

East Riding of Yorkshire Council
CROSS STREET, BEVERLEY, HU17
9BA

Reference: PA-0005574/01
Customer reference: 26/00942/STPLF
23 June 2026

Creation of a park and ride with ancillary buildings including canopied waiting areas, welfare building and plant building; a bus depot; a petrol filling station with shop, car wash and EV charging bays; two drive through restaurants; creation of two vehicular accesses off Beverley Road; creation of two vehicular accesses off Raich Carter Way; and erection of an acoustic fence, with ancillary landscaping and infrastructure

Land South Of Raich Carter Way Dunswell East Riding Of Yorkshire HU6 7YJ

Dear Mr Thomas Parker,

Thank you for your consultation regarding the above proposal which was received on 4th June 2026. We have reviewed the information submitted with the application and we are objecting to the proposal. Our detailed comments are as follows.

Flood Risk

Our Flood Map for Planning shows the site lies within Flood Zone 3, with a high probability of flooding from rivers. The application for a mixed use development including a park and ride, petrol station and commercial units, is considered to be a 'less vulnerable' land use in [Annex 3](#) of the National Planning Policy Framework.

1. Objection

In the absence of an adequate flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment

checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property

Page 21 of the submitted FRA states “So as not to affect flow and capacity of the river it is recommended that culverting is not implemented to Beverley and Skidby Drain at these crossings but use of clear span bridges.” However, design drawing reference J5994 401 titled Proposed Watercourse Crossing dated 26/05/2026 indicates proposed box culverts at these points. There is no assessment within the submitted FRA of the potential impacts the proposed main river crossings may have on flood risk.

The submitted drawing titled ‘Proposed Easement Plan reference 5429 - 00 – 003 Revision A dated 18/05/2026’ does not indicate an acceptable easement for the development from the Beverley and Skidby drain, which is a designated ‘main river. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/or improvement works.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

Informatives

Environmental permit – Flood risk activities - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river

- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Sequential test - advice to LPA

What is the sequential test and does it apply to this application?

In accordance with the National Planning Policy Framework (paragraphs 175), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:

- Householder developments such as residential extensions, conservatories or loft conversions

- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test and:
 - the proposed development is consistent with the use for which the site was allocated; and
 - there have been no significant changes to the known level of flood risk to the site, now or in the future, which would have affected the outcome of the test.
 - Developments where no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

Who undertakes the sequential test?

It is for you, as the local planning authority, to determine an appropriate area of search and to decide whether the sequential test has been passed, with reference to the information you hold on land availability. You may also ask the applicant to identify any other 'reasonably available' sites which are on the open market and to check on the current status of identified sites to determine if they can be considered 'reasonably available'. Further guidance on the area of search can be found in paragraphs 027-030 of the planning practice guidance [here](#).

What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development objectives that mean steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance: [Flood risk and coastal change - GOV.UK \(www.gov.uk\)](#).

Groundwater & Contamination

2. Objection

We object to the planning application, as submitted, because the location of development proposed represents an unacceptable use of land because it is likely to result in a significant risk to groundwater resources from which supplies of potable water are obtained. We recommend that planning permission should be refused on this basis in line with paragraph 187 of the NPPF.

Reason(s)

The site is located within source protection zone 1, upon vulnerable aquifer and a public water supply where we carefully monitor development proposals of all types. We designate source protection zone 1 vulnerable aquifers to identify the catchment areas of sources of potable water (that is high quality water supplies usable for human consumption) and show where they may be at particular risk from polluting activities on or below the land surface.

In this instance the proposed development would threaten potable water supplies as the proposed development includes

- the underground storage of hazardous substances on principal aquifers inside source protection zone 1.

which is contrary to the position D2 we take in [The Environment Agency's approach to groundwater protection](#).

Overcoming our objection

We will maintain our objection until we receive a satisfactory risk assessment that demonstrates that the risks to potable water supplies posed by this development can be safely managed.

The site is located within a groundwater Source Protection Zone 1 (SPZ1) for two public water supply abstractions which abstract from the underlying chalk aquifer. The geology and hydrogeology here is complex. Therefore, we will require a robust Hydrogeological Risk Assessment (HRA) to be submitted, to demonstrate a full understanding of the risks the proposal poses to groundwater. This should cover both the construction and final development phases. The assessment shall include, but not be limited to, the following components:

- i. A conceptual model for the site based on site specific geological and hydrogeological information.
- ii. Identification of sources of pollution, potential pathways for the movement of contaminants and identification of receptors.

- iii. A qualitative assessment of risk progressing to numeric assessments where risks are greater.
- iv. An evaluation of the uncertainties in the assessment
- v. An appraisal of options for dealing with the identified risks

The HRA will need to be undertaken by a suitably qualified hydrogeologist who has experience of undertaking both qualitative and quantitative groundwater risk assessments.

This information must demonstrate to the LPA that the risks to groundwater have been fully understood and can be addressed through appropriate measures.

This is supported by our position statements outlined in [The Environment Agency's approach to groundwater protection](#):

- A2 - Precautionary principle
- A4 - Responsibility for assessments
- A5 - Supply of adequate information
- D2 – Underground storage (and associated pipework)
- G8 – Sewerage pipework
- N8 - Physical disturbance of aquifers in SPZ1

Geomorphology

3. Objection

The proposals include culverting of the Beverly & Barmston Drain, with culverts of length 16.0meters and 26.2meters which will require a flood risk activity permit (FRAP) under the Environmental Permitting (England and Wales) Regulations 2016. On the basis of the available information we are unlikely to grant a permit for this proposed development due to its impacts on physical habitats and The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (Water Environment Regulations) requirements.

The submitted planning application and associated documents also indicate that additional changes are proposed within 8 metres of the top of the bank of the watercourse which will have a detrimental impact on the physical habitats and Water Regulations requirements.

We therefore object to the proposed development and recommend that planning permission is refused.

Reason(s)

We are opposed to the culverting of any watercourse because of the adverse ecological, flood risk, geomorphological, human safety and aesthetic impacts. Watercourses are important linear features of the landscape, including as wildlife corridors, and should be maintained as continuous corridors to maximise their benefits to society. Culverting damages habitats, interrupts wildlife corridors and disrupts river habitat continuity, and will restrict the future ecological potential of the site. Paragraph 41 of The Conservation of Habitats and Species Regulations 2017 provide that wildlife corridor networks should be protected from development and where possible, strengthened by or integrated within it. In this instance, the proposed culverting would significantly affect nature conservation interests including fish and other wildlife.

The current proposals indicate roads and carparking spaces are proposed within 8 meters of the watercourse, and several surface water outfalls in the watercourse and the supporting documents provided fail to show that it will not have a detrimental impact on the watercourse, its corridor and associated physical habitats. Specifically, a continuous riparian corridor along the watercourse edge will be lost due to the proposed development. A continuous riparian corridor is important to maintain ecological connectivity, support biodiversity, improve water quality, and enable the movement and resilience of species and habitats across the landscape. Networks of undeveloped buffer zones might also help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the river basin management plan.

This objection is supported by paragraphs 187 and 193 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. Opportunities to incorporate biodiversity in and around developments should be encouraged.

In determining the FRAP for this development, we will consider how the development affects water biodiversity and the wetland environment, in line with the relevant legislation. We'll also assess its compliance with the Humber River Basin Management Plan (RBMP). The RBMP states that the water environment should be protected and enhanced to prevent deterioration and promote the recovery of water bodies.

Overcoming our objection

To overcome our objection we require the Applicant to:

1. Submit a revised river crossing proposal.

To reduce environmental damage to the river and its associated habitats, the Applicant should submit a revised river crossing proposal which substitutes a culvert design with a clear span bridge. The design should include the following features:

- Clear span with no central abutments
- Abutments that are set back from the watercourse, such that bank full flows will not interact with the abutments

If, following further investigation, the applicant determines, and is able to robustly demonstrate, that culverting is both necessary and the only reasonable and practicable option, in view of the type of development and the relatively small length of watercourse that would be lost, mitigation works elsewhere on the relevant WFD waterbody could potentially off-set the loss of habitat and river corridor disruption. However, the applicant needs to demonstrate why culverting is both necessary and the only reasonable and practicable alternative to options such as a clear span bridge, revision to site layout or diversion of the watercourse. The applicant will need to show that the length has been restricted to the minimum necessary to meet the applicant's objective. The applicant will also need to provide an appropriate ecological assessment to demonstrate that culverting will not result in an unacceptable impact on channel stability and habitats and species present. Mitigation and compensation measures need to be incorporated within the design and best practice methods used to minimise environmental impacts.

2. Reconfigure the development to provide an 8 metre-wide ecological buffer zone, measured from the bank top. (defined as the point at which the bank meets the level of the surrounding land) alongside the Beverley and Skidby Drain.

The buffer zone should be free from built development including lighting, domestic gardens, non-native plant species and formal landscaping. The buffer zone must be protected during development, and a Long Term Ecological Management Plan will be required.

3. Provide a Water Environment Regulations (Water Framework Directive) Assessment is required to determine the impact of permanent and temporary works on the affected waterbody, GB104026067211, Beverley and Barmston Drain.

The purpose of the assessment is to determine whether there are any elements of the proposed scheme which could have a detrimental effect on the current quality of the waterbody and to outline opportunities for mitigation and/or enhancement. The WFD Assessment should consider the impacts of all the permanent and temporary elements of the work. This assessment should include, but is not limited to,

consideration of physical modification resulting from culverting of, and outfalls into the watercourse and loss of riparian corridor.

Note to LPA

Should the applicant overcome our objection then the following comments and conditions should be applied to any approval.

Biodiversity

We have reviewed the Preliminary Ecological Appraisal and we agree with the recommendations set out in section 8, and would support the inclusion of bat boxes, bird nest boxes, hedgehog houses.

1. Condition

No development shall take place until watercourses within 100m of the proposed development are surveyed for the presence or absence of water voles. This must involve a thorough hand search by an experienced surveyor involving a close examination of all waterways and pond banks up to two metres from the water's edge.

The hand search must be throughout the application site to determine the presence of water voles, by looking for field signs. Once the survey is completed a report detailing the findings of the survey and any implications of the development shall be submitted to and approved in writing by the LPA.

Reason

To protect Water voles within the development site and avoid damaging the site's nature conservation value.

This approach is supported by paragraphs 187 and 193 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

2. Condition

No development shall take place until an ecological management plan management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the LPA. The ecological management plan shall be carried

out as approved and any subsequent variations shall be agreed in writing by the LPA.

The scheme shall include the following elements:

- details of any new habitat created on-site
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason(s)

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy

If you have any questions regarding our response, please contact sp-yorkshire@environment-agency.gov.uk.

Yours sincerely,

Aaron Miles,
National Contact Centre: 03708 506 506
sp-yorkshire@environment-agency.gov.uk
Lateral, 8 City Walk, Leeds, LS11 9AT