

Bassetlaw Local Plan Sequential Test Report

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Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Introduction

The National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG) require Local Authorities to use the flood risk 'Sequential Test' in the planning system. The Sequential Test is designed to steer development to areas at low risk from flooding, in preference to areas at higher risk, and should be applied to all prospective development areas and sites. As part of the evidence base for the Local Plan, the Council is required to apply the Sequential Test where appropriate.

An initial sift of absolute constraints for all sites was applied through the Land Availability Assessment (LAA) at an early stage following a "call for land" consultation. The LAA classified each site in terms of their defined flood zones (as defined by the Environment Agency). Where a whole site was covered by Flood Zone 3a/b it was discounted at this early stage. The LAA identified other planning constraints, but it did not consider the Council's emerging Spatial Strategy, the housing or employment needs, brownfield land register or the potential for regeneration.

Therefore, flood risk constraints were considered alongside many other planning issues – including the Council's Spatial Strategy- when identifying suitable areas for development through the Site Selection Methodology.

All sites considered for development at this stage, including any reasonable alternatives, were then assessed through the Council's Sustainability Appraisal (SA). This included all relevant planning issues/policies, constraints and opportunities. The SA also considered any available evidence to support the Local Plan such as the Strategic Flood Risk Assessment.

A simple assessment methodology was employed to indicate the likelihood of flooding through the SA. In this respect, the likelihood of flooding for sites categorised as "0" is unlikely/none, therefore these sites were 'screened out' and not considered further. Sites categorised as "partly or fully within FZ2 (but not within FZ3) are scored "-" and those sites "partly or fully within FZ3a/b were scored "--", for the likelihood of flooding.

Within Flood Zone 1.	0
Partly or fully within Flood Zone 2 (but not within Flood Zone 3).	-
Partly or fully within Flood Zone 3a/b	--

Where proposed sites are partly or fully within an identified flood zone, the Council undertook a more detailed Strategic Flood Risk Assessment (Level 2) which detailed the scope for development and the mitigation required to reduce the impact from flooding. The Council's Site Selection provide justified reasons as to why each site has or has not been identified for allocation in the Local Plan.

This evidence helped inform the proposed site specific policies and this Sequential Test Report. The Council has applied this method to each site contained within the Local Plan to ensure that the sites are suitable for the preferred uses which have been identified. Please refer to the accompanying table in Appendix 1 for site details.

Methodology

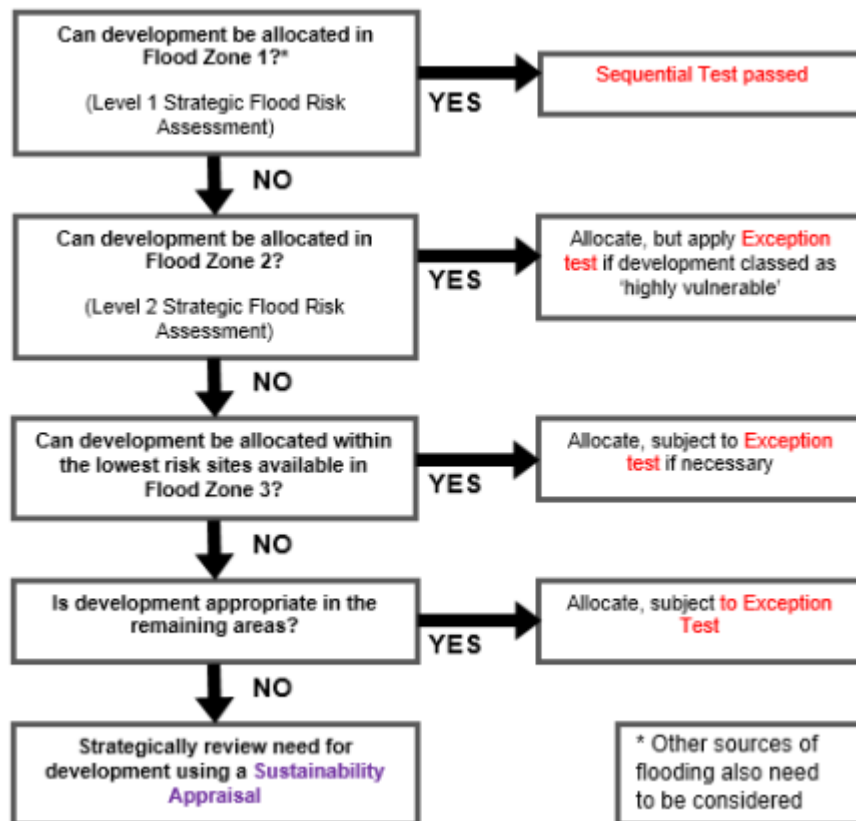
The Sequential Test is applied during preparation of a Local Plan to steer the allocation of development sites towards areas of lowest flood risk i.e. Flood Zone 1. The methodology used in this report conforms to the approach in the NPPF, as set out in Diagram 2 of the NPPF PPG, which is reproduced below as Figure 1.

Local circumstances must be used to define the area of application of the Sequential Test (within which it is appropriate to identify reasonably available alternatives). The criteria used to determine the appropriate search area relate to the catchment area for the type of development being proposed. For some sites this may be clear, in other cases it may be identified by other Local Plan policies. A pragmatic approach should be taken when applying the Sequential Test. Bassetlaw District Council, with advice from the Environment Agency, are responsible for considering the extent to which Sequential Test considerations have been satisfied and will need to be satisfied that the proposed development would be safe and not lead to increased flood risk elsewhere. The Sequential Test does not need to be applied for individual developments under the following circumstances:

- The site has been identified in development plans through the Sequential Test;
- Applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site);
- It is normally reasonable to presume and state that individual sites that lie in Zone 1 satisfy the requirements of the Sequential Test; however, consideration should be given to risks from all sources, areas with critical drainage problems and critical drainage areas.

If, following application of the Sequential Test it is not possible for the development to be located in areas with a lower probability of flooding the Exception Test must then be applied if deemed appropriate. The aim of the Exception Test is to ensure that more vulnerable property types, such as residential development can be implemented safely and are not located in areas where the hazards and consequences of flooding are inappropriate. For the Test to be satisfied, both of the following elements have to be accepted for development to be allocated or permitted. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared.

Figure 1: Applying the Sequential Test in the preparation of a Local Plan



The Exception Test should only be applied following the application of the Sequential Test and as set out in Table 3 of the NPPF Planning Practice Guidance: Flood Risk and Coastal Change. The NPPF PPG describes how the Exception Test should be applied in the preparation of a Local Plan.

Tables 1, 2, and 3 in the PPG provide definitions of Flood Zones, Development Vulnerability and the Flood Risk Vulnerability and Flood Zone Compatibility matrix respectively.

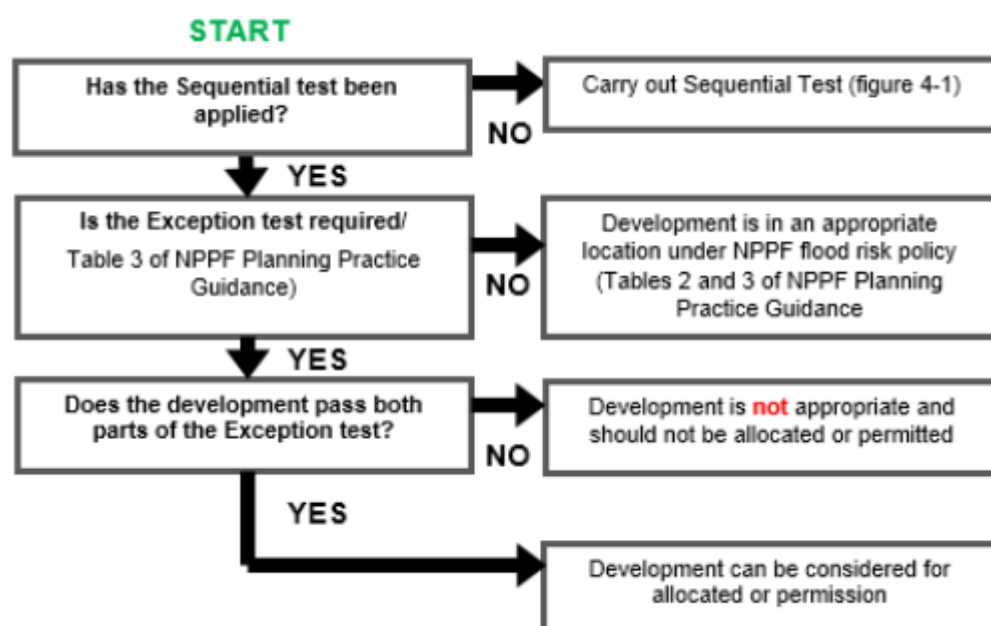
The allocations assessed in this report fall into two of the five vulnerability classes. The Gypsy and Traveller sites are classed as 'Highly Vulnerable' as they provide pitches for caravans to be used for permanent residential homes. Buildings used for dwelling houses are classified as 'More Vulnerable'. The mixed use allocations will also fall into the 'More Vulnerable' class even though shops, restaurants, office space, and similar non-residential developments alone are classified as 'Less Vulnerable'.

Figure 2: Flood Risk Vulnerability and Flood Zone Compatibility

Flood Zones	Highly Vulnerable Development (Gypsy and Traveller Sites)	More Vulnerable (Residential, Mixed Use)	Less Vulnerable (Commercial)
1 - Land having a less than 1 in 1,000 AEP of river or sea flooding	✓	✓	✓
2 - Land having between a 1 in 100 and 1 in 1,000 AEP of river flooding; or land having between a 1 in 200 and 1 in 1,000 AEP of sea flooding	Exception Test required	✓	✓
3a - Land having a 1 in 100 or greater AEP of river flooding; or Land having a 1 in 200 or greater AEP of sea flooding.	X	Exception Test required	✓
3b - This zone comprises land where water has to flow or be stored in times of flood. For the purposes of this report, and where appropriate modelling outputs are available, it has been defined as land having a less than or equal to 1 in 20 AEP risk of river or sea flooding.	X	X	X

Where: ✓ indicates development is appropriate and X indicates development is inappropriate. The full table is provided in the NPPF.

Figure 3: Applying the Exception Test in the preparation of a Local Plan



The Sequential Test

The following sites were considered as 'reasonable alternative' sites in the SA for potential allocation within the Local Plan.

These include:

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
Montagu House, London Road, Retford (LAA002)	No	No	The site has not been taken forward for allocation as it is not known if the site is available. At the time of writing, the site is for sale and is being marketed as one dwelling. Planning permission has previously been granted for conversion of the housing into flats. This has now expired. This site is within the settlement boundary and could come forward as windfall development if it becomes available within the Plan period.
The Drive, Park Lane, Retford (LAA012)	No	No	The site has not been taken forward for allocation as there are other, more suitable sites available. Access to the public highway is currently constrained as 'The Drive' is a narrow track. Therefore, availability and suitability of the site for housing development is uncertain.
The Drive, Park Lane, Retford (LAA012, LAA022, LAA221)	Yes	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The Landscape Site Allocations Study (2019) indicates that development would have an adverse effect on the quality of the landscape. This relates to important views and landscape features such as trees and hedgerows which add value to the character of the area. The open countryside, which the site forms an integral part of, is also an important feature, and development of this site would have an adverse impact on its landscape quality. Parts of the site are also within Floodzone 2. Residential development would be contrary to policy here.
Bigsby Road, Retford (LAA022)	Yes	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The Landscape Site Allocations Study (2019) indicates that development would have an adverse effect on the quality of the landscape. This relates to important views and landscape features such as trees and hedgerows which add value to the character of the area. The open countryside, which the site forms an integral part of, is also an important feature, and development of this site would have an adverse impact on its

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			landscape quality. Parts of the site are also within Floodzone 2. Residential development would be contrary to policy here.
Kennilworth Nursery, Retford (LAA034)	No	No	The majority of this site has planning consent for residential development, which has commenced. A small part of the site does not have planning consent for development but is available and has been assessed as potentially suitable through the LAA process. This area forms part of a Green Gap that has been identified in the Green Gap Study (2019) as having important landscape quality which should be retained. This supports the outcome of the Bassetlaw Landscape Character Assessment which indicates the site is within a 'conserve' policy zone. The Council is not proposing to take the remaining area forward as a site allocation.
Kennilworth Nursery, South of Coach Grove Road, Grove Coach Road (LAA034, LAA165, LAA275)	No	No	The combined sites are not being taken forward as a larger site allocation as there are other, more suitable, sites which can meet the housing needs of Retford. Whilst the Site Allocations Landscape Assessment (2019) indicates that the site may be suitable for low-key development, it also concludes that the landscape could be harmed. It states: "the site forms part of an extensive tract of land to the east and south of Retford that displays a particularly distinct and handsome rural character, which could be harmed by the development of this site." The Green Gap Study (2019) concludes, this green gap includes some important landscape features such as important views, trees, and hedgerow to the east of Retford. The area forms an important part of the character to this part of the town and this green gap accords with the recommendations of the Bassetlaw Landscape Character Assessment (2009) which identifies the area as a 'conserve' policy zone. There are also highway constraints. The Highway Authority has indicated the need for significant improvements due to the narrow width of the road (which doesn't meet highway standards) and the lack of footways. This creates uncertainty with regard to the delivery of development and it has not been demonstrated that this could be mitigated. To the south of the site, archaeological findings have been identified. This would require

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			further investigation if the site was taken forward.
South of Railway, London Road, Retford (LAA035)	No	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The site, located in Retford South Conservation Area, is quite open in character and has no access to the public highway. It has not been demonstrated how access constraints can be mitigated and this creates uncertainty regarding the deliverability of development.
Ollerton Road, Retford (LAA067)	No	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The site is separated from the settlement boundary, however it could form part of a larger site if developed with the site to the north. In landscape terms, the Landscape Character Assessment (2009) identifies this as a 'conserve and create' landscape policy area. The Bassetlaw Green Gap Study (2019) and the Site Allocations Landscape Study (2019) indicate that development of this site would extend the settlement southwards into open countryside and detract from the quality and character of the area. This conclusion accords with the 'conserve' intent of the Bassetlaw Landscape Character Assessment 2009 and is considered an important part of the character of Retford and Eaton. The public right of way to the north of the site forms a natural boundary to the proposed allocation to the north of this site. It is not considered appropriate to extend development south of the PROW due to the impact on the landscape.
Tiln Lane, Retford (LAA071)	No	No	The site has not been selected to be taken forward as a housing allocation as there are other more suitable sites available. In comparison with sites taken forward for housing, it performs poorly with regard to access to public transport. Given the size of the site, there is no certainty that the nearest bus service (approximately 700 metres from the centre of the site) would be extended. The sites taken forward in Retford have much better access to a bus service and will meet the objectives of the Bassetlaw Plan and NPPF by providing opportunities to promote public transport use (NPPF, paragraph 102). In landscape terms, the Landscape Character Assessment (2009) identifies this as a 'conserve' landscape policy area. The

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			Councils' heritage officer identifies that development to the south that is already approved would encroach into the countryside setting of heritage assets already, and that further development in the north would exacerbate this.
Fairy Grove Nursery, Retford (LAA127)	No	Yes	The site has been taken forward as a proposed housing allocation in the Bassetlaw Plan. It forms a logical extension/infill to the settlement and adjoins residential development to three sides and the East Coast Main Line to the west. No significant physical or environmental constraints have been identified.
Land south of the common, Ordsall (LAA141)	No	No	The site is being taken forward as part of a larger urban extension. See LAA141, LAA270, and LAA276 for the reasoned justification.
Land south of the common, Ordsall, West of Brecks Road (LAA141)	No	Yes	The site is being taken forward as part of a larger urban extension. See LAA141, LAA270, and LAA276 for the reasoned justification.
Former Pupil Referral Centre, Worksop (LAA142)	No	Yes	The site is located within the settlement boundary in a predominantly residential area. The site is brownfield land with no major physical or environmental constraints. As such, it is suitable for allocation.
Former Manton Primary School, Worksop (LAA147)	No	Yes	The site is located within the settlement boundary in a predominantly residential area. The site is brownfield land with no major physical or environmental constraints. As such, it is suitable for allocation.
Talbot Road, Worksop (LAA149)	No	Yes	The site is located within the settlement boundary in a predominantly residential area. It forms an open space of poor quality but high value. A small part of the site is being taken forward as a housing allocation. This will enable the remainder of the site to be improved as a recreational space for community use.
South of Grove Coach Road, Retford (LAA165)	No	No	The site is not being taken forward as an allocation as there are other, more suitable, sites which can meet the housing needs of Retford. Whilst the Site Allocations Landscape Assessment (2019) indicates that the site may be suitable for low-key development, it also concludes that the landscape could be harmed. It states: "the site forms part of an extensive tract of land to the east and south of Retford that displays a particularly distinct and handsome rural character, which could be harmed by the development of this site." The Green Gap

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			Study (2019) also concludes, this green gap includes some important landscape features such as important views, trees, and hedgerow to the east of Retford. The area forms an important part of the character to this part of the town and this green gap accords with the recommendations of the Bassetlaw Landscape Character Assessment (2009) which identifies the area as a 'conserve' policy zone. There are also highway constraints. The Highway Authority has indicated the need for significant improvements due to the narrow width of the road (which doesn't meet highway standards) and the lack of footways.
Whitehouse Road, Harworth & Bircotes (LAA194)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
Mansfield Road, Worksop (LAA206)	No	No	The site is not being taken forward as an allocation as there are other, more suitable available in Worksop. This site forms part of the setting of a Grade I Listed Building (Manor Lodge) and Grade II Listed Building. A planning application for housing has previously been refused on heritage grounds. The Site Allocation Landscape Assessment (2019) identifies that there are significant constraints to development of the site. Part of the site is also located within an area identified as an important green gap in the Green Gap Study (2019).
Peaks Hill Farm, Worksop - medium urban extension to the west of Carlton Road and East of Blyth Road (LAA458, LAA462, LAA470)	No	Yes	The Council is proposing to take this site forward as a site allocation in the Local Plan. Whilst the SA identifies negative effects on soils, water quality, and safeguarding minerals, these are issues affecting all available greenfield sites in countryside in Worksop. The impact on heritage assets is far less significant on this site than the other sites taken forward for consideration in Worksop. In terms of landscape, the Site Allocations Landscape Assessment (2019) indicates that the site could be developed provided that the woodland is retained and care is taken (i.e. in terms of design) with

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			<p>regard to the topography of the site. Also, the site provides more opportunities to improve infrastructure in Worksop than other available sites, both on a local and strategic level. The Bassetlaw Transport Assessment (2019) identifies a need for the development to provide contributions to the improvement of the Kilton Road/High Hoe Road roundabout and to provide a new link road from the A60 to the B6045 (Blyth Road) at distribution road standard.</p> <p>Given the size of the site, it also provides the scope to deliver a significant amount of new housing of the right type and mix, including affordable housing, specialist housing for older and disabled people, and self-build plots. It will also provide good access to services and facilities. The site is expected to deliver a new secondary school satellite, new sports facilities, and a local centre providing convenience goods. Green infrastructure will also be improved, including new cycle paths and footpaths improving connectivity in the wider area. With regard to trees and woodland on site, the Tree Survey indicates that there is a route possible without the loss of significant trees. Some hedgerow loss would be unavoidable, and mitigation will be sought to retain as much as possible.</p>
Peaks Hill Farm, Worksop - large urban extension to the west and east of Carlton Road	No	No	<p>This option includes the site which is being taken forward at Peaks Hill Farm and the site to the west of Carlton Road which adjoins Gateford Estate.</p> <p>Part of the site to the west of Carlton Road forms part of the setting of a Grade II Listed Building and is considered unsuitable for allocation. Development is likely to have an adverse effect on the setting of the Listed Building. In addition to this, the Site Allocations Landscape Assessment (2019) for the site indicates that extensive development is not desirable due to the character and quality of the landscape. The Green Gap Study (2019) identifies this area as having important landscape quality and seeks the protection of the open character of the area between Worksop and Carlton in Lindrick and is in accordance with the Bassetlaw Landscape Character Assessment (2009) 'conserve and reinforce' policy zones for the Idle Lowlands and Magnesium Limestone areas. As such, the area to the</p>

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			west of Carlton Road is not being taken forward as a housing allocation.
Blyth Road, Harworth (LAA222)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
East of Styrrup Road, Harworth (LAA225)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
South of Common Lane, Harworth (LAA226)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
Corner Farm, Tickhill Road, Harworth (LAA227)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
Brookside Walk, Thoresby Close & Dorchester Road, Harworth no(LAA242)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
South east of Ollerton Road, Retford (LAA246, LAA247)	No	Yes	The site has been selected to be taken forward as part of a large urban extension allocation with LAA141, LAA270, and LAA276. Please see the Reasoned Justification for LAA141, LA270, and LAA276.
Grove Coach Road, Retford (LAA275)	No	No	The site is not being taken forward as an allocation as there are other, more suitable, sites which can meet the housing needs of Retford. Whilst the Site Allocations Landscape Assessment (2019) indicates that the site may be suitable for low-key development, it also concludes that the landscape could be harmed. It states: "the site forms part of an extensive tract of land to the east and south of Retford that displays a particularly distinct and handsome rural character, which could be harmed by the development of this site." The Green Gap Study (2019) also concludes, this green gap includes some important landscape features such as important views, trees, and hedgerow to the east of Retford. The area forms an important part of the character to this part of the town and this green gap accords with the recommendations of the Bassetlaw Landscape Character Assessment (2009) which identifies the area as a 'conserve' policy zone. There are also significant highway constraints. Both Bracken Lane and Grove Coach Road (Restricted byway) will require improvement including road widening and the provision of footways fronting the site. It has not been demonstrated how this can be mitigated and this creates uncertainty with regard to deliverability of development.
West of Brecks Road, Retford (LAA276, LAA270)	No	No	The site is being taken forward as a housing allocation along with LAA site LAA141. Please refer to the reasoned justification within this report for sites LAA141, LAA270, and LAA276.
Blyth Road, Worksop (LAA279)	No	No	Identified as a commitment on the Policies Map.
The Chase, Park Lane, Retford (LAA280)	No		Identified as a commitment. The site has full planning consent for 4 dwellings (17/01542/FUL)

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
North of Thornhill Road, Harworth (LAA288)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
North View Farm, Bawtry Road, Harworth (LAA346)	No	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
Former Elizabethan School, Leafield, Retford (LAA413)	No	Yes	This is a vacant brownfield site located within a residential area. It has good access to services and facilities.
Car Park & builders Yard, Gateford Road, Worksop (LAA465)	No	No	The site is currently unavailable.
Former Knitwear Factory, Worksop (LAA466)	Yes	No	Site is now under construction
Station Road, Retford (LAA472)	No	Yes	The site is located within the settlement boundary in a predominantly residential area. The site is brownfield land with no major physical or environmental constraints. As such, it is suitable for allocation.
Trinity Road, Retford (LAA485)	Yes	Yes	The site (LAA454) has planning permission for housing and employment. LAA133 and LAA134 have good access to employment and to services and facilities in Retford, and is located on a strategic transport route (North Road) with a regular bus service to Retford Town Centre and Doncaster Town Centre. The Site Allocations Landscape Study (2019) indicates that the landscape is unexceptional, being flat and low-lying. In terms of any adverse impact on the landscape, results from the assessment have led to the conclusion that development is more suitable in this location. Approximately 1.2 hectares on the northern boundary is

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			located in flood zone 3. This has been excluded from the developable area.
St Michael's, Hallcroft Road, Retford (LAA490)	No	Yes	This is a vacant former care home/brownfield site located within walking distance of Retford Town Centre. It provides an opportunity to deliver a well-designed small residential scheme. The site is located within the setting of several listed buildings and adjacent to a Conservation Area. Any future development should preserve the setting of the nearby Conservation Area and Listed Buildings.
Sandhills, Retford (LAA218)	No	No	The site is not being taken forward as an allocation in the Bassetlaw Plan. There are other, more suitable sites available which can deliver greater benefits.
Land west of Eldon Street and south of Brickyard Cottage, Tuxford (LAA123)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process. This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. Any development here is likely to be very prominent, especially from Eldon Street to the south and Markham Road to the east. However, Conservation acknowledges there was previously a cottage gable-end onto the road. With this in mind, Conservation would have no concerns with a small number of dwellings in the centre/east of the site, perhaps of an agricultural style (e.g. farmhouse with barns adjacent). Anything of a larger density would be contrary to the established character and would not be supported. This is consistent with Conservation's advice on the recent application on this site. A footway would be required from the north side of the site access connecting to the existing footway on the southern side of Bevercotes Lane. There is a large gully at the junction which may cause some engineering difficulty in achieving the connection.
Land north of Bevercotes Lane, Tuxford (LAA089)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially

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			<p>suitable sites in the LAA can be considered for allocation through this process. This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. The southern part of the site could accommodate a small amount of development with limited impact on the wider setting, due to its lower position compared to surrounding land. The most appropriate would be a small number of 1 or 2 storey dwellings close to the road with long rear gardens. Therefore, Conservation has no concerns in principle with the allocation of the southern part of the site, subject to details. The northern part of the site is very prominent from a number of locations given its elevated topography, including from Markham Road and Eldon Street. In addition, it effectively forms part of the open countryside when viewed from higher ground to the east. Any development here is likely to affect the rural character of this part of the Conservation Area and would not be supported. Therefore, Conservation would not support the allocation of the northern part of the site. Bevercotes Lane is not suitable to serve this site due to the carriageway width and lack of footways. Should the site come forward, this would need to be part of a wider proposal including site NP02 and possibly NP01.</p>
Land south of Ollerton Road, Tuxford (NP04)	No	Yes	<p>With regard to the north part of the site (alongside Ollerton Road), this would be within the setting of the Conservation Area and the setting of several Listed Buildings. However, development here is likely to be seen more in the context of the existing modern developments on the south side of Ollerton Road, especially given the topography, with the land sloping downhill to the north. No important views would be affected by development here. With this in mind, Conservation has no concerns in principle with the allocation of this part of the site, subject to details.</p> <p>In relation to the southern part of the site (north of the railway line), this would stretch into the open countryside and would be</p>

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			visible from Newcastle Street/Egmanton Road. Views from the road into the open countryside are an important part of the rural character of the Conservation Area and its setting. Therefore, BDC Conservation would not support the allocation of that part of the site. The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements. The internal layout would need to be suitable to serve a bus service and a contribution would likely be sought towards public transport and public transport facilities. Footways and cycleways will be required through the site and connecting the site with the existing footways within Tuxford. Multiple points of access are likely to be required to distribute traffic and to enable a bus route. It is suggested that sites NP05 and/or NP15 enable access into this site via Ollerton Road.
Land west of Newcastle Street, Tuxford (LAA109)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process. This site is in the setting of the Conservation Area, being open countryside to the rear of properties on the west site of Newcastle Street. However, there are no Listed Buildings on that part of Newcastle Street, and a large number are in fact 20th century buildings considered to have a neutral impact on the Conservation Area's character and appearance. As an area of open space, the site does contribute to the countryside character of the Conservation Area. However, most of the site is not visible from Newcastle Street. The only important view in the vicinity is that from Long Lane towards the church, which would not be directly affected. With the above in mind, Conservation has no concerns in principle with the allocation of this site, subject to a

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			scale, layout, design, materials and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church). It must be proven that adequate visibility splays would be available from any potential site access commensurate with the speed of traffic due to the proximity to the bend prior to allocation. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. A contribution would likely be sought towards public transport and public transport facilities.
Triangular site north of railway line and south of St John's College Farm (Ref. NP16) (NP06)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process. This site is within the Conservation Area, but the issues would appear to be the same as those for NP16, although no application has ever been received regarding this particular small area of land. Given that Conservation did not object to NP16 (and the previous planning application), and as this site is beyond the higher ground to the west which shields it from views eastwards from Egmonton Road, Conservation has no concerns in principle with the allocation of this site, subject to details. The site would have to form part of site NP16 as there would be no other possible connection to the highway.
Land north east of Fountain Hotel and west of railway line, Lincoln Road, Tuxford (NP08)	No	No	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns. The development must include a turning head suitable for a refuge vehicle adjacent the Fountain Hotel. This would need to incorporate footways connecting to the existing footway.</p>

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
Eastfield Nurseries, Darlton Road, Tuxford (NP09)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process. No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns. The site does not extend as far as the public highway. It is therefore not clear how the development would be accessed. It is likely that the existing accesses would have to be combined or split if between Eastfield Park and Greenacres to avoid the increased potential for vehicle conflict. The site area should extend to the highway boundary.
Ashvale Road, Tuxford (NP11)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process. No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns. Lodge Lane is a private road which lacks footways. The Highway Authority is likely to seek access to a residential development via the adjacent residential site granted under application reference 15/00690/OUT from Ashvale Road if taken forward. The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements. The internal layout would need to be suitable to serve a bus service and a contribution would likely be sought towards public transport and public transport facilities. Multiple points of access are likely to be required to distribute traffic and to facilitate a bus route. The most obvious points are Gilbert Avenue (NP11) and the roundabout serving Tuxford Academy. Both would require additional land, and in the case

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			of the latter, the relocation of the Academy car park. A footway and cycleway will be required on Ashvale Road unless previously delivered under application reference 15/00690/OUT
Land at St John's College Farm, off Newcastle Street, Tuxford (NP16)	No	No	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process. This site is within the Conservation Area and forms an area of open space considered to have a positive impact on the Conservation Area. The site was, however, subject to a recent application for residential development, 17/00285/FUL, to which Conservation had no concerns subject to details. Although that application was refused and the appeal dismissed, the inspector agreed with Conservation's views regarding heritage. The site also includes a historic agricultural building range, regarded as buildings that contribute positively to the character and appearance of the Conservation Area. These should be retained as part of any scheme. 91 Newcastle Street, a grade II Listed Building, is also adjacent to the site. Any development nearby should preserve the Listed Building's setting. With the above in mind, Conservation has no concerns in principle, subject to a) the retention of the agricultural buildings; and b) development of a scale, layout, design, materials and landscaping which preserves the character of the Conservation Area and setting of the nearby Listed Building. The development should provide a road link with both ends of Lexington Gardens as a circular route. Access to the land to the east should be safeguarded to allow access to potential future development and a road link to the A6075 Newark Road in order to provide the opportunity to improve the dispersal of traffic. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. A contribution would likely be sought towards public transport and public transport facilities.</p>
Land at 56 Lincoln Road, Tuxford (NP17)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process. Part of the site is within the Conservation Area and contains no. 56, a building range regarded as having a positive impact on the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. As such, Conservation would not support the loss of this historic building range and would suggest that part of the site is removed from the boundary. In addition, the site is in the immediate setting of 42 Lincoln Road, a grade II Listed Building. With regard to the land east and south east of No.56, Conservation would have no concerns with the principle of development, although this would be subject to a design, scale, layout and materials which help to preserve the character and setting of the Conservation Area and the setting of the nearby Listed Building. No objection subject to satisfactory details of access which should be taken from Faraday Avenue.
South of Gilbert Avenue, Tuxford (NP18)	No	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.
Radford Street LAA219	No	Yes	
East of Markham Moor (LAA263)	No	No	The site is located adjacent to the A1 and is adjacent to an existing service station area. Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The EDNA (2019) suggests that sites to the south of the District are not as attractive to the market for employment which therefore reduces their deliverability. The Bassetlaw Site Allocations Landscape Assessment identifies that due to the sites rise in topography, development here could negatively impact the local landscape character of the area.
Apleyhead, Worksop (LAA338)	No	Yes	The policy addresses any potential for an impact on biodiversity by requiring future

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			<p>planning applications to be supported by a project level Habitats Regulations Assessment, including winter bird surveys to ensure there are no adverse impacts upon Clumber Park SSSI and Sherwood Forest ppSPA. The policy addresses any potential for impact on air quality by requiring an air quality management strategy to ensure there are no adverse impacts upon the Clumber Park SSSI and Sherwood Forest ppSPA or on local wildlife on site. The Council is working with Natural England and will seek to agree any mitigation measures accordingly. The site is located on an important transport infrastructure node for the A1/57 and A614. The site is also close to existing large scale employment sites at Manton Wood and the town of Worksop. The frontage of the site is constrained by mature woodland but there is opportunities for this to be largely retained and act as a "screen". Land within this part of the District has significant commercial interest with a recent large employment permission. There is also strong market interest in the site and the site is being actively promoted, therefore there is confidence that it will be deliverable over the plan period.</p> <p>The size of the site means that an array of large scale business formats can be provided, supporting a wide range of job opportunities for local people as well as education and training opportunities.</p>
South of Markham Moor (LAA368)	No	No	<p>The site is located adjacent to the A1 and just to the north of Elkesley village and is partly developed for existing employment uses. Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The EDNA (2019) suggests that sites to the south of the District are not as attractive to the market for employment which therefore reduces their deliverability. . The site is identified as being within the setting of some important heritage assets in West Markham and Milton and the development of this could therefore have an negative impact on the setting of those identified heritage assets.</p>

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
High Marnham Power Station (LAA369)	No	Yes	High Marnham is a large brownfield site with a legacy of contamination due to its previous uses as a coal fired power station. It ceased operation in 2008 and was demolished in 2011. The landowner of the site is seeking to deliver low carbon energy generation and associated employment on the site. These proposed uses will transform energy delivery in the district and wider region. This accords with the Government's aim of reducing carbon emissions by 2050, and with the Local Plan Strategy and the Council's Corporate Objectives of tackling climate change and promoting a low carbon economy. This proposed use will provide benefits in terms of tackling climate change, particularly given the closure of Cottam Power Station. There is a need to increase low carbon energy production to serve communities in Bassetlaw and to deliver local employment opportunities. The site will be allocated for 60ha of employment land within a wider area capable of accommodating commercial scale renewable energy and low carbon technologies (excluding wind energy).
South of Gamston Airfield (Bunker's Hill part only) (LAA432, part)	No	No	The site is located adjacent to the A1 and just to the north of Elkesley village and is partly developed for existing employment uses, but is of low quality with a lack of reliable infrastructure to access the site. Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The Sheffield City Region Economic evidence base suggest that sites to the south of the District and away from the A1M have not been tested in terms of their commercial attractiveness and therefore reduces their deliverability.
Coalfield Lane (LAA456)	No	No	The site is located adjacent to the A1 and just to the west of Elkesley village and is partly developed for existing . Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The EDNA (2019) suggests that sites to the south of the District

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			are not as attractive to the market for employment which therefore reduces their deliverability.
Misson Mill (LAA464)	Yes	No	Misson Mill is located to the west of the village of Mission and has been, partially, allocated for a mixed use development in the Mission Neighbourhood Plan through Policy 7.
Carlton Forest (LAA468)	No	No	Carlton Forest is identified as an existing employment site and part of it has recently been granted planning permission.
Cottam Power Station	Yes	No	The closure of Cottam Power Station has resulted in the site becoming available for consideration as a new settlement. This has resulted in the loss of approximately 300 jobs and there is a need to regenerate the site to address the subsequent effects on local businesses and communities. Whilst it is acknowledged that there are environmental constraints (i.e. flooding and LWS), the size of the site provides the opportunity to develop a sustainable new settlement that will deliver a mix of new homes, significant employment opportunities, and the creation of new habitats and recreational spaces. The development of this site will support neighbouring communities where local services are limited. As identified by the SA, existing services are located over 2 kilometres away, and are inaccessible to most people unless travelling by private vehicle. There are existing opportunities to connect the site to neighbouring settlements, such as Rampton, via Green Infrastructure routes. There is potential for a rail connection to Retford due to the existing minerals line being safeguarded in the Local Plan. With regard to deliverability, there is strong developer interest from regeneration specialists.
High Marnham Power Station (LAA369)	Yes	Yes	High Marnham is a large brownfield site with a legacy of contamination due to its previous uses as a coal fired power station. It ceased operation in 2008 and was demolished in 2011. The landowner of the site is seeking to deliver low carbon energy generation and associated employment on the site. These proposed uses will transform energy delivery in the district and wider region. This accords with the Government's aim of reducing carbon emissions by 2050, and with the Local Plan Strategy and the Council's Corporate Objectives of tackling climate

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			change and promoting a low carbon economy. This proposed use will provide benefits in terms of tackling climate change, particularly given the closure of Cottam Power Station. There is a need to increase low carbon energy production to serve communities in Bassetlaw and to deliver local employment opportunities. The site will be allocated for 60ha of employment land within a wider area capable of accommodating commercial scale renewable energy and low carbon technologies (excluding wind energy).
Bassetlaw Garden Village (LAA453/455)	No	Yes	This site is proposed for allocation in the Local Plan. The site in Morton is located on the Lincoln to Sheffield Rail Line, which serves Sheffield, Worksop, Retford, Lincoln and Gainsborough. It is also adjacent to the A1 and A57 transport corridors and close to existing employment. This site is situated between the two main towns of Worksop and Retford and provides an opportunity to deliver a settlement which is highly sustainable and self-sufficient. It can provide many benefits, including a new Railway Station and associated parkway, a significant amount of housing and employment, and associated infrastructure, such as new schools, a new health centre, a local centre with convenience retail, a bus service, recreation space, cycle and footpath routes to Clumber Park, Retford, Worksop and nearby villages. The Bassetlaw Garden Village policy addresses any potential for an impact on biodiversity by requiring future planning applications to be supported by a project level Habitats Regulations Assessment, including winter bird surveys to ensure there are no adverse impacts upon Clumber Park SSSI and Sherwood Forest ppSPA. The Council is working with Natural England, National Trust and RSPB in a Recreational Impact Assessment to confirm the management and mitigation measures.
Gamston Airport (LAA432)	No	No	The site has been assessed in terms of its ability to deliver a sustainable new garden settlement. The responses to the Bassetlaw Plan Consultation from January to March 10th 2019, and subsequent correspondence from the Department for Transport, indicated that it is not appropriate to take the site forward as a new settlement due to the Government's Aviation Strategy and

Site	Is the site PARTLY OR FULLY within a Flood Zone	Is the site a Proposed Allocation in the Local Plan?	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)
			provisions of the NPPF relating to general aviation airfields.
Bevercotes Colliery	Yes	No	Following the removal of Gamston as a new settlement, the suitability of Bevercotes as a new settlement has been reviewed. Given the environmental constraints (ppSPA/HRA recommendations/Local Wildlife Site status/Tree Preservation Orders), and subsequent impacts on the size of the developable area, which is constrained in comparison to other sites considered, physical constraints (highway improvements/Twyford Bridge improvements), and its location, the Council has concluded that the site is not suitable. Therefore, it is not appropriate to take the site forward as a new settlement. The area is a designated Local Wildlife Site and it has a Tree Protection Order which seeks to prevent the loss of trees. These are a significant constraints to development.

Seven of the residential site options were identified as being partly or entirely within Flood Zone 2 and so would have a minor negative effect. A further three sites, the site at Trinity Farm, Ordsall South and High Marnham Power Station, are located partly within Flood Zone 3 and therefore would have a significant negative effect (without mitigation). However, the flood zones only very partially impact these sites and there is scope to avoid development within these areas or provide mitigation.

Most of the site options are outside of Flood Zones 2 and 3, and therefore are likely to have a negligible effect in relation to this particular SA objective.

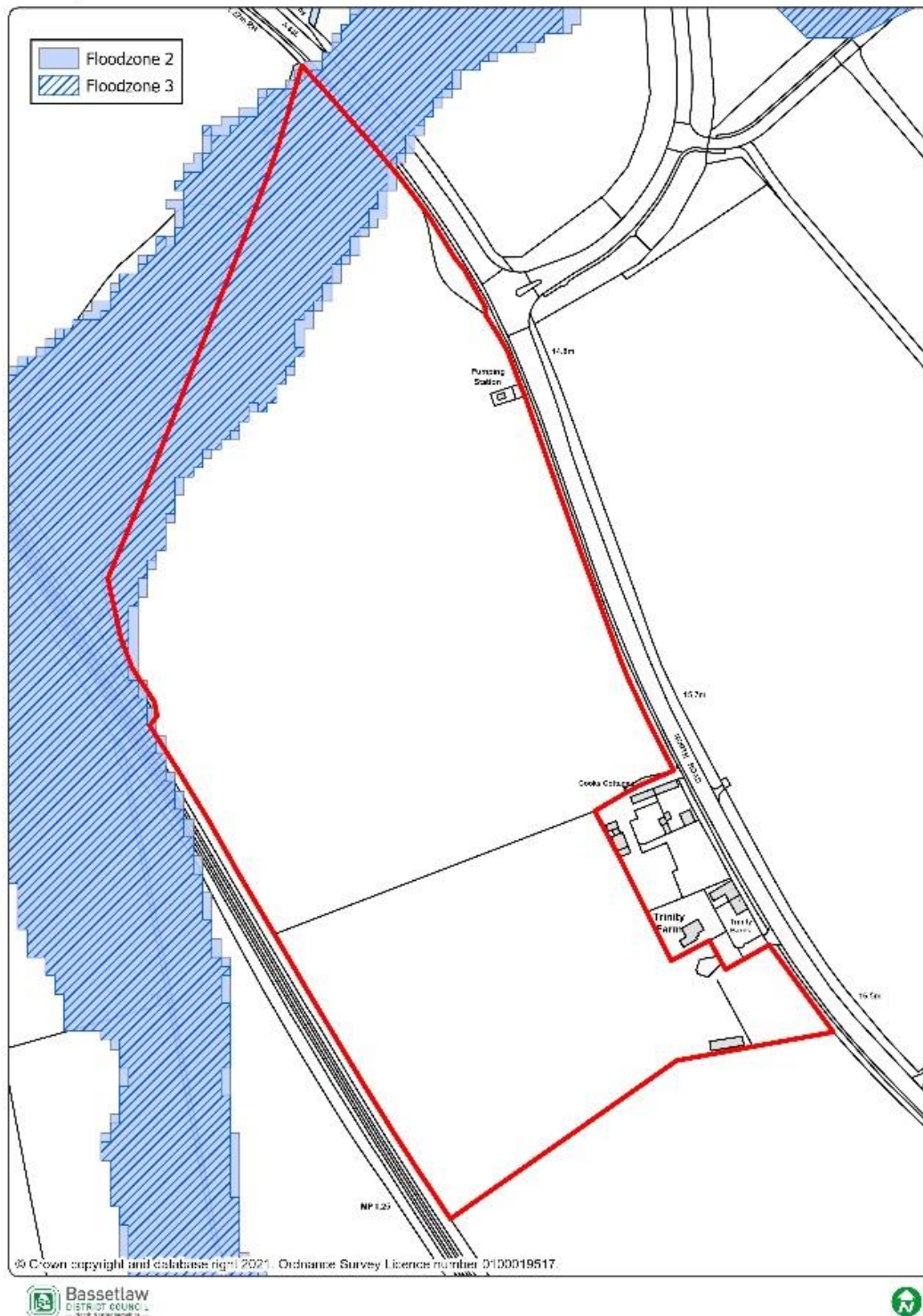
Cottam Power Station is identified within the Local Plan as a 'broad location' for future growth and regeneration and is not identified as an allocation. This means that the delivery and type of development on site is uncertain, but there is scope for less vulnerable uses on the site.

It is particularly important to ensure that, where required, appropriate mitigation is designed into the development of sites in high flood risk zones - this could involve using the areas of high flood risk for open space rather than built development.

The residential or mixed use sites that are proposed to be allocations within the Local Plan and are partly or fully within a flood zone are:

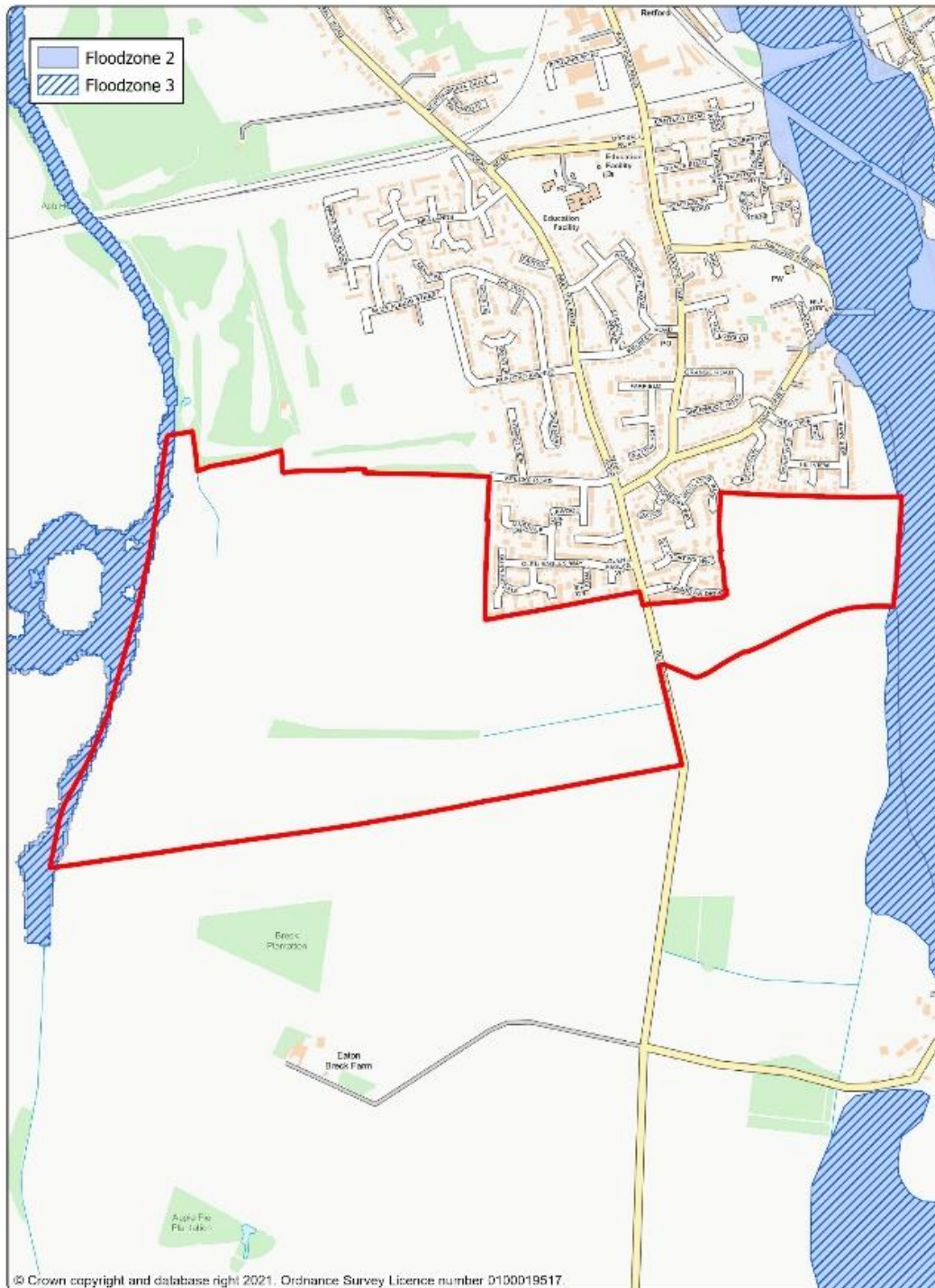
1. Trinity Farm

Trinity Farm



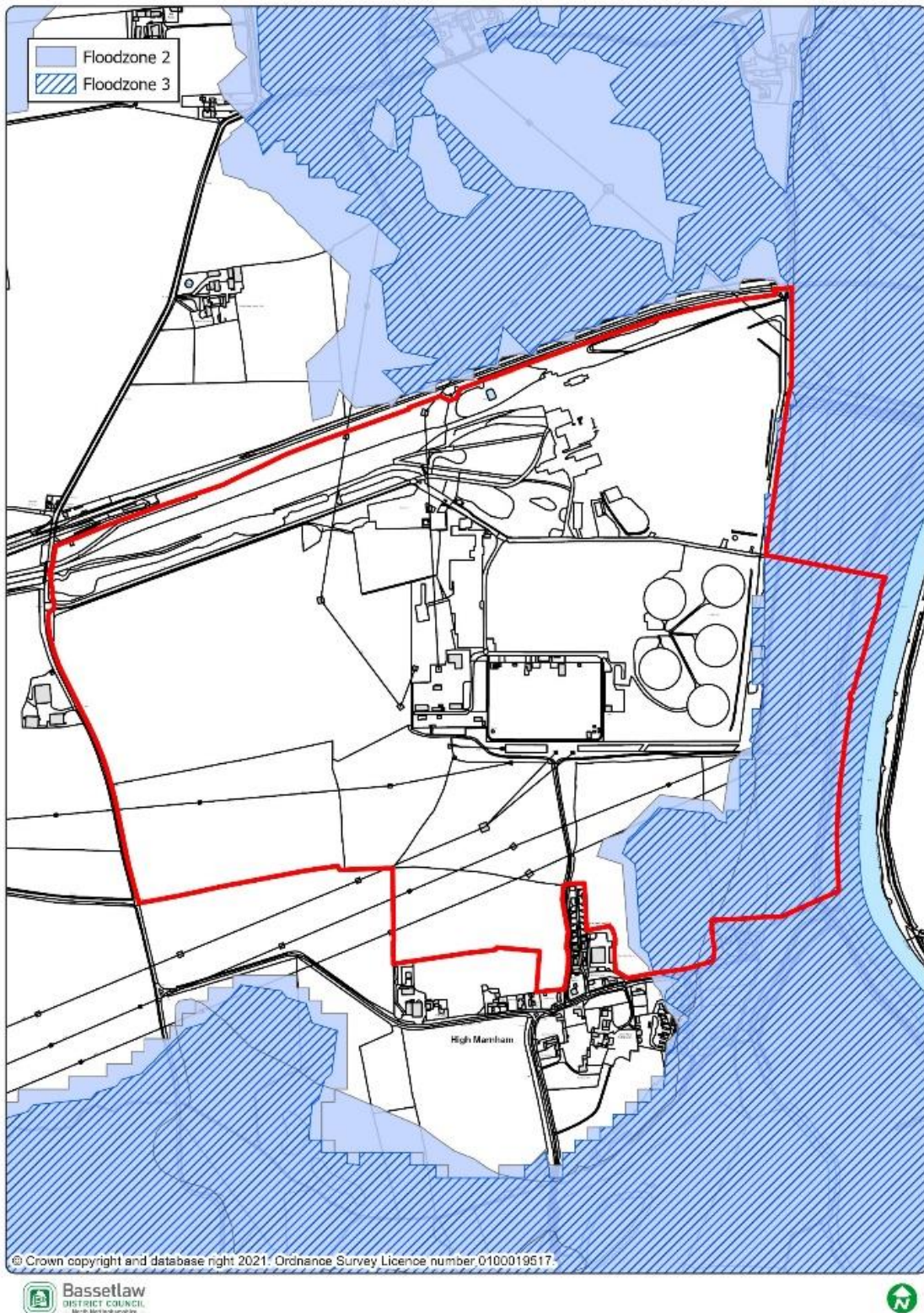
2. Ordsall South

Ordsall South



3. High Marnham Power Station

High Marnham



These proposed allocations are predicted to have some susceptibility to fluvial, surface or groundwater flooding and these constraints have been explored further through a detailed a Strategic Flood Risk Assessment (Level 2).

The SFRA has concluded that that no extensive areas of this type of flooding are located within these allocations and that any localised ponding that occurs is calculated to be shallow in depth. Furthermore, the SFRA report advises that these flood risks can be managed through the design and layout of the site and the use of other mitigation measures. Sites identified as being at risk from this localised surface and groundwater flooding have not therefore been included as part of the Sequential Test process.

Several policies within the Local Plan, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST5: Worksop Central Area, Policy ST15: Housing Distribution and Policy ST47: Promoting Sport and Recreation, could result in development in areas of higher flood risk, notably within the towns of Worksop (adjacent to the River Ryton) and Retford (along the River Idle and Retford Beck as well as larger areas to the north, south and east of the town). In addition, Policy ST11: Rural Economic Growth and Economic Growth Outside Employment Areas could deliver development on greenfield land, thereby increasing flood risk. As such, these policies are expected to have minor negative effects, however this is uncertain due to the presence of flood defences and dependent on the exact locations of development.

Furthermore, several site allocations are located within flood zones and as such are expected to have negative effects on flood risk. However, many of the allocation policies also require development to consider mitigation and be informed by a Flood Risk Assessments, and as such many of these effects are also uncertain. In addition, several Local Plan policies seek to reduce flood risk, particularly Policy ST52: Flood Risk and Drainage, which requires that developments are supported by a Flood Risk Assessment where necessary, that land that is required to manage flood risk will be safeguarded from development and that major developments incorporate Sustainable Drainage Systems (SuDS). The Local Plan could therefore help to mitigate the potential negative effects of development on flood risk. Overall, a cumulative potential but uncertain minor positive effect is identified in relation to flood risk. This is expected to be permanent and long-term.

Sequential Test Profiles for proposed Site Allocations

For these three sites, a profile has been produced to allow further analysis in terms of:

- Could the proposed site allocation be alternatively located in a site wholly within Flood Zone 1?

The SA and LAA have been used in the assessment of whether any reasonable alternative sites are available that are at less risk of flooding while still meeting local priorities. The defined area of search in looking for alternative sites has been confined to individual settlements given the extent of the District and the spatial strategy for the emerging Local Plan.

- Can the more sensitive development use types be directed to parts of the site where the risks are lower for both occupiers and the premises themselves?

The extent of the different flood zone areas and consideration of whether the development is suitable within these has been assessed in accordance with Figure 1 in this report. Identifying which parts of the site are at higher or lower risk of flooding will help to ensure that more vulnerable development is directed to areas at least risk of flooding. This analysis has also helped to determine whether the Exception Test is required as a result of more vulnerable development needing to be located within Flood Zone 3a or 3b.

The SFRA study has provided this information utilising Environment Agency (EA) river model outputs and flood zone maps to give further detail on flood risk. The 2021 update to the SFRA Level 1 report therefore, where relevant, identifies where these topographical or hydraulic features would need to be factored-in.

The NPPF establishes the need for the Exception Test to be applied where it is not possible for development to be located within areas with a lower probability of flooding. For the Exception Test to be passed it must be demonstrated that: the development provides wider sustainability benefits to the community that outweigh flood risk; and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. In light of potential changes to the extent of flood zones as a result of climate change impacts, the site profiles contain information to show how proposed site allocation would meet the Exception Test if it is proven necessary for any of the proposed housing development to be located within Flood Zones 3a or 3b.

Information on the sustainability benefits of the proposed allocation is provided. In addition the recommendations of the 2019 SFRA report are included, namely that all sites affected by fluvial flood risk, where necessary, provide flood resilient design that is evaluated in a site specific SFRA using current EA climate change guidance.

The detailed site profiles for the five site allocations affected by fluvial flooding and how they meet the requirements of the Sequential Test are set out in Appendix 1 of this report. Further information on the sustainability benefits of these sites are identified within the Bassetlaw Local Plan Sustainability Appraisal.

Appendix 1: Site Profiles for Proposed Allocations and Exceptions Test Supporting Information

Name of Site	Development type/Land Use(s)	Vulnerability Classification (PPG)	FZ1	FZ2	FZ3a	FZ3b	Could the proposed site allocation be alternatively located in a site wholly within Flood Zone 1?	Can the more sensitive development use types be directed to parts of the site where the risks are lower for both occupiers and the premises themselves?	Acceptability in terms of development/ Sequential Test	Exceptions Test Candidate	Exception Test and Supporting Information
Peaks Hill Farm	Residential Open space Commercial Community Infrastructure	More vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
Apleyhead	Employment	Less Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
Bassetlaw Garden Village	Residential Open Space Commercial Community Infrastructure	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
Former Pupil Referral Centre	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
Elizabethan School	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a

Name of Site	Development type/Land Use(s)	Vulnerability Classification (PPG)	FZ1	FZ2	FZ3a	FZ3b	Could the proposed site allocation be alternatively located in a site wholly within Flood Zone 1?	Can the more sensitive development use types be directed to parts of the site where the risks are lower for both occupiers and the premises themselves?	Acceptability in terms of development/ Sequential Test	Exceptions Test Candidate	Exception Test and Supporting Information
Land South of Ollerton Road, Tuxford	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
Land at Radford Street	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
Milnercroft	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a

Ordsall South	Residential	More Vulnerable	98%	2%	1%	0%	No. Due to the scale of growth, no other locations around Retford were identified as suitable for this size of development or would provide the sustainability benefits.	Yes. The proposed design and layout of the site means that less vulnerable uses can be accommodated within the high flood risk areas. Residential development can be located in areas with a lower flood risk. Mitigation measures have been identified to reduce the risk of surface water runoff.	Exception Test is required	Yes	<p>The SA finds that, in terms of its sustainability credentials, the site scores a significant positive for housing. It scores a minor positive for regeneration and social inclusion and access to transport. However, there is likely to be a significant negative effect on Land use and soils (site is Grade 2 Agricultural Land), water quality (located within Source Protection Zone 3), and Mineral Safeguarding (Sneiton Gunthorpe Clay). Whilst it only identifies a minor negative effect on the landscape, the LCA study is strategic and does not provide detail on specific sites. The site scores a significant negative for archaeology. The Council's archaeology officer notes that there are undated cropmarks contained within part of the site. Further information is also required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</p> <p>The site is proposed to be allocated as a large urban extension with LAA246 and LAA247. Whilst there are constraints regarding the impact development would have on the landscape, confirmed by the Bassetlaw Landscape Study and Green Gap Study, this needs to be balanced with the benefits a site of this size with no significant physical constraints can deliver. Development of the site would provide an opportunity to create a softer landscape edge to the south of Ordsall. The site promoter has submitted a proposal which seeks to address the impact development</p>
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											<p>would have on the landscape. Taking this new evidence into consideration, the Council recognises the potential to deliver a sensitively designed scheme which incorporates a significant amount of Green Infrastructure.</p> <p>Most of the site is located with the lowest flood risk zone (Floodzone 1) and it has good access to the public highway. A site of this size can deliver a significant amount of housing to meet the needs of the community. It provides an opportunity to deliver more affordable homes, more accessible homes, including extra care and self-build plots. It also provides an opportunity to deliver a significant amount of new open space, new primary school, local centre and health hub, which is currently more limited in this area in comparison with other parts of Retford, and improved green infrastructure routes for walkers and cyclists.</p> <p>The site has good access to public transport and the public highway, and there are opportunities to improve access and provide highway improvements.</p>
St Michael's View	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed.	No	N/a
Station Road	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed.	No	N/a

Name of Site	Development type/Land Use(s)	Vulnerability Classification (PPG)	FZ1	FZ2	FZ3a	FZ3b	Could the proposed site allocation be alternatively located in a site wholly within Flood Zone 1?	Can the more sensitive development use types be directed to parts of the site where the risks are lower for both occupiers and the premises themselves?	Acceptability in terms of development/ Sequential Test	Exceptions Test Candidate	Exception Test and Supporting Information
Fairygrove	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed.	No	N/a

Trinity Farm	Residential	More Vulnerable	79%	11%	10%	0%			Exception Test is required	Yes	<p>The SA finds that, in terms of its sustainability credentials, the site scores a significant positive for housing and economy and skills due to the fact that it is proposed to deliver housing and employment. It scores a minor positive for access to transport. However, there is likely to be a significant negative effect on Land use and soils (site is Grade 2 Agricultural Land), water quality (located within Source Protection Zone 3), flood risk (approximately 4% of the site is in Floodzone 3). The site (LAA454) has planning permission for housing and employment.</p> <p>LAA133 and LAA134 have good access to employment and to services and facilities in Retford, and is located on a strategic transport route (North Road) with a regular bus service to Retford Town Centre and Doncaster Town Centre. The Site Allocations Landscape Study (2019) indicates that the landscape is unexceptional, being flat and low-lying. In terms of any adverse impact on the landscape, results from the assessment have led to the conclusion that development is more suitable in this location.</p> <p>Approximately 1.2 hectares on the northern boundary is located in flood zone 3. This has been excluded from the developable area.</p>
Former High Marnham Power Station	Employment	Less Vulnerable	86%	14%	13%	12%			Exception Test is required	Yes	<p>The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to housing delivery, and significant positive/uncertainty with health and wellbeing. The site contains CROW open access land, although this appears to be restricted</p>

											<p>to a footpath, which could be lost by the development of the site resulting in a minor negative effect. However, this is uncertain as existing footpaths could be retained and improved as part of any new settlement. New settlements would be expected to provide a high level of open greenspace and a GP surgery. Therefore, a mixed significant positive and uncertain minor negative effect is likely.</p> <p>It scores a minor positive on economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on biodiversity, flood risk, minerals safeguarding, and heritage.</p> <p>High Marnham is a large brownfield site with a legacy of contamination due to its previous uses as a coal fired power station. It ceased operation in 2008 and was demolished in 2011. The landowner of the site is seeking to deliver low carbon energy generation and associated employment on the site. These proposed uses will transform energy delivery in the district and wider region. This accords with the Government's aim of reducing carbon emissions by 2050, and with the Local Plan Strategy and the Council's Corporate Objectives of tackling climate change and promoting a low carbon economy. This proposed use will provide far more benefits in terms of tackling climate change and addressing the energy needs of the district than a new settlement would deliver, particularly given the closure of Cottam Power Station. There is a</p>
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Name of Site	Development type/Land Use(s)	Vulnerability Classification (PPG)	FZ1	FZ2	FZ3a	FZ3b	Could the proposed site allocation be alternatively located in a site wholly within Flood Zone 1?	Can the more sensitive development use types be directed to parts of the site where the risks are lower for both occupiers and the premises themselves?	Acceptability in terms of development/ Sequential Test	Exceptions Test Candidate	Exception Test and Supporting Information
											need to increase low carbon energy production to serve communities in Bassetlaw and to deliver local employment opportunities