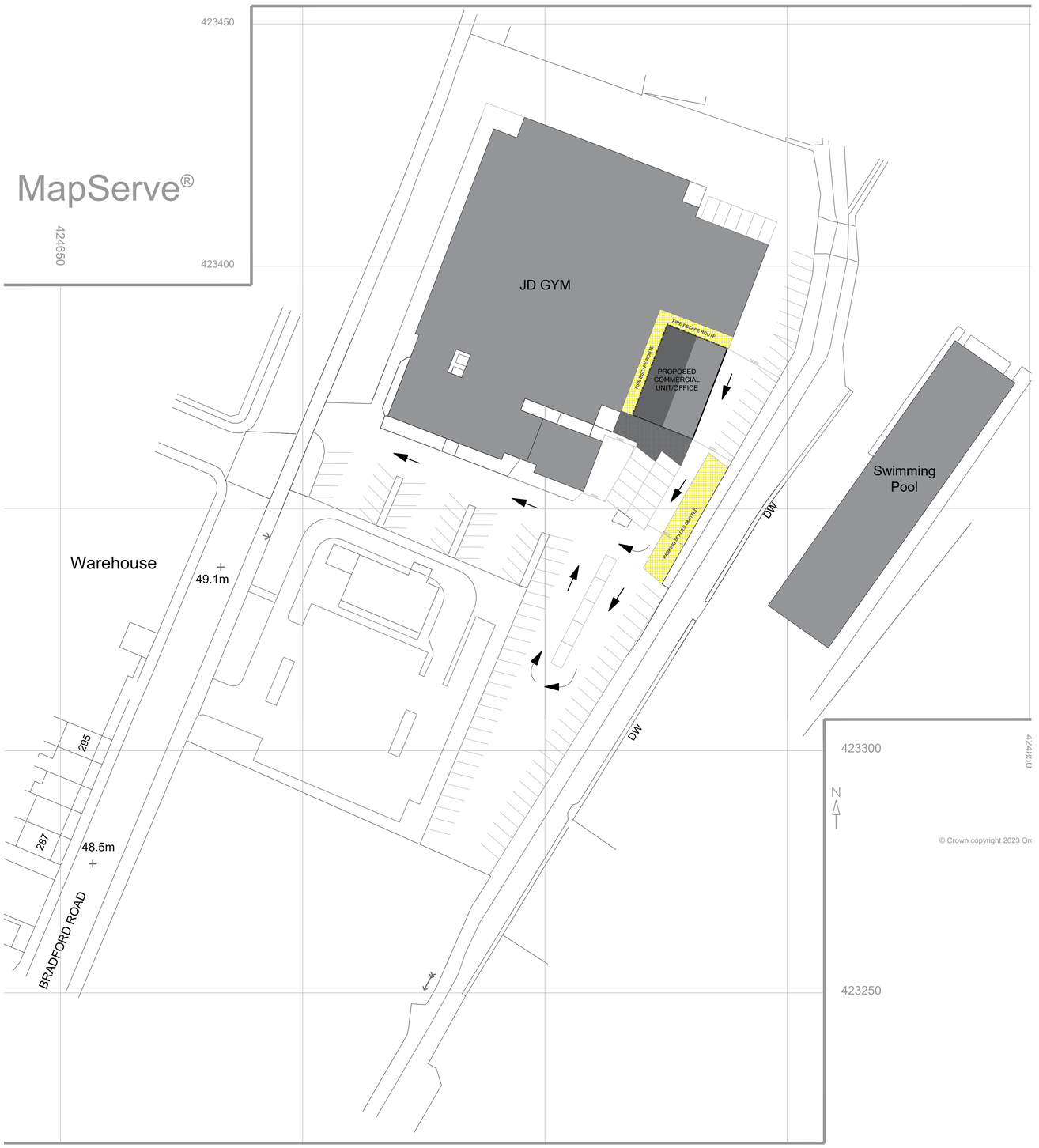
Drwg. No:	0356_BAT_101
Status:	PLANNING (*)
Revision:	A

APPENDIX B – PROPOSED SITE PLAN



LOCATION PLAN
Existing
1:1250@A1

north



TITLE PLAN
1:500@A1

Notes:
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0
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Project:	Land to the rear of JD Gym Batley
Drawing Title:	Proposed Site Plan
Scale:	As shown@ A1
Drwg. Created:	29.05.23

Drwg. No:	0356_BAT_102
Status:	PLANNING (*)
Revision:	B

APPENDIX C

TABLE C.1: ALLOCATED SITES

Subject site developable area	0.708ha	
	0.602ha	-15%
	0.814ha	+15%

Allocation ref.	Location	Developable area ha	Within +/-15% of area?
Employment Allocations (ES)			
	4 Dewsbury	0.83	No
	5 Birstall	1.82	No
	6 Cleckheaton	25.53	No
	7 Cleckheaton	14.03	No
	8 Cleckheaton	1.52	No
	9 Mirfield	8.49	No
Priority Employment Areas (PEA):			
	43 Batley	14.22	No
	44 Batley	15.59	No
	46 Birstall	61.64	No
	47 Batley	15.40	No
	48 Batley	0.50	No
	50 Cleckheaton	7.98	No
	53 Cleckheaton	2.88	No
	54 Cleckheaton	5.73	No
	55 Heckmondwike	7.94	No
	56 Heckmondwike	2.36	No
	59 Liversedge	8.46	No
Mixed Use (MXS)			
	7 Dewsbury	120.78	No
	8 Cleckheaton	0.46	No
	9 Cleckheaton	6.53	No
Total		20	

TABLE C.2: SITES ON THE OPEN MARKET

Subject site developable area	0.708ha	
	0.602ha	-15%
	0.814ha	+15%

Search area: Batley & Spen - Rightmove Search

Settlement	Results	Agent	Site Area(ha)	Within +/-15% of area?
Batley	Bradford Road	Walker Singleton	0.040	No
Birkenshaw	No Result			No
Birstall	No Result			No
Cleckheaton	No Result			No
Gomersal	No Result			No
Liversedge	No Result			No
Mirfield	No Result			No
Ravensthorpe	No Result			No
Robertstown	No Result			No