

**Matter 11 – Housing site allocations: Haslingden and Rising Bridge**

**Issue – Are the proposed housing allocations in Haslingden and Rising Bridge 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
H47	Land at Kirkhill Avenue, Haslingden	ii) What effect would the proposed allocation have on drainage and surface water in the area?	SFRA44 / Land adjacent to Kirkhill Road	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. 5 to 10m over an average distance of approx. 40m, falling from north east to south west, Kirkhill Rd to the rear Kirkhill Ave.</p> <p>The site has 4 x narrow strips, including an open watercourse, 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</p>

					<p>threat to properties at the rear of Kirkhill Ave.</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>
H50	Land adjacent Park Avenue / Criccieth Close	ii) Is the site safe in flood risk terms?	SFRA54 / Land adjacent Park Avenue / Cricceth Close	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. 100m, falling from north to south, Park Ave to the rear Fields Rd and Conway Cl.</p> <p>The site is classed as high and low flood risk from surface water over 50% of the site, south sector, and development should be avoided within the high flood risk sections. Development within the low flood risk sections of the site, with a carefully considered surface water drainage plan, with adequate drainage mitigation, could reduce any surface water flood risk within these sections as well as any threat to properties at the rear of Fields</p>

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