

# Bassetlaw Local Plan Sequential Test Report Update

May 2022



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

## Contents

Introduction .....	3
Methodology.....	4
The Sequential Test .....	7
Sequential Test Profiles for proposed Site Allocations .....	34
Appendix 1: Site Profiles for Proposed Allocations and Exceptions Test Supporting Information .....	36

## 1. Introduction

- 1.1 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.
- 1.2 The reason for this update is to inform the Council's Bassetlaw Local Plan: Publication Version Addendum, and to reflect the updated Land Availability Assessment (LAA) and Sustainability Appraisal (SA).
- 1.3 An initial sift of absolute constraints for all sites was applied through the 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.
- 1.4 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.
- 1.5 All sites considered for development at this stage, including any reasonable alternatives, were then assessed through the Council's 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 Assessments.
- 1.6 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	--

- 1.7 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 Methodology Paper provide justified reasons as to why each site has or has not been identified for allocation in the Local Plan.

- 1.8 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 and those seen as reasonable alternatives 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.

## **2.0 Methodology**

- 2.1 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 and NPPG Flood Risk and Coastal Change, as set out in Diagram 2 of the NPPG, which is reproduced below as Figure 1.

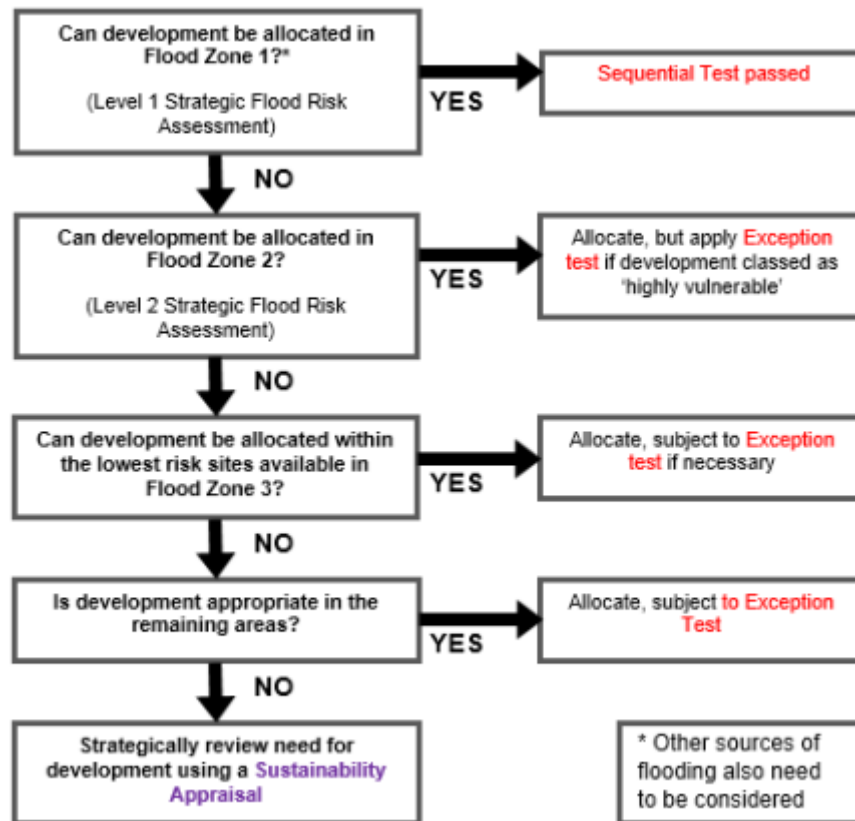
- 2.2 Local circumstances must be used to define the area of application of the Sequential Test (within which it is appropriate to identify reasonably available alternatives). The criteria used to determine the appropriate search area relate to the catchment area for the type of development being proposed. 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.

- 2.3 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.

- 2.4 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**



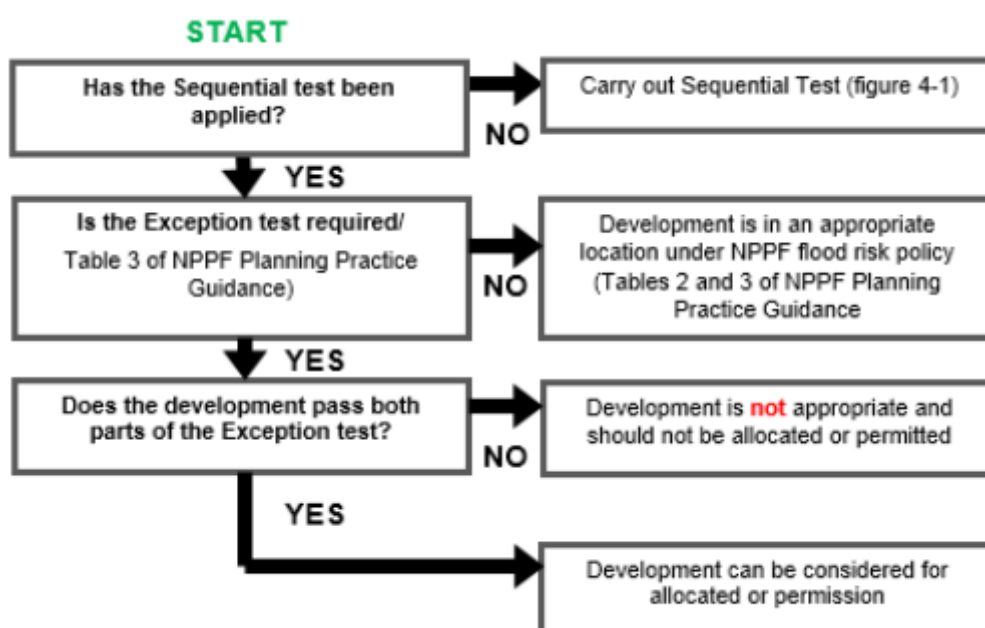
- 2.5 The Exception Test should only be applied following the application of the Sequential Test and as set out in Table 3 of the NPPG: Flood Risk and Coastal Change. The NPPF and NPPG describes how the Exception Test should be applied in the preparation of a Local Plan.
- 2.6 Tables 1, 2, and 3 in the NPPG provide definitions of Flood Zones, Development Vulnerability and the Flood Risk Vulnerability and Flood Zone Compatibility matrix respectively. Flood risk vulnerability classification is also contained with NPPF Annex 3.
- 2.7 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**

<b>Flood Zones</b>	<b>Highly Vulnerable Development (Gypsy and Traveller Sites)</b>	<b>More Vulnerable (Residential, Mixed Use)</b>	<b>Less Vulnerable (Commercial)</b>
<b>1</b> - Land having a less than 1 in 1,000 AEP of river or sea flooding	✓	✓	✓
<b>2</b> - 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	✓	✓
<b>3a</b> - 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	✓
<b>3b</b> - 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**



### 3.0 The Sequential Test

3.1 All the following sites are considered within the Sustainability Appraisal as 'reasonable alternative' locations for accommodating the proposed growth identified within the Local Plan. These sites have also been assessed through this Sequential Test Report to demonstrate that the sites the Local Plan is proposing are appropriate from a Flooding perspective.

3.2 The sites are:

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Montagu House, London Road, Retford (LAA002)	No	None	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	No due to LAA and SA findings, but sequentially preferable location.
The Drive, Park Lane, Retford (LAA012)	Yes. Partly within FZ2	Some surface water runoff flooding issues	The site has not been taken forward for allocation as there are other, more suitable sites available. Part of the site is within flood zone 2.	No.
The Drive, Park Lane, Retford (LAA012, LAA022, LAA539)	Yes. Partly within FZ2.	Some surface water runoff flooding issues	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 Flood zone 2. Residential development would be contrary to policy here.	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Bigsby Road, Retford (LAA022)	Yes. Partly within FZ2	Some surface water pooling and runoff issues	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 Flood zone 2.	No.
Kenilworth Nursery, Retford (LAA034)	No	Some surface water pooling and runoff	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.	No.
Grove Coach Road (LAA097)	No	Some surface water pooling and runoff issues	The site has not been selected to be taken forward as an allocation because there are other, more suitable sites available. For the site to be considered suitable for allocation, it would need to be demonstrated that development would not adversely harm nearby heritage assets. There are also highway constraints which would need to be addressed. A suitable access would need to be demonstrated.	No.
LAA034, LAA165, LAA539 Combination of the smaller area of Kenilworth	No	Some surface water pooling and runoff issues	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	No.



Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Nurseries (LAA034) and sites off Grove Coach Road			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.	
South of Railway, London Road, Retford (LAA035)	No	Some surface water pooling and runoff	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 any potential harm to heritage assets could be addressed or access constraints can be mitigated and this creates uncertainty regarding the deliverability of development.	No.
Tiln Lane, Retford (LAA071)	No	Some surface water pooling and runoff	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 Councils' heritage officer identifies that	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			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.	
<b>Fairy Grove Nursery, Retford (LAA127)</b>	No	None	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
<b>Land south of the common, Ordsall (LAA141)</b>	No	None	The site is being taken forward as part of a larger urban extension. See LAA141, LAA270, and LAA276 for the reasoned justification.	Yes due to LAA and SA findings. Sequentially preferable location for residential/mixed development. Any flooding/drainage issues can be suitably mitigated as identified within the Bassetlaw SFRA.
<b>Ollerton Road, South Ordsall (LAA141, LAA270, LAA276, LAA246, LAA247, and part of LAA508)</b>	Yes	Some surface water pooling and runoff issues.	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 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. Most of the site is located with the lowest flood risk zone (Flood zone 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	Yes due to LAA and SA findings. Sequentially preferable location for residential development. Any flooding/drainage issues can be suitably mitigated as identified within the Bassetlaw SFRA.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			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. The site has good access to public transport and the public highway, and there are opportunities to improve access and provide highway improvements.	
<b>Pupil Referral Centre, Worksop (LAA142)</b>	No	None	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
<b>Former Manton Primary School, Worksop (LAA147)</b>	No	None	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
<b>Talbot Road, Worksop (LAA149)</b>	No	None	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
South of Grove Coach Road, Retford (LAA165)	No	Some surface water pooling and runoff	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	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			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	None	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.	No.
Mansfield Road, Worksop (LAA206)	No	Some surface water pooling and runoff	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).	No.
Land to the north of Gateford Toll Bar and east of A57 (LAA365)	No	Some surface water pooling and runoff	The site is not being taken forward as a housing allocation as there are other, more suitable sites available. The sites being taken forward will deliver well in excess of the number of dwellings required to meet the need identified in the draft Bassetlaw Plan. Peaks Hill Farm also provides more opportunities to deliver infrastructure (highways improvements and new services and facilities).	No.
<b>Peaks Hill Farm, Worksop - medium urban extension to the west of Carlton</b>	No	Some surface water pooling and runoff	The Council is proposing to take this site forward as a site 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	Yes due to LAA and SA findings. Sequentially preferable location for residential/mixed development. Any surface

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Road and East of Blyth Road (LAA458, LAA462, LAA470)			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 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 (2021) identifies a need for the development to provide contributions to the improvement of Blyth Road/ Kilton Hill and to provide a new link road from the A60 to the B6045. 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.	water flooding issues can be suitably mitigated through the design and layout of the development.
Peaks Hill Farm, Worksop - large urban extension to the west and east of Carlton Road	No	Some surface water pooling and runoff	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. 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	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			Character Assessment (2009) 'conserve and reinforce' policy zones for the Idle Lowlands and Magnesium Limestone areas.	
Blyth Road, Harworth (LAA222)	No	None	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.	No.
East of Styrrup Road, Harworth (LAA225)	No	Some surface water pooling and runoff	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.	No.
South of Common Lane, Harworth (LAA226)	No	None	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.	No.
Corner Farm, Tickhill Road, Harworth (LAA227)	No	None	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.	No.
Brookside Walk, Thoresby Close &	No	None	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	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Dorchester Road, Harworth no(LAA242)			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.	
<b>South east of Ollerton Road, Retford (LAA246, LAA247)</b>	No	Some surface water pooling and runoff	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
Grove Coach Road, Retford (LAA275)	No	Some surface water pooling and runoff	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.	No.
West of Brecks Road, Retford (LAA276, LAA270)	No	Some surface water	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.



Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
		pooling and runoff		
North of Thornhill Road, Harworth (LAA288)	No	None	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.	No.
North View Farm, Bawtry Road, Harworth (LAA346)	No	None	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.	No.
<b>Former Elizabethan School, Leafield, Retford (LAA413)</b>	No	None	This is a vacant brownfield site located within a residential area. It has good access to services and facilities.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
<b>Station Road, Retford (LAA472)</b>	No	None	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
<b>Trinity Road, Retford (LAA485)</b>	Yes. Partly within FZ2 and FZ3.	Some surface water pooling and runoff issues.	The Council is proposing to take this site forward as an allocation in the Local Plan. The proposed allocation is an extension to a site with planning permission for housing and employment. It has 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	Yes due to LAA and SA findings. Sequentially preferable location for residential development. Any flooding/drainage issues can be suitably mitigated as



Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			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 located in flood zone 3. This has been excluded from the developable area.	identified within the Bassetlaw SFRA.
<b>St Michael's, Hallcroft Road, Retford (LAA490)</b>	No	None	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.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
<b>Milnercroft (LAA485)</b>	No	None	The site is vacant and is located within a residential setting. It provides an opportunity to deliver a small residential development and a community garden.	Yes due to LAA and SA findings. Sequentially preferable location for residential development.
Land north of Bevercotes Lane, Tuxford (LAA089)	No	None	The Council is not proposing to take the site forward as an allocation in the Local Plan. There are other, more suitable sites available. Highway constraints would need to be resolved prior to the site being considered suitable for allocation. Southern part of the site is potentially suitable subject to a satisfactory access arrangement from the public highway.	No.
<b>Land south of Ollerton Road, Tuxford (NP04)</b>	No	None	Evidence indicates that the site has good access to services and facilities in Tuxford. There is direct access to the public highway and it is located within flood zone 1 (lowest flood risk area), as such, there are no significant physical constraints. Whilst it is acknowledged that the site would be within the setting of the Conservation Area and the setting of several Listed Buildings, 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, BDC Conservation has no concerns in principle	Yes due to LAA and SA findings. Sequentially preferable location for residential development.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			with the allocation of the site, subject to details. With regarding to loss of soils, this should be balanced against the benefits of delivering quality housing, thereby meeting the housing needs of this area which has experienced more limited development in recent years when compared to other areas of Bassetlaw.	
Land west of Newcastle Street, Tuxford (LAA109)	No	None	The Council is not proposing to take the site forward as an allocation in the Local Plan. There are other, more suitable sites available. Highway constraints would need to be resolved prior to the site being considered suitable for allocation. 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 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.	No.
Triangular site north of railway line and south of St John's College	No	None	The Council is not proposing to take the site forward as an allocation in the Local Plan. There are other, more suitable sites available. Highway constraints would need to be resolved prior to the site being considered suitable for allocation. This site is within the	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Farm (Ref. NP16) (NP06)			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.	
Eastfield Nurseries, Darlton Road, Tuxford (NP09)	No	Some surface water pooling and runoff	The Council is not proposing to take the site forward as an allocation in the Local Plan. There are other, more suitable sites available. Highway constraints would need to be resolved prior to the site being considered suitable for allocation. 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.	No.
Ashvale Road, Tuxford (NP11)	No	Some surface water pooling and runoff	The Council is not proposing to take the site forward as an allocation in the Local Plan. There are other, more suitable sites available. Highway constraints would need to be resolved prior to the site being considered suitable for allocation. 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	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			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 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	None	The Council is not proposing to take the site forward as an allocation in the Local Plan. There are other, more suitable sites available. Development is likely to result in the loss of heritage assets (archaeology). Entire site contains medieval ridge and furrow earthworks recorded on the NMP and visible on recent LIDAR imagery. The last large area of surviving ridge and furrow in the settlement and significant part of the conservation area. Archaeology Officer would likely recommend refusal of an application subject to the results of Detailed earthwork survey. 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	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			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.	
Land at 56 Lincoln Road, Tuxford (NP17)	No	None	The Council is not proposing to take the site forward as an allocation in the Local Plan. There are other, more suitable sites available. 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. There is potential for the site to support wildlife due to the number of trees on site. A tree survey and ecology assessment would be required to demonstrate that the site is suitable.	No.
<b>Radford Street LAA219</b>	No	None	The site has been vacant for many years. It is located within a residential setting and there are no significant constraints.	Yes due to LAA and SA findings. Sequentially

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
				preferable location for residential development.
<b>Upper Morton Garden Village (Bassetlaw Garden Village) LAA453/455</b>	No	Some surface water runoff issues	The site at Morton is no longer proposed for allocation due to land availability limitations.	No. Do to LAA findings.
<b>Cottam Power Station</b>	Yes	Some surface water flooding issues	Proposed as a broad location for regeneration in the Local Plan. 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. Following the consultation in January/February 2020 which proposed to allocate the site as a new settlement, the Council has reviewed the evidence base. Given the complexities of regeneration on this site, the Council considers that more evidence is needed to demonstrate the suitability and deliverability of the site as a new settlement. The Local Plan will be reviewed within five years from adoption and this time will enable more detailed work to be undertaken. There are environmental constraints, large parts of the site are in the highest flood risk zone (Flood zone 3) and part of the site is designated as a Local Wildlife Site. 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 developer interest from regeneration specialists.	Identified as a priority area for regeneration within the Local Plan
Trinity Farm, North Road,	Yes	Some surface water	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	Yes due to LAA and SA findings. Sequentially preferable location for

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Retford LAA133 & LAA134		runoff issues	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.	employment development. Any drainage issues can be suitably mitigated as identified within the Bassetlaw SFRA.
Harworth and Bircotes Town Centre extension, Scrooby Road HB001/LAA 538 (note this site is for town centre uses)	No	None	The site has been taken forward as an allocation for Main Town Centre uses. It provides an opportunity to extend and enhance the town centre offer of Harworth and Bircotes, is highly accessible, by being well located on the edge of the town centre.	Yes.
Bawtry Road, Harworth Bircotes (LAA091)	No	None	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. Whilst this greenfield site provides an opportunity to deliver employment, there is considerable development underway at the more established employment area to the south east of Harworth. Therefore it is not considered that either of these sites should be allocated for employment uses at the present time.	No.
Land North of Plumtree, Harworth and Bircotes(LAA532)	No	None	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. Whilst this greenfield site provides an opportunity to expand Plumtree Farm Industrial Estate there is considerable development underway at the more established employment area to the south east of Harworth. Therefore it is not considered that either of these sites should be allocated for employment uses at the present time.	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
Snape Lane, Harwoth and Bircotes (LAA320)	No	None	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. Development is considered harmful to designated heritage assets. From a Planning perspective, there are other sites available within Bassetlaw which can meet the identified employment need. As such, it is considered that the benefits can be delivered elsewhere in the district without causing harm to the setting of the heritage assets identified.	No.
East of Markham Moor (LAA263)	No	Some surface water runoff issues.	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. 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, the Bassetlaw EDNA identifies it as having good accessibility but is poor in its relation to the local labour supply. 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. There are significant heritage constraints due to the site being within the setting of heritage assets. From a Planning perspective, there are other sites available within Bassetlaw which can meet the identified employment need. As such, it is considered that the benefits can be delivered elsewhere in the district without causing harm to the setting of the heritage assets identified.	No.
<b>Apleyhead, Workshop (LAA338)</b>	No	None	The 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 policy addresses any potential for impact on air quality by requiring an air quality management strategy	Yes due to LAA and SA findings. Sequentially preferable location for employment development.



Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			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 land completion. 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. The size of the site means that an array of large scale logistics formats can be provided, supporting a wide range of job opportunities for local people as well as education and training opportunities.	
South of Markham Moor (LAA368)	No	Some surface water runoff	Although the site is located close to the A1 the Bassetlaw EDNA identifies it as having good accessibility but is poor in its relation to the local labour supply. 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. Development is also considered harmful to designated heritage assets, primarily the scheduled monument at West Markham, the Grade I listed All Saint's Church, West Markham and the Grade I listed All Saint's Church/Mausoleum at Milton. Harm shall result from the proximity and scale of the site, the likely scale of built development and the impact of views towards, from, and between the designated heritage assets. The proposals are not considered to preserve those elements of the setting that make a positive contribution. The lack of full details at this stage does not allow for a true assessment of the level of harm to be able to state whether the harm would be substantial or less than substantial in NPPF terms, nonetheless, in considering any public benefits that could be delivered, it is unlikely that there would be any heritage benefits. The	

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			local planning authority, when considering benefits in the context of sustainable development would need to consider whether the benefits delivered at this site could be delivered elsewhere, i.e. the benefits in this case are unlikely to be site specific. In addition, sustainable development does include an environmental role, as stated in NPPF paragraph 8. The Government's view of sustainable development includes protecting and enhancing our natural, built and historic environment. The proposals are therefore unlikely to comply with this aim of sustainable development. From a Planning perspective, there are other sites available within Bassetlaw which can meet the identified employment need. As such, it is considered that the benefits can be delivered elsewhere in the district without causing harm to the setting of the heritage assets identified.	
South of Markham Moor part 2 (LAA527)	No	Some surface water runoff	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. Development is considered harmful to designated heritage assets, primarily the scheduled monument at West Markham, the Grade I listed All Saint's Church, West Markham and the Grade I listed All Saint's Church/Mausoleum at Milton. Harm shall result from the proximity and scale of the site, the likely scale of built development and the impact of views towards, from, and between the designated heritage assets. The proposals are not considered to preserve those elements of the setting that make a positive contribution. The lack of full details at this stage does not allow for a true assessment of the level of harm to be able to state whether the harm would be substantial or less than substantial in NPPF terms, nonetheless, in considering any public benefits that could be delivered, it is unlikely that there would be any heritage benefits. The local planning authority, when considering benefits in the context of sustainable development [1] would need to consider whether the benefits delivered at this site could be delivered elsewhere, i.e. the benefits in this case are unlikely to be site specific. In addition, sustainable development does include an	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			environmental role, as stated in NPPF paragraph 8. The Government's view of sustainable development includes protecting and enhancing our natural, built and historic environment. The proposals are therefore unlikely to comply with this aim of sustainable development. From a Planning perspective, there are other sites available within Bassetlaw which can meet the identified employment need. As such, it is considered that the benefits can be delivered elsewhere in the district without causing harm to the setting of the heritage assets identified.	
Land south of Markham Moor Part 3 (LAA528)	No	Some surface water runoff	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. Development is considered harmful to designated heritage assets, primarily the scheduled monument at West Markham, the Grade I listed All Saint's Church, West Markham and the Grade I listed All Saint's Church/Mausoleum at Milton. Harm shall result from the proximity and scale of the site, the likely scale of built development and the impact of the level of harm to be able to state whether the harm would be substantial or less than substantial in NPPF terms, nonetheless, in considering any public benefits that could be delivered, it is unlikely that there would be any heritage benefits. The local planning authority, when considering benefits in the context of sustainable development [1] would need to consider whether the benefits delivered at this site could be delivered elsewhere, i.e. the benefits in this case are unlikely to be site specific. In addition, sustainable development does include an environmental role, as stated in NPPF paragraph 8. The Government's view of sustainable development includes protecting and enhancing our natural, built and historic environment. The proposals are therefore unlikely to comply with this aim of sustainable development. From a Planning perspective, there are other sites available within Bassetlaw which can meet the identified employment need. As such, it is considered that the benefits can be	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			delivered elsewhere in the district without causing harm to the setting of the heritage assets identified.	
High Marnham Power Station (LAA369)	Yes	Some surface water pooling and runoff	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. Due to its close proximity to the existing electricity grid network, the site provides the opportunity to take advantage of its location to become a focus for zero carbon renewable energy generation within the District and contribute towards the Local Plan objectives of promoting low and zero carbon energy and tackling climate change. Due to this potential for zero carbon energy generation, the site is now less of a focus for employment uses and has been identified as an 'Area of Best it' for zero carbon energy generation within Policy ST51.	No.
South of Gamston Airfield – Bunker's Hill part only (LAA432A)	No	None	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 the Bassetlaw EDNA identifies it as having good accessibility but is poor in its relation to the local labour supply.	No.
South of Gamston Airfield (LAA537, part)	No	None	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. Although the site is located close to the A1 the Bassetlaw EDNA identifies it as having good accessibility but is poor in its relation to the local labour supply.	No.
Coalfield Lane (LAA456)	No	None	The site has not been taken forward for employment. It is located adjacent to the A1 and just to the west of Elkesley village and is partly developed for existing employment uses. Although the site is located close to the A1, the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. Although the site is located close to the A1 the Bassetlaw	No.

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			EDNA identifies it as having good accessibility but is poor in its relation to the local labour supply.	
Carlton Forest (LAA468)	No	None	Carlton Forest is identified as an existing employment site and part of it has recently been granted planning permission.	No.
Carlton Forest Quarry (LAA538)	No	None	The site has not been taken forward as an employment allocation because there are other, more suitable sites available with planning permission which can meet the general employment need of Bassetlaw District. The Highway Authority has strong reservations with respect the suitability of this site for further development. Whilst the site has previously received consent for 3,125sq.m of employment uses, the quarrying activity that was ongoing at the time and the associated lorry movements were expected to finish prior to the commencement of the proposed.	No.
Land at Elkesley (LAA540)	No	None	The site has good access to services and facilities in Elkesley, including a primary school, open space, and a bus service. It is capable of providing 9 permanent pitches and will help to address the accommodation needs identified in the Gypsy and Traveller Accommodation Needs Assessment (2019). Access is taken from a single carriageway, but visibility appears acceptable. On balance, it is considered the site should be taken forward as a proposed allocation for gypsy accommodation.	No.
Land at North Blyth (LAA541)	No	None	The site has been taken forward as a site allocation for gypsy accommodation. It has good access to a bus service (on Bawtry Road) and reasonable access to other services and facilities, including employment. It is capable of providing 4 permanent pitches and will help to address the accommodation needs identified in the Gypsy and Traveller Accommodation Needs Assessment (2019).	Yes, sequentially preferable for Gypsy and Traveller accommodation.
Land at Harworth LAA580	No	None	The site has not been taken forward as an employment allocation because there are other, more suitable and less constrained sites available with planning permission which can meet the general employment need of Bassetlaw District. Whilst this greenfield site provides an opportunity to deliver employment, there is considerable development underway at the more established employment area to	No

Site	Is the site PARTLY OR FULLY within a Flood Zone	Known surface water or drainage issues	Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal)	Is the site proposed as an allocation within the Local Plan?
			the south east of Harworth. Therefore it is not considered that the site should be allocated for employment uses at the present time.	
Land at Manton Wood off the A57 LAA581	No	None	<p>Although the site is located close to the A1/A57 the development is also considered harmful to designated heritage assets, primarily the Grade I registered Historic park and Garden and Manton Lodge. Harm shall result from the proximity and scale of the site, the likely scale of built development and the impact of views towards, from, and between the designated heritage assets. The lack of full details at this stage does not allow for a true assessment of the level of harm to be able to state whether the harm would be substantial or less than substantial in NPPF terms, nonetheless, in considering any public benefits that could be delivered, it is unlikely that there would be any heritage benefits. The local planning authority, when considering benefits in the context of sustainable development would need to consider whether the benefits delivered at this site could be delivered elsewhere, i.e. the benefits in this case are unlikely to be site specific. In addition, sustainable development does include an environmental role, as stated in NPPF paragraph 8.</p> <p>In coming to this view section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Bassetlaw Core Strategy and Development Management Policies DPD policy DM8 and policies contained in section 16 of the NPPF. In addition, the site is directly adjacent to the proposed Sherwood PPSPA and has a suitable habitat for the protected Woodlark and other species. The lack of full details at this stage does not allow for a true assessment of the level of harm to be able to state whether the harm would be substantial or less than substantial in NPPF terms and there are more suitable sites that can satisfactorily accommodate the Districts employment needs.</p>	No

- 3.3 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, Cottam, Ordsall South and High Marnham, are located partly within Flood Zone 3. However, the flood zones only very partially impact these sites and there is scope to avoid development within these areas or provide mitigation. For those sites that are allocated within the Local Plan, the Council's SFRA details the necessary mitigation required for the site to support the proposed development. 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.
- 3.4 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. High Marnham is identified as an 'Area of Best Fit' (not an allocation) for renewable energy use(s) and therefore development will be limited to less vulnerable use(s) on site.
- 3.5 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-led sites that are proposed to be allocations within the Local Plan and are partly or fully within a flood zone are:



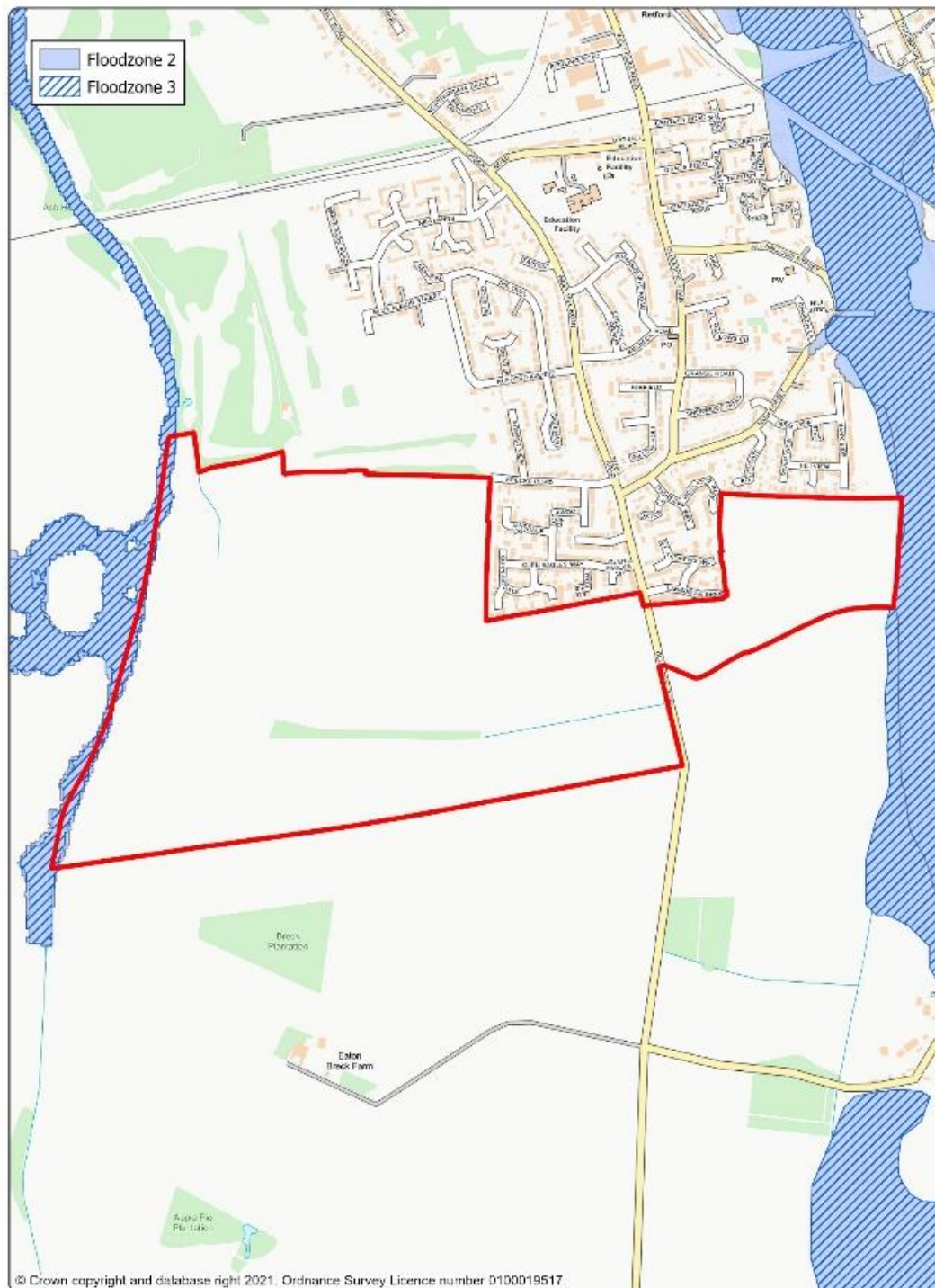
### Trinity Farm





## 1. Ordsall South

### Ordsall South



- 3.6 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).
- 3.7 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.
- 3.8 Several policies within the Local Plan, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST5: Worksop Central, Policy ST14: Provision of Land for Housing, 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 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.
- 3.9 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 Assessment, 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.

## 4.0 Sequential Test Profiles for proposed Site Allocations

- 4.1 For these two 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.

- 4.2 The SFRA 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 therefore, where relevant, identifies where these topographical or hydraulic features would need to be factored-in.
- 4.3 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.
- 4.4 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 the 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.
- 4.5 Information on the sustainability benefits of the proposed allocation is provided. In addition the recommendations of the 2019 SFRA 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.
- 4.6 The detailed site profiles for the two 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
LAA 458/470/462 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
LAA 338 Apleyhead	Employment	Less Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
LAA142 Bassetlaw Pupil Referral Centre	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
LAA413 Former Elizabethan High 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
LAA476 Land South of Ollerton Road, Tuxford	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
LAA219 Land at Radford Street	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed	No	N/a
LAA485 Milnercroft	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
LAA 490 St Michael's View	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed.	No	N/a
LAA472 Station Road	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed.	No	N/a
LAA127 Fairygrove	Residential	More Vulnerable	100%	0%	0%	0%	n/a	n/a	Yes. Sequential Test Passed.	No	N/a
LAA540 Land at Brough Lane, Elkesley	Residential Gypsy and Traveller	More vulnerable	100%	0%	0%	0%	n/a	n/a	Sequential Test Passed	No	n/a
LAA541 Land at North Blyth	Residential Gypsy and Traveller	More vulnerable	100%	0%	0%	0%	n/a	n/a	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
LAA485 Trinity Farm	Residential Open space	More Vulnerable	79%	11%	10%	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. 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. Approximately 1.2 hectares on the northern boundary is located in flood zone 3. This has been excluded from the developable area.</p> <p>EXCEPTION TEST PASSED</p>

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
LAA 141/270/276/246/247/508 Ordsall South	Residential Open space Community infrastructure	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).</p> <p>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. Most of the site is located with the lowest flood risk zone (Flood zone 1)</p> <p><b>EXCEPTION TEST PASSED</b></p>