

Matter 15 – Employment and mixed-use site allocations

Issue - Are the proposed employment and mixed use allocations justified and 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
NE1	Extension to Mayfield Chicks, Ewood Bridge	i) Is the site appropriate in flood risk terms? Have the concerns of the Environment Agency regarding flooding and the application of the sequential test been addressed?	SFRA167 / Mayfield Chicks	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. 5m over an average distance of approx. 80m, falling from east to west, to the River Irwell. The west boundary has a narrow strip that 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 site could reduce any surface water flood risk within this section. The west boundary also has a narrow strip that is within flood

					zones 2 & 3, so advice from the Environment Agency regarding river flooding should be sought.
NE4	Extension of New Hall Hey, Rawtenstall	ii) Is the site appropriate in flood risk terms? Have the concerns of the Environment Agency regarding flooding and the application of the sequential test been addressed?	SFRA175 / Extension of New hall Hey to the West	No significant surface water risk Level 1 Strategic Recommendation D: Development could be allocated subject to FRA	The proposed development site is of valley shape, with the River Irwell running through centrally from north to south. The site has an incline of approx. 10m from west to centre, and 5m from east to centre, over an average distance of approx. 270m.
			SFRA155 / Townsend Fold, North of Hill	No significant surface water risk Level 1 Strategic Recommendation B: Exception Test	The central boundaries adjacent the River Irwell, as well as 3 x other small areas around the site, are classed as low flood risk from surface water, but with a carefully considered surface water drainage plan, with adequate drainage mitigation, this could reduce any surface water flood risk within them. The central boundaries also have narrow strips that are within flood zones 2 & 3, so advice from the Environment Agency regarding river flooding should be sought.