

In response to Matter 7 – Infrastructure delivery

Issue – Does the Plan set out a robust framework for infrastructure delivery which is justified, effective and consistent with national policy?

The Council's Infrastructure Delivery Plan reads just like a wish list and we find it hard to see it as a plan because there is no money identified for specific infrastructure upgrades. We do not feel confident that the Council will achieve their infrastructure targets, without the knowledge of knowing when and if funding will ever materialise. It describes the projects such as new classrooms, new schools, GP expansion, improvements to roads (junctions, roundabouts, gyratory etc.) but each item listed on the Infrastructure Schedule shows 'Gaps in Funding' or costs 'Unknown'.

We do not understand why there are Gaps in funding or that costs are unknown because the allocated housing is known – the amount of monies required from developers building these houses is known. Why is the Infrastructure Delivery Plan not specific about where infrastructure money is from and the amount of money expected? How can infrastructure be planned without the knowledge of funding – knowing the amount of funds required from landowners and developers is essential.

A further important point (we mentioned in Matter 5 & 3 response) is the Council is not maximising the financial gain to the public purse, from the housing already allocated – they need to obtain higher returns from developers/landowners.

Would it be advantageous for the Council to introduce a community infrastructure levy and would it increase the return to the public purse, for the much needed upgrading of the infrastructure?

All the allocated houses to be built in the Bacup area, including Britannia, Stacksteads and Weir has been brought forward from their original delivery timescale. They are now all scheduled to be built within the first 10 years of the plan and yet the infrastructure delivery plan remains unchanged, with no infrastructure plans brought forward to accommodate this early delivery of housing. As an infrastructure plan - a bi-annual meeting to discuss congestion is not good enough.

The Housing Trajectory shows the following houses planned for Rossendale:-

from 2020-21	- 300 houses
from 2021-22	- 500 houses
from 2022-23	- 390 houses
from 2023-24	- 320 houses
from 2024-25	- 450 houses

We will be very surprised if any of these yearly targets for delivering houses are met because this quantity of housing has never been delivered. We would like to understand why the Council is putting so much pressure on itself to deliver so many houses, in such a short space of time.

Delivering nearly 2000 houses is in itself, a major undertaking. The transport system in Rossendale, which is already under pressure due to congestion, would become even more congested with the logistics of moving large numbers of construction workers, materials and plant around the Valley.

These planned 2000 homes built in this 5-year period will all need extra infrastructure. Example:- each home could have 2 adults and 2 children, (total=8,000 people) - all will need doctors, hospitals, dentists, schools, etc. and will need to travel on our congested roads and the infrastructure upgrades should not be left until the end of the plan – it is required as the houses are built and people move into their homes.

If there is one thing the Council could do to improve the physical infrastructure of Rossendale, it would be any improvement to the Rawtenstall Gyratory but unfortunately Lancashire Fire and Rescue have expressed reservations about moving from their present fire station, in the centre of the gyratory. Everyone must

take account of their expertise in this field, this location must be the best place for the Fire Service base.

If there is no other option, we would suggest making Bacup Road from its junction from St Mary's way, a one-way road system towards Bacup, up to the mini roundabout at the junction with Bocholt Way - then Bocholt Way to become a one-way system, from the mini-roundabout location towards the gyratory. Rawtenstall Gyratory must be improved because it is a major element in the Local Plan.