

Matter 10 – Housing site allocations: Bacup, Stacksteads, Britannia and Weir

Issue – Are the proposed housing allocations in Bacup, Stacksteads, Britannia and Weir 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
H29	Land off Pennine Road, Bacup	ii) What effect would the proposed allocation have on drainage and surface water in the area?	SFRA37 / Land behind Pennine Road to West	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. 10m over an average distance of approx. 100m, falling from east to west, from the rear of Goldcrest Ave to the rear of Pennine Rd. The south west boundary, rear of Pennine 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 adjacent.
			SFRA294 / Land north east of Pennine Road, Bacup	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	

					<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 runoff, as per the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems.</p>
H38	<p>Land off Burnley Road and Meadows Avenue, Bacup</p>	<p>i) Is the site safe in flood risk terms? Have the concerns of the Environment Agency been addressed?</p>	N/A	N/A	<p>The proposed development site has an incline of approx. 5m over an average distance of approx. 50m, falling from east to west, to Burnley Rd.</p> <p>The east and west boundaries have small areas 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.</p> <p>The west boundary also has a small area that is within flood zones 2 & 3, so advice from the Environment Agency regarding river flooding should be sought.</p>

H40	Land off Todmorden Road, Bacup	ii) What effect would the proposed allocation have on drainage and surface water in the area?	SFRA284 / Bull Hall Barn, Todmorden Road, Bacup	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. 100m, falling from north to south, to Todmorden Rd.</p> <p>The north boundary, 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.</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 runoff, as per the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems.</p>
			SFRA25 / Green Farm, Todmorden Old Road	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	