

Changes to TFNP arising from the Environment Agency Objections (10/07/18)

Policy 2 bullet point (v)

This should be replaced by the following:

- v) Take into consideration the risk of fluvial flooding and potential surface water drainage issues. In particular, for sites 012 and 015 any application for new development should be accompanied by a detailed site specific flood risk assessment (FRA), which provides details of how flood risk will be managed. Any development proposals for these sites should include adequate mitigation measures to ensure that the probability of flooding is reduced and that the development is safe for its proposed use.**

Section 4.2.12 Flood Risk assessment

Include the following new paragraphs at the end of this section:

In order to conform to paragraph 102 of the NPPF, the Parish Council commissioned site-specific Flood Risk Assessments (FRAs) for sites 012 and 015. Flood Risk Consultancy Limited undertook these assessments in June 2018 and they were submitted to the Environment Agency (EA) and Lancashire County Council, in its capacity as the Lead Local Flood Authority (LLFA), for their approval. The TFNP has allocated these sites on condition that the developers recognise the risks of flooding and will carry out appropriate mitigation measures as described in the FRAs.

The FRAs indicate that it is important that the type of development proposed for these sites is carefully considered. The development of site 015 is likely to comprise of the redevelopment of the mill building together with some new build housing, whereas site 012 will consist solely of new development. The FRAs contains the following recommendations:

- Refurbished mill building – non-habitable space/communal areas located at ground floor with living space restricted to first floor level and above.
- New apartments with flood void/undercroft at ground floor level, and habitable accommodation set at first floor level and above.
- New town house style dwellings with non-habitable space such as garages set at ground floor level; and habitable accommodation at first floor level and above.

Any subsequent planning applications for these sites should be accompanied by more detailed FRAs, which comprehensively detail how flood risk will be managed. Specifically the FRAs should:

- Characterise the nature of flooding, considering how the rate of onset and duration of any flood event will affect the evacuation plan;
- Include detailed building designs to demonstrate how the development will avoid displacement of flood water;

- Provide a complete understanding of how the development layout will affect flood flow routes through the site, including depth and velocity of flooding during a design flood plus climate change;
- Identify comprehensive flood resilience measures;
- Include a robust emergency evacuation plan to be reviewed and agreed by the Local Planning Authority and emergency services, considering evacuation or the use of internal safe refuge.