

Matter 9 – Housing site allocations: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

Issue – Are the proposed housing allocations in Rawtenstall, Crawshawbooth, Goodshaw and Loveclough justified, effective, developable/ deliverable and in line with national policy?

Question –

Housing / Employment Allocation Ref.	Site name	Question asked in MIQ	SFRA Reference / Site Name	Comments in SFRA	Lancashire County Council Comments
H4	Turton Hollow, Goodshaw	i) What effect would the proposed allocation have on Stone Holme Terrace, particularly in terms of ground stability, drainage, flooding and existing residents living conditions?	SFRA233 / Lawson Street, Goodshaw	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	The section of the proposed development site that faces Stone Holme Terrace has a steep incline of approx. 10m over a distance of approx. 40m falling towards the existing properties. Surface water from within this section of the site, as well as surface water from the high ground to the east of the site (Burnley Rd), will fall at speed, because of the steep incline, towards Stone Holme Terrace. With a carefully considered surface water drainage plan, with adequate drainage mitigation, development of

					this site could reduce any surface water flood risk within it as well as any threat to properties adjacent.
H5	Swinshaw Hall, Loveclough	ii) What effect would the proposed allocation have on drainage, flooding and existing residents nearby living conditions?	SFRA67 / Land adjacent Goodshaw Bowling Green	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	The proposed development site has an incline of approx. 15m over an average distance of approx. 100m, falling from east to west, from Goodshaw Ln to Burnley Rd.
			SFRA237 / Swinshaw Hall Loveclough	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	The site has 3 x narrow strips that are classed as low flood risk from surface water, but with a carefully considered surface water drainage plan, with adequate drainage mitigation, development of this site could reduce any surface water flood risk within it as well as any threat to properties adjacent.
H10	Land at Bury Road, Rawtenstall	i) Is the site safe in flood risk terms? Have the concerns of the Environment Agency been satisfied? Is the Council proposing an amendment to the boundary to exclude land at risk of flooding?	N/A	N/A	The proposed development site has an incline of approx. 15m over an average distance of approx. 50m, falling from east to west, from Bury Rd to the River Irwell. The west boundary of the site is classed as high flood risk from surface water so development along this boundary should be avoided. The west boundary is also in flood zone 3 so advice from the Environment Agency regarding river

					<p>flooding should be sought. The east boundary of the site, adjacent Bury Rd, is classed as low flood risk from surface water but with a carefully considered surface water drainage plan, with adequate drainage mitigation, development of this section could reduce any surface water flood risk within it.</p>
H13	Loveclough Working Mens Club and land at rear and extension	ii) Is the site safe in flood risk terms?	SFRA238 / Land south of Commercial Street, Loveclough	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	<p>The proposed development site has an incline of approx. 15m over an average distance of approx. 175m, falling from east to west, from Burnley Rd towards Limy Water.</p> <p>The northern half of the site has 2 x narrow areas that are classed as low flood risk from surface water, including a section of open watercourse, but with a carefully considered surface water drainage plan, with adequate drainage mitigation, development of this site could reduce any surface water flood risk within it.</p>
			SFRA150 / Land between Commercial Street & Loveclough Park	No significant surface water risk Level 1 Strategic Recommendation E: Should be allocated on flood risk grounds	

H15	Willow Avenue off Lime Tree Grove	ii) What effect would the proposed allocation have on existing residents living conditions particularly those living on Slaidburn Avenue and drainage and flooding in the area?	SFRA83 / Willow Avenue off Lime Tree Grove	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	<p>The proposed development site has an incline of approx. 5m over an average distance of approx. 40m, falling from east to west, from the rear of Slaidburn Ave towards Burnley Rd.</p> <p>The south boundary, rear of Whalley Dr to the rear of Burnley Rd, has a narrow area that is classed as low flood risk from surface water. With a carefully considered surface water drainage plan, with adequate drainage mitigation, development of this site could reduce any surface water flood risk within it as well as any threat to properties at the rear of Burnley Rd.</p> <p>As Slaidburn Ave/Whalley Dr are uphill of the site, on the east boundary, surface water flooding issues will likely still exist after development.</p>
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