

WORKSOP CENTRAL DPD STRATEGIC FLOOD RISK SCREENING ASSESSMENT

June 2021

Background Paper

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Workshop Central Strategic Flood Risk Screening Assessment

This report will provide a general indication of the potential flood risk to the proposed site allocations in the Workshop Central Development Plan Document from all sources of flood risk.

The purpose of a Screening Assessment is to ascertain all sources of flood risk, identify whether there are any flooding or surface water management issues that may warrant further consideration in the form of a Level 2 Flood Risk Assessment (Detailed Study) and identify where the risk may affect the deliverability of a proposed site allocation. It may also confirm that sites at low risk of flooding from all sources and that no further assessment is required.

A Level 2 Assessment will provide a qualitative appraisal of flood risk posed to a site and potential impacts on flood risk elsewhere. In accordance with the National Planning Policy Framework and associated Planning Practice Guidance it will involve the production of a Flood Risk Assessment Scoping Study Report, including possible measures to reduce flood risk. Agreement with the Environment Agency will be required.

Existing Strategic Flood Risk Assessment Work

In 2018, JBA Consultants prepared a Level 1 Strategic Flood Risk Assessment (SFRA) to inform the emerging Bassetlaw Local Plan, which covered Workshop. The Level 1 SFRA brought together the latest information on all sources of flooding from a range of stakeholders including the District Council, Nottinghamshire County Council, Environment Agency, Severn Trent Water, Internal Drainage Boards and the Canal and River Trust.

The report can be accessed on the District Council website:

<https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-evidence-base/greening-bassetlaw/>

Although the Level 1 SFRA strategically covers the flooding issues for Workshop Central, the Bassetlaw Level 2 assessment does not. This is due to ongoing flow modelling work to the River Ryton catchment by the Environment Agency. The release of this data should be available in August 2021.

A separate Level 2 SFRA will be produced for the Workshop Central DPD later this year once the River Ryton Modelling becomes available. This assessment will provide the necessary information to inform flood mitigation measures that are needed for sites with a risk of flooding considered appropriate for development.

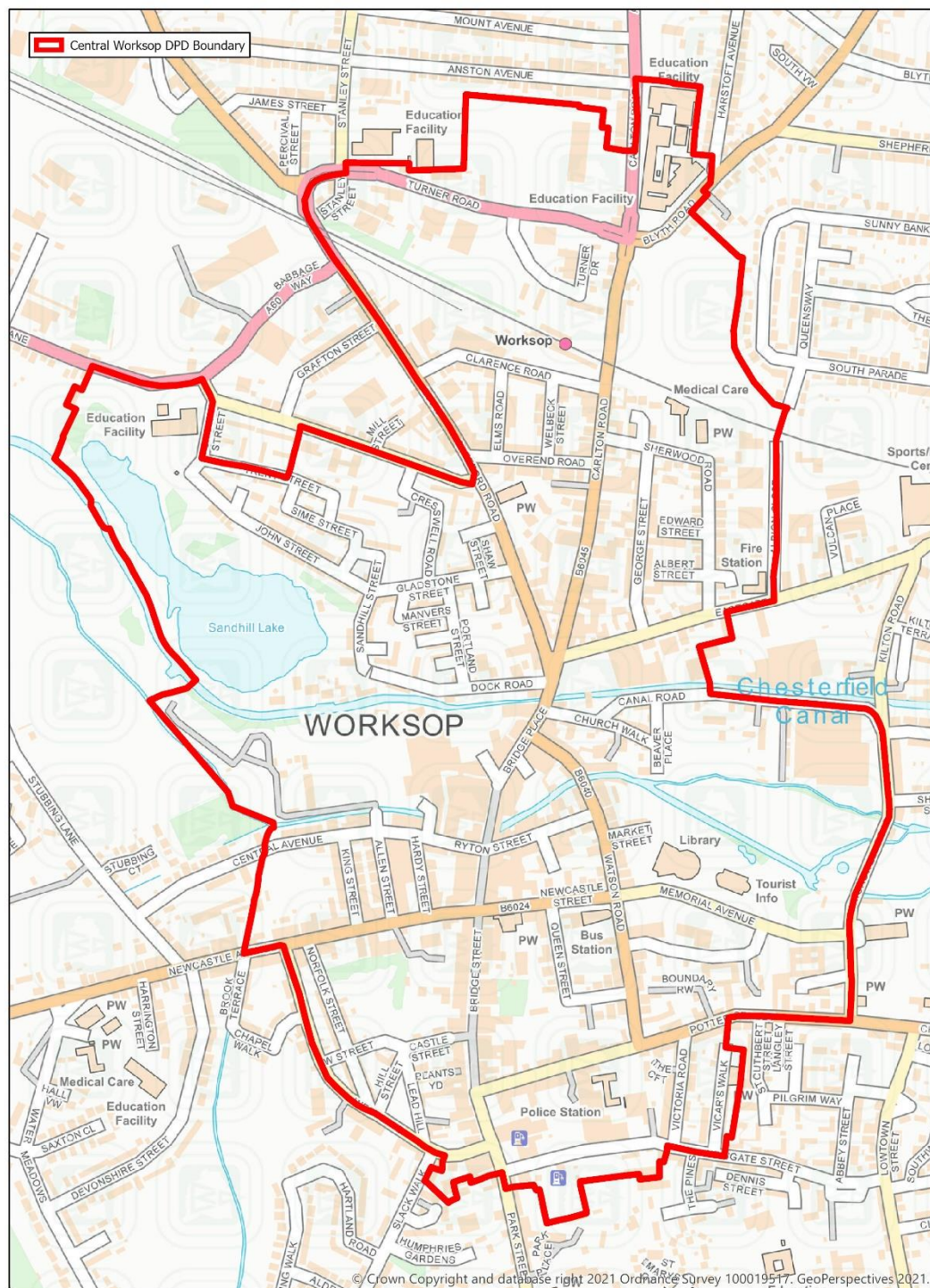
In addition, the Council is working closely with the Environment Agency on a potential Flood Management Scheme for the River Ryton catchment.

The Bassetlaw Local Plan and the Workshop Central DPD have included policies and proposals to support and capture any future scheme. When the information on a scheme becomes available, this will be included within the Workshop Central SFRA Level 2 and within future versions of the DPD.

The Screening Study Area

The study area for the SFRA screening covers all of the designated Workstop Central Area, as identified on Map 1.

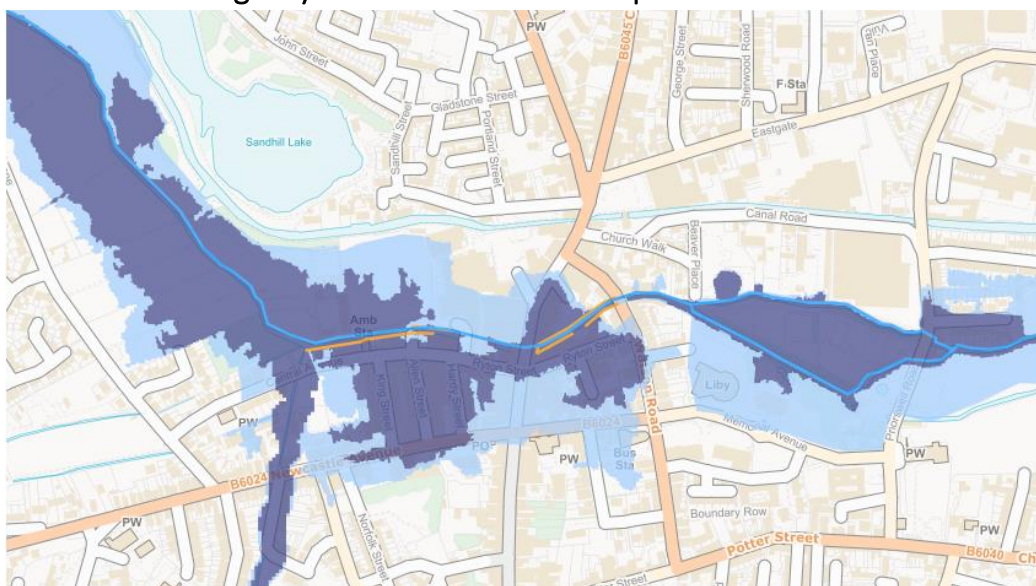
Map 1: Worksop Central Designated Area



Flooding Issues in Workso Central

Workso has a history of flood issues with previous incidents recorded from as early as 1922 and repeated in 1932, 1958, 1964. The most recent historical event was in 2019 where 300 properties were recorded as flooded internally. Major historical flooding incidents in Workso have predominantly been attributed to the River Ryton overtopping its banks and water flowing through the heavily urbanised centre of the town, with some exceedance of the drainage infrastructure contributing to pluvial flooding. There are also some surface water flooding issues, but these are more localised and are often caused by blocked drains or other obstacles.

Map 2: Environment Agency Flood Zones in Workso Central



Workso Central DPD and the Local Plan

The emerging Bassetlaw Local Plan proportions part of Workso's housing requirement to Workso Central. It is for the Workso Central DPD to identify suitable sites to accommodate this growth.

In 2020, Bassetlaw District Council undertook a "call for land" with landowners within the designated area of Workso Central. Over 50 sites were submitted to the Council for consideration for future development. These sites were then appraised through a Land Availability Assessment (LAA) and Sustainability Appraisal (SA) for their suitability and conformity with national and local planning policy. Flood risk formed part of this assessment where sites were categorised by their flood zone status.

The SA for Workso Central has assessed potential site allocations against 14 sustainability objectives. One of these themes is flood risk and climate change adaptation. Within this theme, the aim is to minimise the risk of flooding to new development through the application of the Sequential and Exception tests, and to ensure that the Council is directing development away from areas at risk of flooding where appropriate. In most cases, sites where significant and irreconcilable flood risk issues have been identified in the LAA and SA have not been taken forward for the purposes of the DPD. However, the SA explains that there are a few sites where

there is the potential for some flood risk, nevertheless their allocation would help to meet the Local Plan and DPD policy objectives and deliver a range of positive sustainability outcomes such as the regeneration of the town centre, improved transport infrastructure and enhanced catchment wide flood mitigation measures.

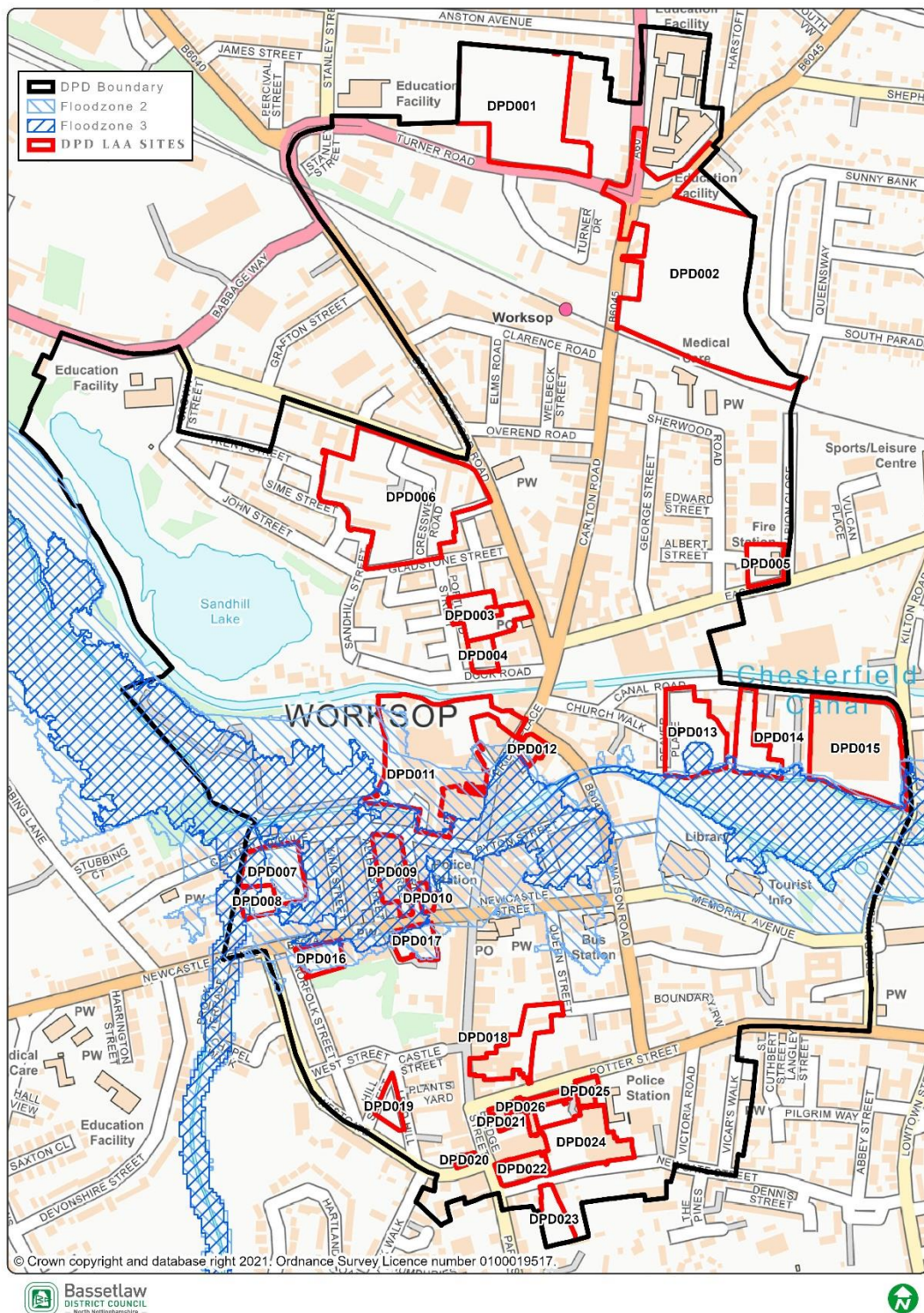
The provisions of the NPPF enables such development to be taken forward through the application of the Sequential Test (and if necessary, applying the Exception Test) and safeguarding land from development that is required for current and future flood management.

From the LAA and SA assessment, 26 sites are considered to be suitable and have been taken forward into the draft Worksop Central DPD for allocation. 11 of these sites in the DPD were considered to be at risk of fluvial or tidal flooding either as a result of the site access or part of the site being included within Flood Zones 2 or 3 (including as result of climate change). These are therefore subject to the application of the Sequential Test. These include:

- DPD0015 – Land at Priorswell Road
- DPD0014 – Creative Village 2
- DPD0013 – Former Gas Works
- DPD0011 – Priory Centre
- DPD0012 – The Wash (underway)
- DPD0007 – Central Avenue Car Park (North)
- DPD0008 – Land to the South of Central Avenue Car Park (South)
- DPD0009 – Bus Depot, Hardy Street
- DPD0010 – Crown House
- DPD0016 – Land at Newcastle Avenue/Norfolk Street
- DPD0017 – Newcastle Avenue Garages

Map 3: Proposed Allocations and identified Flood Zones

Workshop Central DPD



The reason for these sites being included within the draft DPD is for their central highly accessible location, and their ability to significantly contribute towards the physical and environmental regeneration of Workshop Central, including delivery of improved infrastructure, including flood management.

Site Screening Results

Table 1 identifies all 26 sites and their flood risk. This information will be used to inform the Worksop Central SFRA Level 2 and the Sequential Test Report. It shows that 11 sites are considered to be at risk of flooding and local or wider flood management or mitigation measures will likely be needed if developed. All 11 sites will be subject to a SFRA Level 2 Assessment which will be published alongside a later version of the DPD.

Next Steps

The Worksop Central DPD will commence its Regulation 18 public consultation from the 9th June until 21st July 2021.

A Level 2 SFRA will also be produced later in 2021 to further inform the proposed allocations that are at risk of flooding. This will include policy recommendations and proposed mitigation measures to secure appropriate forms of development on the affected sites.

Map 4: Results of the Proposed Allocations

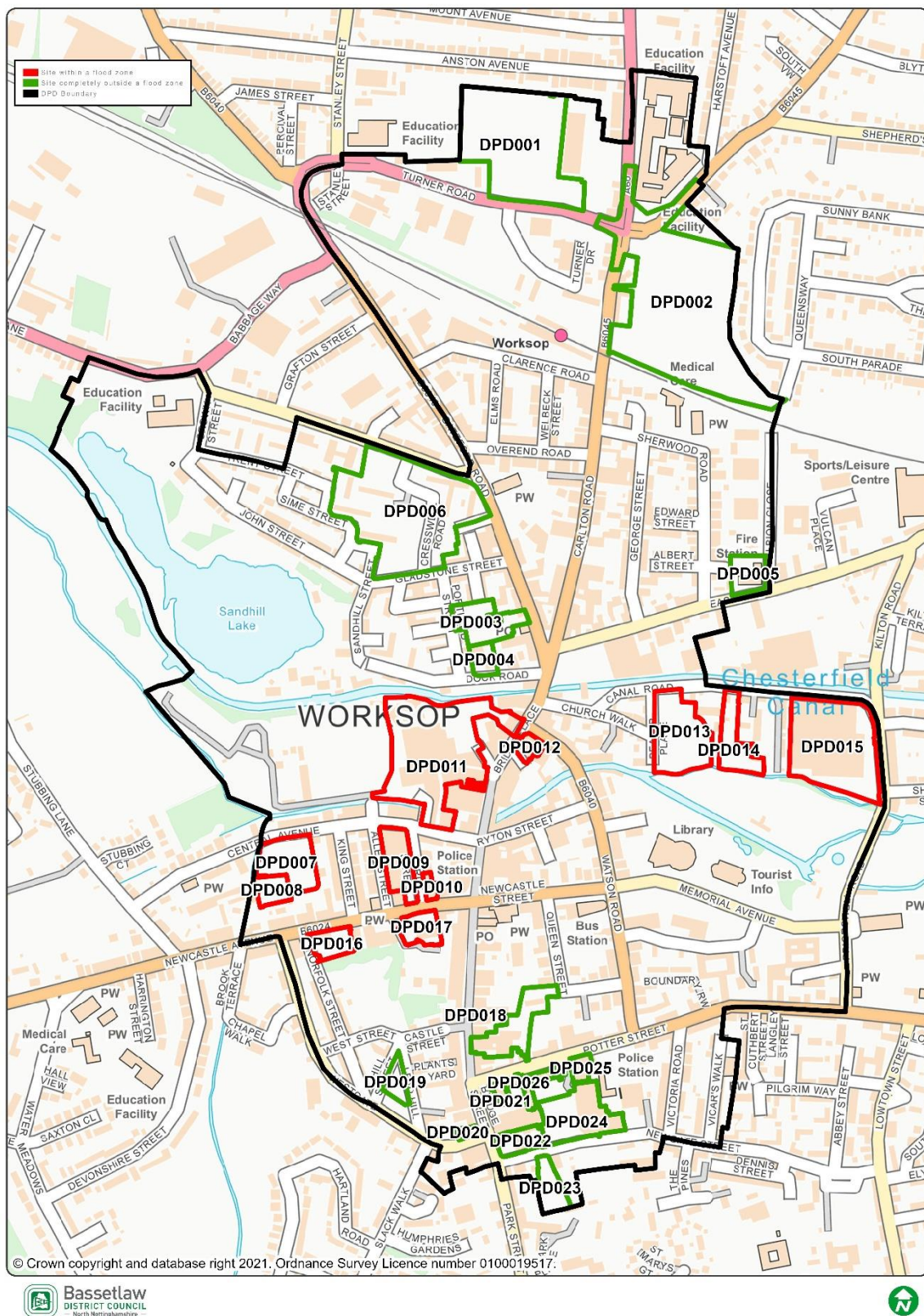


Table 1: Site Screening Results and Information

LAA Ref	Location	Development	SW 30	SW 100	SW 1000	FZ 1	FZ 2	FZ 3a	FZ3b	SFRA Level 2 required (Y/N)
DPD012	The Wash	Educational	N	N	Y	82%	17%	1%	0.00%	Yes
DPD004	Builders Yard Dock Road	Residential	N	N	Y	100.0%	0.0%	0.0%	0.0%	No
DPD022	New gate surgary	Community Facility	N	N	N	100.0%	0.0%	0.0%	0.0%	No
DPD003	Car Park, Gateford Road	Residential	N	N	N	100.0%	0.0%	0.0%	0.0%	No
DPD011	Priory Centre	Mixed Use	N	Y	Y	52.5%	51.7%	0.1%	0.0%	Yes
DPD013	Canal Road former Gas Works, Worksop	Residential	N	N	Y	82.0%	0.0%	0.0%	18.0%	Yes
DPD015	Warehouse, Priorswell Road	Residential	Y	Y	Y	95.0%	4.0%	1.0%	0.0%	Yes
DPD018	Middletons	Commercial	N	N	N	0.0%	0.0%	0.0%	0.0%	No
DPD009	Bus Station, Hardy Street	Mixed Use	N	Y	Y	0.0%	0.0%	100.0%	0.0%	Yes
DPD007	Central Avenue Car Park	Residential	N	Y	Y	11.0%	71.0%	18.0%	0.0%	Yes
DPD025	Magistrates Court, Worksop	Residential	N	Y	Y	100.0%	0.0%	0.0%	0.0%	No
DPD020	Old Ship PH	Residential	N	N	N	100.0%	0.0%	0.0%	0.0%	No
DPD024	The Mayfair Centre	Mixed Use	N	N	N	100.0%	0.0%	0.0%	0.0%	No
DPD014	Creative Village Site 2	Commercial	Y	Y	Y	98.0%	2.0%	0.0%	0.0%	Yes
DPD001	Land off Turner Road	Mixed Use	N	Y	Y	100.0%	0.0%	0.0%	0.0%	No
DPD002	Land off Carlton Road/Blyth Road	Mixed Use	Y	Y	Y	100.0%	0.0%	0.0%	0.0%	No
DPD005	Former Fire Station Site	Residential	N	Y	Y	100.0%	0.0%	0.0%	0.0%	No
DPD006	Land south of Sandy Lane	Residential	Y	Y	Y	100.0%	0.0%	0.0%	0.0%	No
DPD008	Land to the South of Central Avenue Car Park	Residential	N	Y	Y	54.0%	36.0%	38.0%	0.0%	Yes
DPD010	Crown House	Mixed Use	N	Y	Y	0.0%	94.0%	6.0%	0.0%	Yes
DPD023	New gate Street Car Park South	Residential	N	N	N	100.0%	0.0%	0.0%	0.0%	No
DPD021	Worksop Town Hall and Market Square	Public Realm	N	N	N	100.0%	0.0%	0.0%	0.0%	No
DPD019	Lead Hill Car Park	Residential	N	N	N	100.0%	0.0%	0.0%	0.0%	No
DPD017	New castle Avenue Garages	Residential	N	Y	Y	0.0%	95.0%	5.0%	0.0%	Yes
DPD016	Land at New castle Avenue	Residential	N	Y	Y	0.0%	0.0%	100.0%	0.0%	Yes
DPD026	Public Sector Hub	Commercial	N	N	N	0.0%	0.0%	0.0%	0.0%	No