

# **Newark & Sherwood Allocations & Development Management Development Plan Document**

## **Sequential Approach to Flood Risk**

### **1.0 Introduction**

- 1.1 This document sets out Newark and Sherwood District Councils response to flood risk arising from long term climate change in connection with the Allocations and Development Management Development Plan Document (A&DMDPD)
- 1.2 The National Planning Policy Framework (NPPF) requires Local Plans to take account of the effect of long term climate change, including flood risk, and plan new development to avoid increased vulnerability from the range of impacts arising from it.
- 1.3 The NPPF specifically requires that Local Plans be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources. It goes on to say they should apply a sequential, risk based approach to the location of development by:
- Applying the sequential test;
  - If necessary, applying the Sequential Test;
  - Safeguarding land from development that is required for current and future flood management;
  - Using opportunities offered by new development to reduce the causes and impacts of flooding; and
  - Where climate change is expected to increase flood risk so that some existing development may not be suitable in the long- term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

### **2.0 Planning Context**

- 2.1 Whilst the Newark and Sherwood Local Development Framework (LDF) was initiated under the auspices of Planning Policy Guidance Note 25: Development and Flood risk, which has now been revoked by the NPPF, the work that has been carried out to date in relation to flood risk remains consistent with national policy.
- 2.2 The Strategic Flood Risk Assessment Level 1(SFRA L1) required by the NPPF was completed in 2009 and this together with the Council's Strategic Housing Land Availability Assessment (SHLAA) in turn informed the sequential risk based approach that the NPPF also advocates. This methodology identified flooding as a critical factor in assessing the suitability of developing land for housing and all initial SHLAA sites and a range of officer identified sites were included within the SFRA L1. The results of the Draft SHLAA were subject to public consultation during May 2009. The Draft SHLAA indicated that 27,315 homes could be built on 219 sites. The results of the SFRA L1 were used to assess SHLAA sites which had been identified by the time work on the SFRA L1 had commenced.

- 2.3 Having adopted the Core Strategy, including Strategic Sites, in March 2011 and progressed to the stage of selecting the remainder of sites for allocation, it is now necessary to apply the sequential approach to these sites and put in place, through the Development Management Policies, the facility to apply the Exception Test to both.

### **3.0 Site Selection Process**

- 3.1 The development of the Council's spatial strategy has been shaped by Newark's role as a Sub-Regional Centre and the expectations of the former Regional Spatial Strategy that the majority of new development in the District would be focused in Newark. These assumptions underpinned the development of the options and the finalised Core Strategy. The results of the SHLAA indicated that Newark Urban Area had the most significant development potential within the District to accommodate new housing and employment development.
- 3.2 Whilst elements of this could be accommodated within the existing Newark Urban Area, the Council identified at an early stage that in order to achieve a step change in the facilities and infrastructure that Newark requires, significant development would need to be accommodated on sustainable urban extensions. These were allocated through the Core Strategy on the strategic sites at Land South of Newark (NAP 2A) and Land East of Newark (NAP 2B) Whilst these sites include land within Flood Zones 2 and 3, housing and employment development will not be allowed within these areas unless exceptional unforeseen circumstances are identified. Any such development would need to be subject to the sequential/exceptions test as part of any planning application determination process.
- 3.3 The sites intended to deliver the remainder of the Core Strategies planned growth will be allocated through the A&DMDPD. Those housing sites that originated from the SHLAA process will have been assessed against the SFRA L1, but those that have been subsequently identified will not. It therefore necessary to ensure all sites have been assessed at this level and in relation to the Strategic Flood Risk assessment Level 2 was received in ....

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### **4.0 Allocated Sites**

### **5.0 Development Management.**