

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST47-Flood Risk			
1177309	Councillor, Bassetlaw District Council	Given recent flooding and the likelihood that this will continue to be a problem, I think there is a strong onus on the Council to look at all drainage-related activities across the district and ensure that drainage board coverage is adequate. This may not be the right mechanism to review this but I am conscious that some villages in the east of the district DON'T fall into an internal drainage board catchment area BUT will deliver more housing under the plan terms and ALREADY flood. All our drainage channels need proactive management in future, and we should be seeking to put relevant arrangements in place over the lifetime of this plan to enable this.	The Local Plan is supported by a Strategic Flood Risk Assessment (SFRA) that looks at the risk/threat of flooding across the District. The SFRA assesses how the potential growth, identified in the Local Plan, could affect, or be affected, by the risk of flooding. The Local Plan also includes a policy to manage flood risk across the District and development that is proposed in areas with a high-risk of flooding will also be subject to the legislation identified in the National Planning Policy Framework.
REF030	North Leverton Parish Council	There are several issues for the Parish of North Leverton and your proposed plan. Before any significant developments are allocated by BDC there should be proper consideration given as to how you propose to deal with the following significant risks that will only be made worse by the influx of more housing; The exiting foul & storm water drainage infrastructure is unable to cope with existing flows, especially during periods of prolonged heavy rain. Any increase in foul discharge or rainwater run-off from more hard paving/roof areas will only make a bad situation worse!	Any development within identified flood zones or is within an area of problematic surface water flooding will be subject to the existing and proposed national and local policy requirements of a sequential approach. Where schemes are acceptable, appropriate mitigation will be required and this will be agreed with the necessary flood authority.
1196060	Resident	Flood risk is it a good idea to build 1650 houses in zone 3 and zone 2? if it flood defenses are upgraded were will the displaced water go. up stream, down stream further inland putting the surrounding villages at risk.	Any development within identified flood zones or is within an area of problematic surface water flooding will be subject to the existing and proposed national and local policy requirements of a sequential approach. Where schemes are acceptable, appropriate mitigation will be required and this will be agreed with the necessary flood authority.
REF198 (LAA)	Consultant	Policy ST47 page 150 Much more work has to be done within this section. Once again it is the old policies trotted out that appear to view water as an enemy and run away from it rather than embracing it. Bassetlaw, Notts County Council and the Environment Agency have relevant technical officers and it should be incumbent upon this Council to ensure engagement by these 3 authorities with developers to look at innovative ways to address these issues. There should also be an event for authorities, other stakeholders and members of the general public to air their views in a way that may lead to some progress. History has a lot to teach us about flooding and how in the past it was contained and allowed and dealt with. It is incorrect to simply place the whole blame on development. There is a strong argument that agricultural practices in the last 10+ years have had an impact, in particular the increase in "no till" farming where the use of the plough has been reduced considerably.	Any development within identified flood zones or is within an area of problematic surface water flooding will be subject to the existing and proposed national and local policy requirements of a sequential approach. Where schemes are acceptable, appropriate mitigation will be required and this will be agreed with the necessary flood authority.
REF201	Severn Trent	Severn Trent are generally supportive of Policy ST47, in particular the inclusion of a statement to promote the use of SuDS, to manage surface water flows. As detailed above it is also key that surface water is directed to sustainable outfalls. Sewers are developed with a design capacity, this limited capacity can result in flooding where a storm exceeds the design criteria for the sewer. We therefore recommend that developers follow the drainage hierarchy, keeping flows out of the foul and combined sewers where possible.	Noted. Thank you for your comment.

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1196559	Resident	All steps must be taken to avoid the risk of flooding from any new development by not permitting such development on land that has a flood risk.	Any development within identified flood zones or is within an area of problematic surface water flooding will be subject to the existing and proposed national and local policy requirements of a sequential approach. Where schemes are acceptable, appropriate mitigation will be required and this will be agreed with the necessary flood authority.
1196560	Resident	These proposals say one thing, but proposed developments say another. The site at Cottam is extremely close to the Trent and flooding area. It is also a contaminated site, and the gas station there will continue to operate for years ahead and new residents will be placed close to pylons and cabling, which may well affect their health. This risk has been recognised outside the UK and within it.	Any development within identified flood zones or is within an area of problematic surface water flooding will be subject to the existing and proposed national and local policy requirements of a sequential approach. Where schemes are acceptable, appropriate mitigation will be required and this will be agreed with the necessary flood authority.
1196658	Resident	our house was flooded in 2007 and had a narrow escape in November 2019 (porch and outbuildings only). The recent floods nationally indicate that not enough is being done with regard to new developments to reduce flood risks generally and we would be concerned that the plan pays insufficient attention to these issues;	Any development within identified flood zones or is within an area of problematic surface water flooding will be subject to the existing and proposed national and local policy requirements of a sequential approach. Where schemes are acceptable, appropriate mitigation will be required and this will be agreed with the necessary flood authority.
REF258	Environment Agency	We'd like to see the following text added to bullet point 2) under section A; 'where the exception test is not required, such as for change of use applications, the Flood Risk Assessment must still demonstrate that the development and future occupants will be safe from flood risk without increasing flood risk elsewhere'. We'd also recommend that you make an addition to part B, to state that 'in areas at risk of surface water flooding opportunities should be sought to reduce runoff rates to lower than greenfield rates'. Whilst we are mindful that responsibility for surface water management sits with the Lead Local Flood Authority (LLFA), it's our opinion that this aspiration would help alleviate some of the existing surface water flooding problems in areas such as Retford and Worksop. If you have any questions about the comments made in our response please feel free to contact me using the details below.	Agreed. Thank you for your comment.
1196860	Sheffield City Council	In particular policy ST47 is supported.	Noted. Thank you for your comment
1196914	Resident	with recent flooding flood risk and mitigation should be top priority	Noted. Thank you for your comment
REF270 (LAA)	Barton Willmore	We support the requirement of the above policy for an appropriate Flood Risk Assessment (FRA) where necessary. 4.14 We object to the requirement at Part B for SUDs unless there is clear evidence that would be inappropriate. We consider that there should be a requirement only to provide a betterment in surface water run-off rates at development Sites. The Local Plan should not seek to dictate how that will best be achieved through a Drainage Strategy.	The Council will be led by the advice and the requirements as identified by the appropriate flood authority and other water and drainage organisations.
REF273	Anglian Water	Anglian Water is generally supportive of the requirements of Policy ST47	Noted. Thank you for your comment
1197036	Woodland Trust	We welcome the reference in part B of this policy to the role which green infrastructure can play in helping alleviate surface water flooding. You could mention that there is strong evidence to show that trees are particularly good at this: research at Manchester University showed a reduction of upto 60% in run off of rain onto hard surfaces where trees are present. It is believed that trees intercept rainfall and trap water temporarily in the tree canopy, thus slowing the speed at which the water reaches the ground and hence reducing the likelihood that drains will be overwhelmed. Trees planted upstream in appropriate locations can also slow down the rate of fluvial flooding (from rivers).	The Council will be led by the advice and the requirements as identified by the appropriate flood authority and other water and drainage organisations.

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REF282	National Trust	While National Trust generally supports Policy ST47 we feel that it could be more aspirational in promoting rural and urban land uses and developments (not just major developments) that will help to reduce flood risk in vulnerable areas such as towns and cities.	Any development within identified flood zones or is within an area of problematic surface water flooding will be subject to the existing and proposed national and local policy requirements of a sequential approach. Where schemes are acceptable, appropriate mitigation will be required and this will be agreed with the necessary flood authority.
REF300	Natural England	We welcome the inclusion of B6 regarding Sustainable Urban Drainage schemes resulting in biodiversity net gain.	Noted. Thank you for your comment