

Rossendale Local Plan Examination – Matters,
Issues and Questions
Matter 10 Statement

Hollins Strategic Land
August 2019

1 Matter 10 – Housing site allocations: Bacup, Stacksteads, Britannia and Weir

Are the proposed housing allocations justified, effective, developable / deliverable and in line with national policy?

- 1.1 HSL has undertaken an appraisal of the Local Plan housing allocations to assess deliverability/developability. This is set out in full in the Matter 19 Statement, but the extracts relevant to Matter 10 can be reproduced below for ease of reference.

Allocation	Total Dwellings	Projected delivery	Notes
H20: Old Market Hall, Bacup	16	1-5 years	There is no application or developer backing the site, yet completions are meant to begin in 2020, which seems unrealistic. There is no clear evidence to suggest the site can come forward in that time frame.
H21: Reed Street, Bacup	22	1-5 years	An outline application was submitted in August 2018 but appears to have stalled, which suggests deliverability issues.
H25: Land at Blackwood Road, Stacksteads	41	1-5 years	There is no developer backing the site and no application. There is no clear evidence to suggest the site can come forward in the next 5 years. The Site Assessment Overview Document states that only part of the site is developable in the short term yet all 41 units are forecast to come forward in the next 5 years. There is no clear evidence to suggest this is achievable.
H27: Land off Fernhill Drive, Bacup	5	6-10 years	Significant tree coverage.
H28: Sheephouse Reservoir	63	6-10 years	Significant level changes in parts of the site and lots of tree coverage.

H30: Tong Farm	51	1-5 years	Planning application has been withdrawn, which suggests deliverability issues.
H31: Lower Stack Farm	10	1-5 years	There does not appear to be a developer backing the site and there is no clear evidence that the site can come forward within the next 5 years.
H33: Land off Rockcliffe Road and Moorlands Terrace	63	1-5 years	Part of the site has approval for 26 dwellings but the rest of the site has no application pending. There is no clear evidence to suggest the site can come forward in the next 5 years.
H34: Land at Higher Cross Row, Bacup	17	6-10 years	The Site Assessment Overview Document says the site capacity should be reduced to 10 dwellings.
H35: Shadlock Skip, Stacksteads	22	6-10 years	A lot of demolition and potential remediation given the sites previous use, which will affect the viability of the site.
H36: Hare and Hounds Garage, Newchurch Road	9	6-10 years	Outline planning permission expired in November 2018, which suggests there are deliverability issues.
H39: Land off Cowtoot Lane	151	1-10 years	There is no clear evidence to suggest the site can come forward in the next 5 years as there is no developer backing the site or planning application submitted.
H40: Land off Todmorden Road, Bacup	53	1-5 years	<p>Council own a ransom strip along the frontage onto Bacup Road.</p> <p>3 different landowners – the landowners are not all working together to bring the site forward.</p> <p>The site is in a low market area, so the viability of the site is questionable for the quantum of development allocated considering that there are 3 different landowners involved and a ransom payment. The levels are not straight forward and the Council</p>

			requires stone and slate to be used too. No application or developer backing the site. There is no clear evidence to suggest the site can come forward in the next 5 years.
H41: Thorn Bank, Bacup (46 units: 6-10 years)	46	6-10 years	Development of the site would reduce the amount of recreation space available to the local residents.
H44: Irwell Springs, Weir (56 units: 1-5 years)	56	1-5 years	Site has stalled after 10 units, which suggests deliverability issues.

H40 – Land off Todmorden Road, Bacup

- 1.2 HSL has held discussions with the LPA and two of the three landowners (fields to east of allocation) regarding this site. It is in a low market area and its attractiveness to housebuilders is questionable. Nevertheless, given its proximity to Tottington in neighbouring Calderdale and its elevated position offering long distance views, HSL considers it has some potential.
- 1.3 At the time of writing this Statement, the two landowners have confirmed an interest in working with HSL. A major hurdle is the ransom strip owned by the Council. HSL has met with the LPA to discuss this and the Council has provided a value. At this stage, that value is likely to result in HSL withdrawing its interest in the site. The ransom value must be considered alongside the low market area, the levels, the Local Plan not making efficient/effective use of the site by limiting the amount of development to 53 dwellings and the Council's requirement for slate and stone materials.
- 1.4 HSL will continue discussions with the LPA and landowners and will be able to update the LPA/Inspector in advance of or during the Local Plan examination.
- 1.5 The LPA has advised HSL that the owner of the western parcel of the allocation intends to achieve an access via Moorside Crescent. The LPA has not been able to provide details of this access which would appear difficult; third party land would be required, perhaps one or two dwellings, and shared private driveways would need to be upgraded.

to adoptable standard to serve major development. It appears more likely that the western parcel will need to be accessed via the eastern parcels and Todmorden Road.

- 1.6 HSL does consider this site to have potential to deliver housing during the plan period but the LPA will need to consider access in more detail. At this stage, the site should not be relied upon to deliver housing in the 5-year period.