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ST54 - FLOOD RISK AND DRAINAGE			

REF018	Resident	<p>live in East Markham and I grew up here as a child. I am dismayed at the state of property and infrastructure development in our village. During 2020 we have had:</p> <ul style="list-style-type: none"> • raw sewage flowing across multiple streets (Askham Road, High Street, Low Street). This is caused by inadequate combined sewage and highway drainage which fail several times per year • raw sewage erupting in multiple private gardens, by forcing up residential manhole covers in Low Street • persistent foul drain smells around High Street/ Askham Road. This is caused by pumping raw sewage up from Markham Moor into the combined sewage and highway drainage pipes • repeated flooding of business premises on Askham Road – three times year to date • immediate sewage/ drainage problems being reported with new build homes on High Street (the Pinfold Development) • the ongoing closure of Priestgate, meaning that Askham Road and Beckland Hill represent the only 2-way vehicular access to the village • extensive building works on Askham Road causing traffic chaos and safety issues opposite the primary school • extensive building works on Beckland Hill causing gridlock on this street. Gridlock was previously unheard of in our village • blocking of pavements/ destruction of grass verges and road surface on Farm Lane and Church Street caused by construction vehicles seeking off street parking • innumerate blocked drains (Lincoln Road, Church Street, York Street, Beckland Hill) caused by the extensive building work in the village and absence of proper clearance by Bassetlaw/ Notts CC/ Severn Trent • repeated road closures across the village – Church Street, Farm Lane, Beckland Hill, Hall Lane • residential properties flooding in Great Lane and Low Street • residential gardens flooding – Great Lane, Low Street, Lincoln Road, Beckland Hill • standing water on multiple roads- High Street, York Street, Great 	<p>The prevention of flooding is an important issue. Where development contributes towards the risk of flooding or drainage issues within communities across Bassetlaw. However, the Bassetlaw Local Plan doesn't allocated development sites within East Markham so there are no localised policy recommendations for the village. Where there is a flooding or drainage issue, developments will be subject to National Planning Policy requirements and those identified within Local Plan Policy ST54.</p> <p>Within East Markham, if a flood risk or drainage issue is identified, then planning applications will be subject to consultation with statutory stakeholders such as the Environment Agency. These stakeholders will, if relevant, will provide a detailed response to the District Council. These will then be considered along with other responses during the decision making stage of the process.</p>
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About 100 additional houses are under construction/ have planning consent. We do not even know how much they will worsen the already fragile situation. Our community cannot understand why more and more residential consents continue to be granted when so much is going wrong in this village already.

Bassetlaw is giving no effective consideration as to what the cumulative effect of all this construction work is. Put frankly, our roads, drains and sewers cannot cope. Concreting over green spaces and placing ever more demands on the inadequate drainage system is a recipe for disaster.

Bassetlaw's action on increasing the housing stock and inaction regarding the inadequate infrastructure is directly worsening all of the above. I ask that no further building consents are granted until the above matters are properly attended to.

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1671182 submission inc. pictures	Councillor, Bassetlaw District Council	<p>Thank you for your unstinting efforts in compiling this Local Plan, and seeking the comments of residents and interested bodies. I write here about S54, and the evidences used to support it.</p> <p>ST54 All development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), to demonstrate that the development, including the access, will be safe, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall;</p> <p>The Plan is further informed by Bassetlaw Strategic Flood Risk Assessment Progress Update 1 In the update on the Bassetlaw Strategic Flood Risk Assessment November 2020, JBA Consultants define various Levels of Flood Risk Assessment. Five of the six Retford developments identified in the Plan table (2-1) are seen to require a Level 2 Assessment. This is detailed here –</p> <p>Level 2 Strategic Flood Risk Assessment</p> <p>Since 2018, new information on flooding and flood risk has become available and the District was affected by severe flooding in November 2019. The flooding particularly affected Worksop, Retford, Shireoaks and Rhodesia. The County Council flood investigations for these Retford locations are available here.</p> <p>New river models are now available for the River Idle at Retford (Environment Agency) and Retford Beck (Bassetlaw District Council).</p> <p>The Environment Agency are currently updating the model of the River</p>	<p>The Local Plan has prepared several Flood Risk Assessments that identify current flooding issues and recommendations for proposed planning policy or any allocated site that is identified within an area at risk from flooding. However, the Local Plan can only deal with the implications/issues that arise from its proposed growth and any identified locations it seeks to allocate. Where development does, or is likely to have, an impact on flooding or drainage, then Policy recommendations are included within the relevant areas – including Retford.</p> <p>The Environment Agency, drainage boards and the Lead Flood Authority – Nottinghamshire County Council are responsible for more strategic flooding issues and wider flood prevention measures.</p>

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		<p>Ryton in Worksop which should be available in early 2021. JBA Consulting are currently preparing a Level 2 SFRA for the relevant sites identified in Table 2-1.</p> <p>The Level 2 SFRA assessment of sites will assess variations in flood risk across the proposed site allocations, identifying site-specific Flood Risk Assessment requirements and helping guide local policies to ensure sustainable development as well as seeking opportunities through new development to reduce flood risk to existing communities. The Level 2 SFRA will also include a broad scale assessment of suitable Sustainable Drainage Systems (SuDS) options, providing an indication of where there may be constraints to certain sets of SuDS techniques. Sites have been identified as requiring Level 2 SFRA where they are located in the Environment Agency's Flood Zones, adjacent to an Ordinary Watercourse and/or have significant surface water flood risk.</p> <p>The Level 2 SFRA will provide further information to Bassetlaw District Council about the nature of the flood risk to each site and the degree of mitigation and drainage work that would be needed to ensure that the development was safe to occupy and would not increase flood risk elsewhere. Where residential sites are proposed in Flood Zone 3 it will provide the evidence needed to inform the Exception Test. It will enable the District Council to make a decision regarding which sites, or parts of sites are at the greatest risk of flooding and what, if any, mitigation is required to support their development. This will then inform the emerging planning policy for the site or area and the Council's Infrastructure Delivery Plan. The Level 2 Assessments will be available in early 2021.</p> <p>The note finishes with - What developers should do for now? And says this:</p>	

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		<p>For any sites coming through in the interim period, developers should refer to Section 10, 11 and 13 of the Level 1 SFRA. They should contact:</p> <ul style="list-style-type: none"> •The Environment Agency to obtain the latest modelling for the River Idle in Retford if the site is likely to be affected by it; •Bassetlaw District Council to obtain the latest modelling for the Retford Beck in Retford if the site is likely to be affected by it. The models should be used to inform the site-specific Flood Risk Assessments. <p>In the meanwhile, Darrel Road and particularly Blackstope Lane areas of Retford flood relatively regularly, and there's sometimes a requirement for those residents to leave their homes, and always a requirement to repair and renew after each episode. The Environment Agency will provide emergency on-site pumps to alleviate some of the problems, but in certain areas flood water and sewage become mixed. Large areas of the Retford Town Centre are sometimes just a few inches away from a severe (2007 type) flood.</p> <p>The NCC Report paper (11 pages Section19 Appendix D) identified the following responsibilities in connection with the Nov 2019 flood and follow up actions –</p> <p>Environment Agency</p> <ol style="list-style-type: none"> a).The Environment Agency carries out maintenance, improvement or construction work on main rivers (Retford Beck) to manage flood risk. b).They have a duty as a Category one responder under the Civil Contingencies Act.This means they must have plans in place to respond to emergencies and control or reduce the impact of an emergency. <p>Trent Valley Internal Drainage Board</p> <ol style="list-style-type: none"> a) Internal Drainage Boards are independent public bodies responsible 	

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		<p>for managing water levels in low-lying areas. They are the land drainage authority within their districts and their functions include supervising land drainage and flood defence works on ordinary watercourses (Carr Dyke).</p> <p>b)They hold the powers in Section 25 Land Drainage Act 1991 to require works to maintain a proper flow of water in ordinary watercourses in internal drainage district.</p> <p>So here we are today, 14 months on from November 2019, and these were the promised actions, the Report said this -The Environment Agency will</p> <p>a) Continue to progress the proposals for improvements to the Retford Beck and endeavour to secure funding for a flood risk management scheme.</p> <p>b) Review their Communications and Engagement Plan, including proactive communications with the community to help them better understand risk management authority responsibilities, maintenance activities and mitigation taking place in the area.</p> <p>c) Review current Environment Agency maintenance schedules.</p> <p>d) Review screen design at Grove Lane.</p> <p>e) Complete bathymetric survey on the River Idle to inform future maintenance.</p> <p>And: The Internal Drainage Board will be reviewing ways of improving the operation of the Carr Dyke and its interaction with the River Idle to reduce the risk of future flooding. These pictures from the NCC report. Unfortunately there is still no strategic plan for Retford to ensure that the Idle levels remain at such a height that will allow the Retford Beck and Carr Dyke to discharge naturally and quickly into the Idle. Only local pumps or strategic mitigation will resolve these flood issues,</p>	

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		<p>which are now happening on a frequent basis. In the current Plan it doesn't clearly state what I (and many West Ward residents who have contacted me) believe must happen –all new builds identified in the Local Plan should take place with a significant financial contribution specifically for improvements to the Idle watercourse around Retford, because every one of those new builds will add to the already 'full after rain' River Idle.</p> <p>Various strategies are identified in some other worthy evidence in support of ST54, including clear advice from NPPF and others about how to mitigate rising water levels, our Plan needs to clearly state that these steps WILL be taken and paid for by future development, because Worksop Town Centre, Retford Town Centre and numerous locations elsewhere across the District will be regularly flooded by the time the plan comes to completion – we must plan now to work on the Idle and its tributaries for what will be in 20 years time.</p> <p>The Evidence document and map showing the watercourses across Retford illustrate the problem well, in conjunction with the maps provided within the NCC report. Both the minor waterways (the Beck and Carr Dyke) are naturally in low lying areas, and if the outlet (the Idle) is higher than the drain, back filling will occur and no 'flow' can take place. Unless both of these drains have pumped outlets in times of stress, the flood threat will remain. There remains another alternative involving the permitted flooding of historic floodplains – this too would work over large sections of the Idle Valley. In particular the area close to the Ordsall South plan, where several lakes form on a regular basis, and also the very low quality semi flooded land around Blackstope and Bracken Lane which contributes to the perennial Beck problems. Lakes by design at all these locations will ensure the buiding</p>	

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		<p>of new houses will not adversely affect the eco-system. It will also enhance ST46 Healthy Lifestyles if these lake perimeters are used for footpath and cycle routes where appropriate, and of course ST41 the Green/Blue balance will be well served by the creation of wetland type environments. Another lengthy Retford section of Idle valley between the river and Bolham Lane would also give the land back to nature if it was to be sensitively flooded and a Wetland/lake created. It is not possible to build on that land, and the current state of most of it is deplorable. A large managed lake close to Retford Town centre would be an enormous wellbeing and tourist asset.</p> <p>All this can take place in accordance with Environment Agency and NPPF guidelines as referenced in Evidence to the Plan, and should be included and routinely applied to any further new builds developments consisting of 10 or more dwellings.</p> <p>These strategies are detailed in the guidelines – extracts here: All new development close to rivers should consider the opportunity presented to improve and enhance the river environment. Developments should look at opportunities for river restoration and enhancement as part of the development. Options include backwater creation, de-silting, in channel habitat enhancement and removal of structures. When designed properly, such measures can have benefits such as reducing the costs of maintaining hard engineering structures, reducing flood risk, improving water quality and increasing biodiversity. Social benefits are also gained by increasing green space and access to the river.</p> <p>FLOOD STORAGE. Flood storage schemes aim to reduce the flows passed downriver to mitigate downstream flooding. Development increases the impermeable area within a catchment, creating</p>	

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		<p>additional and faster runoff into watercourses. Flood storage schemes aim to detain this additional runoff, releasing it downstream at a slower rate, to avoid any increase in flood depths and/or frequency downstream.</p> <p>Methods to provide these schemes include: enlarging the river channel; raising the riverbanks; and/or constructing flood banks set back from the river.</p> <p>The construction of new upstream storage schemes as part of upstream catchment-based approaches within Bassetlaw district would provide one potential strategic solution to flood risk.</p> <p>Watercourses which are rural in their upper reaches but have high levels of flood risk to urban areas in the downstream reaches are potential candidates, as the open land in the upper reaches can potentially provide the space for an attenuation area, providing benefit to the urban area downstream.</p> <p>CATCHMENT AND FLOODPLAIN RESTORATION. Compared to flood defences and flood storage, floodplain restoration represents the most sustainable form of strategic flood risk solution, by allowing watercourses to return to a more naturalised state, and by creating space for naturally functioning floodplains working with natural processes. Although the restoration of floodplain is difficult in previously developed areas where development cannot be rolled back, the following measures should be adopted:</p> <p>Promoting existing and future brownfield sites that are adjacent to watercourses to naturalise banks as much as possible. Buffer areas around watercourses provide an opportunity to restore parts of the floodplain.</p> <p>Removal of redundant structures to reconnect the watercourse and</p>	

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		<p>the floodplain. There are a number of culverted sections of watercourse located throughout the district which if returned to a more natural state would potentially reduce flood risk to the local area.</p> <p>The Plan needs to be revised to show that all of these options are suitable for Bassetlaw, and all developments (of 10 or more dwellings) as they reach 25% of target will have to make a financial contribution to a dedicated Bassetlaw Strategic Flood Resilience fund.</p> <p>I submit this in my capacity as a Bassetlaw District Councillor for West Ward Retford, having listened to the views and comments of Ward residents.</p>	
REF101	East Markham Parish Council	<p>Under item A. New point suggest #4.</p> <p>That new developments should refer to local parish councils for consultation relating to local concerns and historic flooding or drainage problems.</p> <p>In areas where existing drainage systems are old or inadequate, especially where sewage and rainwater share the same pipework, that new developments are only sanctioned where additional or enlarged drainage systems are provided by the developer and/or waste-water company. E.g. Severn Trent.</p>	Parish Councils are already a consultee for planning applications within their areas. In addition, where a flooding or drainage constraint is identified through a proposed development, then the relevant flooding and water authorities are also subject to consultation.

REF106	Water Management Consortium	<p>The Boards are primarily concerned with the rate of flow and volume of water to our network of maintained watercourses, therefore the Boards support the preference for sustainable drainage systems (SUDS) and recommends that SUDS are incorporated into all developments where feasible. SUDS should be designed to mimic the pre development 'greenfield' surface water regime and must be agreed with the Lead Local Flood Authority.</p> <p>The Boards recommend including in this section that drainage design needs to take into account climate change by allowing for an expected increase in the volume of rainfall, when assessing the storage and conveyance requirements for potential development sites.</p> <p>Bassetlaw District Council is served by two Internal Drainage Boards. Below is information regarding Trent Valley Internal Drainage Board and Isle of Axholme & North Nottinghamshire Water Level Management Board's operations and responsibilities which may be useful to include as an overview of the Boards' activities.</p> <p>Overview of Trent Valley Internal Drainage Board</p> <p>Trent Valley Internal Drainage Board (TVIDB) covers an area of low-lying land from the west of Gainsborough, straddling the River Trent and its tributaries, down to the south of Nottingham, a total of 44,093ha. The Board maintains 778km of watercourse and operates 18 pumping stations to ensure that people are safe, and the risk of flooding is greatly reduced.</p> <p>Overview of Isle of Axholme and North Nottinghamshire Water Level Management Board</p> <p>The Isle of Axholme and North Nottinghamshire Water Level Management Board covers an area of 28,737ha running from the Ouse following the west bank of the Trent moving south west down to Markham Moor. The Board maintains 450km of watercourse and operate 20 pumping stations to ensure that people are safe, and the risk of flooding is greatly reduced.</p> <p>Responsibilities of both Internal Drainage Boards</p> <p>The Boards have permissive powers under the Land Drainage Act 1991</p>	<p>The Council will continue to work with flooding and water authorities and other stakeholders throughout the preparation of the Local Plan. Thank you for providing additional details for the two local drainage boards.</p>
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to exercise general supervision over all matters relating to the drainage of land within the Boards' district. The Boards also have such other powers to perform such other duties as conferred or imposed on internal drainage boards by this act. The Boards' Byelaws and the Land Drainage Act 1991 allow the Board to take action to ensure that the free flow of water is not restricted.

Board maintained watercourses are cleaned out annually and it is important that access is preserved for machinery to enable this work to be undertaken. The Boards' Byelaws prevent the erection of any building, structure (whether temporary or permanent) or planting of trees/shrubs etc. within nine metres either side of a Board maintained watercourse. Responsibility for maintaining all other watercourses generally falls upon the riparian owner(s) unless it is a main river, which is the responsibility of the Environment Agency.

Consent will be required from the Board to undertake works such as:

- Works in, over, under or within nine metres of any Board maintained watercourse.
- Installation of a culvert, weir or other like obstruction within any watercourse.
- Any works that increase the flow of surface water or treated foul effluent to any watercourse within the Board's district.

The Boards' also respond to planning development consultations whereby advice is provided regarding surface water drainage and potential impacts up on the Boards' drainage network.

In many areas TVIDB's and the Isle of Axholme and North Nottinghamshire Water Level Management Board's catchments extends beyond the district boundary, therefore future development outside of the Board's boundary may require the Board's consent prior to increasing the flow or volume of water into the Board's district.

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REF142	Retford Branch Labour Party	<p>The Retford Labour Party Branch is extremely concerned about Flood prevention and protection in the Plan. It is a matter of when not if a major flood event will hit our town and dwellings and businesses in places such as the Retford Beck, the Carr Dyke and several other town centre areas already see serious flood challenges. Bassetlaw has one of the UK's leading water management companies within the District - ACE in Rampton. We have the expertise to address issues, but do not have the measures in place right now.</p> <p>The National Planning Policy Framework (NPPF) recommends that: "Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards."</p> <p>The Plan sets out some 'wish lists' for Flood Management in the Town (and District) without actually presenting any options, costs or implications for either New Build or existing homes. This is unsatisfactory given what the District has experienced so regularly since 2007. Fiddling around the edges should not be part of a 'Strategic' Plan for Bassetlaw – we and future generations deserve better.</p> <p>The NPPF document clearly references "cumulative effects...local areas susceptible to flooding". We expect much more than what is currently written. We need to radically and rigorously devise and plan for extensive flood plain creations on the Idle, in accordance with Environment Agency best advice.</p>	<p>The Local Plan has prepared several Flood Risk Assessments that identify current flooding issues and recommendations for proposed planning policy or any allocated site that is identified within an area at risk from flooding. However, the Local Plan can only deal with the implications/issues that arise from its proposed growth and any identified locations it seeks to allocate. Where development does, or is likely to have, an impact on flooding or drainage, then Policy recommendations are included within the relevant areas – including Retford.</p> <p>The Environment Agency, drainage boards and the Lead Flood Authority – Nottinghamshire County Council are responsible for more strategic flooding issues and wider flood prevention measures.</p>

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		<p>Suggested changes to the plan</p> <ul style="list-style-type: none"> ● A strategic assessment of flood prevention including specific assessment of the following measures: <ul style="list-style-type: none"> ○ Assessment and identification of new flood plains. Excluding housing development in these areas ○ Refurbishment or improvement of existing flooding measures e.g., dykes and pumping stations. ● No housing development on any flood plains ● Protection from development of all areas critical for flood protection 	

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REF153	Natural England	<p>Natural England notes that in 10.3.11 of the explanatory text that the potential for wetlands to be developed with associated habitat improvement and returning watercourses to a more natural state is recognised as being an important part of natural flood management, which is welcome.</p> <p>We also welcome point B6 which intends to maximise environmental gain through enhancing the green infrastructure network and securing biodiversity gain.</p>	Noted. Thank you for your comment.
REF182	Anglian Water	<p>POLICY ST54: Flood Risk and Drainage (page 162) - SUPPORT</p> <p>We support the requirement to use Sustainable Drainage Systems and that surface water discharge to the public sewerage network should be prevented wherever possible. This is consistent with the surface water hierarchy and would help to ensure that new development does not increase the risk of surface water and sewer flooding.</p>	Noted. Thank you for your comment.
REF201	Severn Trent	<p>Severn Trent are supportive of the approach to include a policy within the plan to specifically highlight the need to manage flood risk and drainage such that development does not result in an increase in flood risk, and properties are protected from flooding.</p>	Noted. Thank you for your comment.
REF211	National Trust	<p>National Trust generally supports Policy ST54. However, we consider that it could be more aspirational by stating explicit support for appropriate flood betterment schemes, such as de-culverting, urban greening and use of areas in the countryside to receive flood water.</p> <p>Part 2 of the policy requires 'major' developments to contribute positively to reductions in flood risk. We suggest that for developments of any scale, appropriate measures to reduce flood risk should also weigh positively in the planning balance.</p>	<p>Reference to urban greening measures has been added to Policy ST54.</p> <p>'Major' has been removed and replaced with 'Developments' (where appropriate).....</p>

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1669241	Resident	<p>We support the wording of the policy ST54 and note the necessary requirements imposed upon developers within flood risk areas. However, any application submissions of developers in respect of locations of identified flood risk yet capable of mitigation and in - principle acceptable to the local planning authority, need to be matched by the appropriate and timely responses of the Lead Local Flood Authority and other stakeholder agencies.</p> <p>Our clients have land interests adjoining Retford town centre at Moorgate and have a longstanding commercial/ leisure scheme capable of generating local employment which awaits further flood modelling inputs to be undertaken by the Environment Agency to confirm acceptability of the scheme. To date they have been waiting for nearly two years for this response. There are other sites in and around Retford in sequentially appropriate locations with development potential subject to agreeing flood mitigation measures that are being held back as a result of incomplete or delayed modelling work by the respective agencies. We would expect that at the time of examination of this local plan, the Council will be able to assure the Inspector that the flood risk assessment works are fully completed and robust to inform appropriate development opportunities across the District in general and Retford in particular.</p>	<p>The preparation of the Local Plan and associated flooding/drainage policies and evidence base has been subject to consultation with all statutory flooding and water authorities. The Council are also continuously working with flood and water authorities and stakeholders through Duty to Cooperate and other more specific issues related to the Local Plan and its proposed development.</p>
1670869	Resident	<p>10.3 et al.</p> <p>The NPPF is clear that development should be avoided in areas of flood risk. the sequential tests are intended for locations where this is imposssible, only, and this does not apply to Bassetlaw as a whole. As such for this District, land in a flood zone should not be proposed for development, especially housing, in this plan (ST7 and ST9) Para 10.3.5). (even with 'supposed' mitigation plans). This is not a 'get out</p>	<p>National Planning Policy sets parameters for Local Plans in terms of Policy and identifying potential land for development. National Planning Policy makes it clear that development should be stirred away from areas of flood risk where possible. Where development is</p>

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		<p>clause' for Authroties or developers to build on land at risk of flooding, now or in the future. Furthermore - given the changes to overall national flood risk, we should expect the NPPF, and associated guidance to be further strngthened in repsecot of flood risk</p>	<p>identified within a flood risk area, a flood risk assessment should be undertaken to mitigate any onsite or offsite impacts.</p> <p>The Local Plan has prepared a District-wide Flood Risk Assessment to identify the flooding risks across Bassetlaw either through fluvial flooding or surface water flooding. This also looks at the future implications of Climate Change.</p> <p>Where the Local Plan has allocated sites within an area at risk of flooding, a more detailed flood risk assessment has been prepared to identify what mitigation requirements are needed for the site to be suitable through its design and layout. This could include both onsite and offsite measures. Any policy recommendations or mitigation measures for sites are subject to consultation with the Environment Agency and other water bodies.</p>

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REF125	Councillor, Bassetlaw District Council	<p>I am aware I have already commented on the draft plan however I missed something out which has come to my immediate attention due to the pending weather conditions. I cannot believe I forgot to include it having worked on this issue since 2019 floods devastated large areas of my ward.</p> <p>I have been working with the environment agency to look at the possibility of building a flood defence system near The Beck and Blackstope lane area.</p> <p>Having looked at the plan again before sending this email I cannot see a robust strategy for flood mitigation for Retford. This will would need a whole systems approach using the expertise of all the agencies involved with water, drainage, rivers NCC and environment agency I would like to see more robust detail of the current situation, forward planning for the 30 years of the plan and beyond.</p>	<p>The Local Plan has prepared several Flood Risk Assessments that identify current flooding issues and recommendations for proposed planning policy or any allocated site that is identified within an area at risk from flooding. However, the Local Plan can only deal with the implications/issues that arise from its proposed growth and any identified locations it seeks to allocate. Where development does, or is likely to have, an impact on flooding or drainage, then Policy recommendations are included within the relevant areas – including Retford.</p> <p>The Environment Agency, drainage boards and the Lead Flood Authority – Nottinghamshire County Council are responsible for more strategic flooding issues and wider flood prevention measures.</p>
1671475	Resident	<p>Any future development in Retford should take into consideration the areas which regularly flood ie Blackstope Lane, Grove Lane, Trent Street and Darrel Road. A Flood Alleviation Plan should take priority before any development is authorised. The implementation of such a plan would ensure that current residents are safeguarded from the effects of flooding on their homes. It would also advise on areas which are suitable for development and discount those which are either</p>	<p>National Planning Policy sets parameters for Local Plans in terms of Policy and identifying potential land for development. National Planning Policy makes it clear that development should be stirred away from areas of flood risk where possible. Where development is</p>

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		<p>prone to flooding, or would put other properties at risk of flooding. The Flood Alleviation Scheme has been long overdue and should be fundamental to all other decisions on development.</p>	<p>identified within a flood risk area, a flood risk assessment should be undertaken to mitigate any onsite or offsite impacts.</p> <p>The Local Plan has prepared a District-wide Flood Risk Assessment to identify the flooding risks across Bassetlaw either through fluvial flooding or surface water flooding. This also looks at the future implications of Climate Change.</p> <p>Where the Local Plan has allocated sites within an area at risk of flooding, a more detailed flood risk assessment has been prepared to identify what mitigation requirements are needed for the site to be suitable through its design and layout. This could include both onsite and offsite measures. Any policy recommendations or mitigation measures for sites are subject to consultation with the Environment Agency and other water bodies.</p>
REF176	Councillor, Bassetlaw District Council	<p>Much of Bassetlaw has seen increased flooding over the years and in light of climate change, this is likely to get worse. It is encouraging that flood risks and mitigation is frequently referred to throughout the plan. A joined up approach with the Environment Agency and NCC (as</p>	<p>Noted. Thank you for your comment.</p>

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		the lead flood authority) to tackle these problems would be welcomed (it is appreciated that BDC take flooding very seriously).	
REF216	Derek Kitson Architectural Technologist Ltd	<p>Policy ST54: Flood Risk and Drainage</p> <p>Flooding is a very emotive issue and generates many different faceted arguments.</p> <p>The idea of water being allowed to flood onto agricultural land in times of heavy rainfall is quite understandable particularly along the Idle Valley and there are continual reminders that this used to be an annual event before river defences were constructed. However, it is not without its problems. Long term flooding of land releases vast quantities of nitrous oxide into the atmosphere due to the breakdown of nitrogen in water logged soils. This gas is one of the more harmful greenhouse gases and probably the most difficult to recapture and exclude.</p> <p>A clear understanding of the effects of flooding on farmland needs to be undertaken. Land that can remain underwater is preferable to land that dries out, gets worked again, fertilised and cropped. These areas to be lost to agriculture could be identified now following discussions and cooperation with landowners, internal and local drainage boards, the Environment Agency and local authorities including the Lead Local Flood Authority.</p>	The Council has prepared a detailed Strategic Flood Risk Assessment (Level 2) for those sites that are subject to either fluvial flooding or surface water flooding. The assessment identifies the risk type and provides recommendations for policy and the individual sites through design and drainage mechanisms. This assessment and the revised Local Plan Policy will be subject to consultation during Summer 2021.