

Local Planning and Flood Risk Part I

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Local plan system

The local plan was written in 2019 and runs from 2023 – 2031 and is currently under review

We are having new developments, many people live in the houses who move from other places and do not work in the borough

If older people move into new developments it means in balance with the area

Social housing could increase

Proposed changes

The emphasis is on development

Currently 280 houses pa rising to 637 pa.

There is no change to the flood risk but...

The government has said – we have heard that aspects of current planning policy for flood risk could be clear but more proportionate – what is proportionate?

In National Planning - <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

The local plan is not meeting the needs due to the flood risk but this is not a constraint

Risk values

Direct housing away from higher risk of flood where necessary – this must be made safe for a lifetime ie 60 years. This should not cause other floods in the area.

Sequential Risk – where there are less flood risk that use this

Once it has passed sequential then exceptional can be started. Exceptional depends on the vulnerability of the development type.

Sustained benefits outweigh flood risk

The EA will manage the technical side of the flood risk both in the development area and outside of it.

There may need to be a site specific flood assessment

Major development should include specialist drainage

RHS Urban Show and Tatton Park Show

This year this included a Drainage system garden, showing one with no proper drainage and one with. This garden is now on permanent show at Whitaker Park, Rawtenstall. There is an open day on 5th Oct

Flood Risk Vulnerability

Essential infrastructure

Highly vulnerable – police/fire stations

More vulnerable – houses

Less vulnerable – shops

Water compatible developments

Planning policy - <https://thefloodhub.co.uk/planning-development/>

Wyre Local Plan

Part 1 – needs to comply with SFRA

Part 2 – Demonstrate will not require risk of flooding

Part 3 – sequential test

Part 4 – both the sequential test and the exceptional test

Part 5 – development needs sustainable drainage systems

Part 6 and 7 – Needs greenfield run off ie the run off must match the current water level on the development land. Also adequate run off into the surface drainage system

Reviewing the plan

Does the existing plan work?

When allocating sites water management will be an issue

We may have to take developments from Blackpool and Fylde

Local risk management issues

Limit developments on flood risk areas but this places a lot more pressure on non-flood zones.

If the plan does not work will it work at other sites probably not and it could push some of the non flood zones into flood zones.

Other issues affecting the village

There is a river course failure at 7 arches which affects the main river and ultimately the flood zones in Great Eccleston

Work has now been completed on the A586 in great Eccleston to add new tanks to allow surface run off from the new housing developments.

The work also included splitting the foul and surface water

No one owned up to the work being carried out at the end of Water lane in the village