

Matter 12 – Housing site allocations: Waterfoot, Lumb, Cowpe and Water

Issue – Are the proposed housing allocations in Waterfoot, Lumb, Cowpe and Water 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
H53	Waterfoot Primary School	i) Is the site safe in flood risk terms? Have the concerns of the Environment Agency been addressed?	SFRA11 / Waterfoot Primary School	No SFRA assessment, site granted planning permission and now complete	<p>The proposed development site is of valley shape, with a central flat area with an incline of approx. 2.5m from west to centre, and 7.5m from east to centre, over an average distance of approx. 100m.</p> <p>The site is classed as high and low flood risk from surface water over 60% of the site, west sector, and development should be avoided within the high flood risk sections. Development within the low flood risk sections, with a carefully considered surface water drainage</p>

					<p>plan, with adequate drainage mitigation, could reduce any surface water flood risk within these.</p> <p>The west sector has areas that are also within flood zones 2 & 3, so advice from the Environment Agency regarding river flooding should be sought.</p>
H60	Johnny Barn Farm and land to the east, Cloughfold	ii) Is the site safe in flood risk terms. What effect would the proposed allocation have on drainage and surface water in the area?	SFRA74 / Land to rear of Johnny Barn	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. 10m over an average distance of approx. 115m, falling from north to south, towards the rear of Newchurch Rd.</p> <p>The site has 6 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 at the rear of Newchurch Rd.</p> <p>The proposed allocation should have no issues on the drainage and surface water in the area as developments must prevent any negative impact of surface water</p>
			SFRA223 / Land to east of Johnny Barn	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	

					runoff, as per the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems.
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