### Submission Accrington Action Area Plan

#### Schedule of Further Proposed Changes to Submission document in relation flood risk matters

August 2011

<table>
<thead>
<tr>
<th>Further Proposed Change number</th>
<th>Reference in Publication AAAP (Policy / Paragraph)</th>
<th>Details of Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>FR1</td>
<td>page 46, figure 19</td>
<td>delete figure 19 and replace with map showing: AAP boundary; up to date flood zones 2 and 3 (May 2011); development sites; and routes of culverted main river watercourses and their 8 metre easements.</td>
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</table>
| FR2                           | page 47, para 3.75 & 3.76                      | amend 3.75 and 3.76 as follows:  

3.75 Several culverted watercourses are within the town centre including the River Hyndburn, Woodnook Water, Pleck Brook and Broad Oak Water. These are all designated as main river watercourses, whereby written consent is required by the Environment Agency for any proposed works or structures in, under over or within 8 metres of the top of the bank/edge of the retaining wall of a main river watercourse. Further flood modelling has been undertaken with the Environment Agency that identifies the likely frequency and impact of flooding within the town centre. Following the guidance in PPS 25 and the legislation set in the Flood & Water Management Act 2010, the planning authority has sought to direct development to areas of least risk by applying the sequential approach and the exception test has been undertaken where necessary.  

3.76 Hyndburn Borough Council has undertaken a Phase 1 Strategic Flood Risk Assessment [SFRA] and a more detailed assessment of flood risk in the town centre are due to commission |
**FR3** | page 47, para 3.77  
| Amend 3.77 as follows:  

3.77 Figure 19: Flooding and Watercourses demonstrates that the location of the AAP area has a risk of fluvial flooding from the River Hyndburn, Broad Oak Water, Pleck Brook and Woodnook water, with large portions of the area being identified as being within Flood Zone 3 and 2. The confluences of the two rivers are is also located in the town centre on Church St. The area within the AAP is also subject to risk of flooding from non-fluvial causes. This relates to capacity issues and possible blockages of culverts. Full consultation will be sought from the Environment Agency at pre-application stage on any development within the town centre at risk of flooding or in proximity to culverts and their easements—also applying to those sites identified in the 7 quarters.

| 10.0 Infrastructure Provision and Flood Risk  
FR4 | page 130  
| Insert new policy and supporting text:  

**ATC24: Flood risk and culverted main river watercourses**

a) All planning applications for development of sites of 1 hectare or more in flood zone 1 and all proposals for new development located in flood zone 2 and 3 on sites identified in this plan and other sites which may come forward for development shall be accompanied by a site specific flood risk assessment (FRA) to be undertaken by the developer. The assessment should include measures to be taken to manage and mitigate the risk.

b) All proposals for development on sites which include sections of culverted main river watercourses or its 8 metre easement must include details of the exact
location of the culvert and its easement, the presence of which must be taken into account in the development of the site.

Consideration should be given in the design and layout of sites to the opportunity to open up and naturalise the culverted river watercourse.

Section 3.74 onwards identifies that areas of the town centre are at risk of flooding. The Council has demonstrated the sequential approach to site selection and where appropriate has carried out the Exception Test as required by PPS25. The Environment Agency has undertaken further modelling of flood risk in the town centre. This demonstrates that flood risk needs to be managed and mitigated in areas at high risk of flooding to ensure delivery of sites. Specific measures identified through the flood risk work to date are included in the policies for the relevant sites within the Spatial Quarters policies (AQ2 and AQ4). The requirement to undertake site specific flood risk assessments (FRA’s) is a requirement of PPS25 as is the requirement to include such a policy in Local Development Documents. Developers should liaise with the Environment Agency and the local planning authority at an early stage in preparing the FRAs.

It is recognised that the presence culverted main river watercourses and their 8 metre easements may present a constraint to development in certain parts of the town centre. Their location is shown at figure 19. The Environment Agency has indicated the sites are deliverable from a culverted main river watercourse perspective provided that they are designed to incorporate the culverts and/or 8 metre easements into the layout of the site.

Where possible, design and layout of sites should consider the deculverting of the watercourses unless developers can demonstrate that this is not reasonably practicable. Deculverting may contribute towards meeting Water Framework Directive objectives for the area.
<table>
<thead>
<tr>
<th>AQ1 Blackburn Road Quarter</th>
<th>[16] Restoration of the Victorian Arcade and introduction of new cafes, restaurants at ground floor and residential in upper floors to create a focal point linking Blackburn Road area to Warner Street and the Grange. <strong>Any proposals for refurbishment must include provision for safe access and egress during a flood event.</strong></th>
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<tr>
<td>FR6</td>
<td><strong>insertion of new text:</strong> It also provides an important route from the Blackburn Road area to the Grange and Warner Street. The ground floor units could provide a cluster of cafes and restaurants which could be jointly marketed as a destination in the town together with exhibition space for the Tiffany Glass collection or local artists. This would also bolster the attractiveness of Warner Street. These eating places could focus on dishes that used local Lancashire produce and complement the role of the Market where you can buy such produce. Upper floors could be converted to residential uses. <strong>The Arcade is located in an area at high risk of flooding (zones 2 and 3) and above a culverted main river watercourse. Any proposals for refurbishment must be able to demonstrate that safe access and egress can be achieved during a flood event.</strong></td>
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| FR7                       | **insertion of new text:** The Council will work with land and property owners and developers to secure the comprehensive development and upgrading of this area, including partial redevelopment to provide high quality development, which should include:  
• [12] Relocation of the bus station to Crawshaw Street creating a new town centre gateway and a new 12 stand bus interchange;  
• [33] Redevelopment of former Kwik Save building for new retail development as part of bus station gateway to town and viaduct Gateway improvements;  
• [4] Extending and remodeling existing retail units by using upper floors and extending floorplates to create larger units and attracting major retailers into the town;  
• [4] Using the current oversized servicing yard of the Arndale for new retail extensions and a new unit facing Broadway improving this frontage;  
• [30] Potentially to expand retail development up to Eastgate by removal of poor condition properties on Whalley Road creating new attractive frontage to Eastgate and creating a better impression of the town at a key arrival point; |
| FR8 | page 149, after paragraph 11.47 | Insertion of new text:  
11.xx The Arndale Quarter includes significant areas at high risk of flooding which should be taken into account in developing proposals for sites. Modelling shows that these sites are in hazard categories of danger for all (site 23) and danger for most (site 4). Provision of safe access and egress during a flood event and incorporation of flood management and mitigation measures are important requirements that should be taken on board from the outset. In addition, the River Hyndburn forms an enclosed culverted main river watercourse within the Quarter and impact on it must be taken into account in any development proposals. Development of any sites will need to meet requirements for site specific flood risk assessments (FRA’s) in accordance with Policy ATCX. |
| FR9 | page 155, policy AQ4 | Amend policy:  
The Council will work with land and property owners and developers to secure the comprehensive development and upgrading of this area, including partial redevelopment to provide high quality development, which should include:  

- [19] The creation of a new landmark gateway development on the Spring Gardens/Manchester Road site for residential use;  
- [25 and 6] The restoration and refurbishment of the Magistrates Court [following relocation] and... |
the former Fire Station complex to be promoted for mixed use development together with exploring the potential for new development on the existing vehicular depot site;
• [17, 18 and 31 and 32] Redeveloping the area to the south & north of Grange Lane for a mix of housing, including flats, townhouses & mews;
• [20] The creation of new managed workspace and workshop units;
• [H] Creating a new park in the heart of the area around Broad Oak Water (including consideration of Deculverting Broad Oak Water);
• [G] Creation of new pocket park at Cross Street;
• [O] Creation of new courtyard public space to contribute to sequence of spaces from Oakhill Park to the town centre;
• [P] Public realm improvements at the Toll House to contribute to improving town centre approach;

In order to address flood risk issues within the Grange Quarter:
• New development of site 17 will be restricted to the parts of the site within flood zones 1 and 2;
• Proposals for development of sites 6, 19 and 25 must include measures to manage and mitigate flood risk, including the following requirements:
  - finished floor levels to be set no lower than 600mm above the 1 in 100 year flood level plus 20% for climate change (relevant to AOD);
  - identification of overland flood routes to ensure safe access and egress;
  - commitment to flood proofing;
  - evacuation plans; and
  - any other measures arising from the site specific flood risk assessment (FRA).

Insertion of new text:
Proposals for the area focus on retaining those buildings of townscape and historic value and redeveloping other sites for new uses, predominantly for town centre housing but also for new modern workspace and workshop units. Much of the Grange Quarter lies within areas at medium and high risk of flooding. In accordance with PPS25, the Exception test has been carried out in
relation to sites 6, 19 and 25 and specific measures have been identified to manage and mitigate the risk of flooding. This is particularly relevant where sites are being developed for residential purposes. This use considered as a “more vulnerable” use in flood zone 3a. Development any sites will need to meet requirements for site specific flood risk assessments (FRA’s) in accordance with Policy ATCX.

Two major open spaces are proposed along Broad Oak Water and Cross Street to enhance the character of the area and provide for greater use and activity. Consideration should be given to the Deculverting of Broad Oak Water to assist in improving it under the Water Frameworks Directive.

<table>
<thead>
<tr>
<th>FR11</th>
<th>page 167, policy AQ7</th>
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<tr>
<td><strong>Amend policy:</strong></td>
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<td><strong>POLICY AQ7 EASTGATE QUARTER</strong></td>
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<td>The Council will work with land and property owners and developers to secure the comprehensive development and upgrading of this area, including partial redevelopment to provide high quality development, which should include:</td>
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<td>• [24, 34 &amp; 35] To redevelop the Eastgate Retail Park site and existing buildings along Eastgate in part with strong mixed-use [new office/retail block] frontages to Eastgate together with sensitively designed residential development with a mix of units and open space aligned to the rear of the mixed-use elements. Consideration should be given as part of any proposals to the opportunity to deculvert Pleck Brook as part of any development of sites 34 and 35;</td>
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<td>• [36] To redevelop the former Volvo Dealership site for residential development with a mix of units and open space;</td>
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<td>• [29] Development of a flagship gateway building for a commercial/business end use;</td>
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<td>• [I] New high quality town centre gateway at Abbey Street by reconfiguring the junction and public realm improvements;</td>
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<td>• [L] Improving the Burnley Road gateway by re-opening Burnley Road to vehicular traffic at</td>
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Whalley Road and simplifying junction;
- [V] Improving the gateway at Whalley Road by simplifying junction and creating new better quality frontages;
- [M] Improving the environmental quality of Eastgate by creating a ‘boulevard’ through new tree planting, better pedestrian crossings and attractive new development creating a stronger frontage to this road; &
- [T] Improving the route from the town centre up Avenue Parade to the Coppice by landscaping and better pedestrian crossings.

### Insertion of new text:
The accessibility of this area to the M65 corridor and Manchester Road could make it attractive for modern office space to be developed though a flagship gateway building together with strong mixed use frontages along Eastgate and substantial sensitive residential development. **Consideration should be given to the deculverting of Pleck Brook as part of the development of sites 34 and 35 to assist in improving it under the Water Frameworks Directive.**