

Rossendale Local Plan Examination – Matters,
Issues and Questions
Matter 14 Statement

Hollins Strategic Land
August 2019

1 Matter 14 – Housing site allocations: Edenfield, Helmshore, Irwell Vale and Ewood Bridge

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 14 can be reproduced below for ease of reference.

Allocation	Total Dwellings	Projected delivery	Notes
H70: Irwell Vale Mill	45	1-5 years	There is no clear evidence to suggest the site can come forward in the next 5 years. The site is in the Green Belt. Other sites which would not require Green Belt release are available.
H71: Land east of Market Street Road, Edenfield	9	1-5 years	There is no clear evidence to suggest the site, currently used for employment purposes, can come forward in the next 5 years.
H73: Edenwood Mill, Edenfield	47	6-10 years	The site is in the green belt. Other sites which would not require green belt release are available.
H74: Grane Village, Helmshore	174	1-10 years	30 completions on the site forecast for 2020/2021 yet there is no application. There is no evidence to suggest the site can come forward in the next 5 years.