

Matters of Clarification

Rossendale Local Plan 2019-2036

10 December 2021

A number of minor discrepancies have been identified in Appendix 1, the Schedule of Main Modifications. In addition a number of minor errors have been identified in the Written Statement. These have all been corrected in the version for adoption and none of these affect the soundness of the document.

For the sake of clarity these matters are discussed below:

Page Number	Changes
3	“Policy M3 M4: Futures Park.....93” The reference to M4 (Futures Park) has been changed to M3.

Development Allocation Reference Numbers –

Table 7 (pp 28-32) and Table 8 (p79)

As explained in the Inspectors’ Report of 19 November 2021 (para 26) there is a need to re-number the housing and mixed-use allocations. The Inspectors refer throughout their Report to the original reference numbers given in the Regulation 19 version of the Plan (SD023).

The following Table provides a list of the housing and mixed-use site reference numbers in the Adopted Local Plan and the references given in the Regulation 19 version (as referred to in the Inspectors’ Report), alongside the Site Name, which remains unchanged.

Columns 1 and 2 are updated in Tables 7 and 8 of the Written Statement as appropriate:

Adopted Local Plan Allocation Reference	Site name	Submission Version Previous Allocation Reference (superseded)
Deleted	Greenbridge Mill (Hall Carr Mill) Lambert Haworth	H1
H1	Magistrates Court, Rawtenstall	H2
H2	Land at former Oakenhead Resource Centre	H3
H3	Turton Hollow, Goodshaw	H4
H4	Swinshaw Hall, Loveclough	H5
H5	Land south of 1293 Burnley Road, Loveclough	H6
H6	Land Adjacent Laburnum Cottages, Goodshaw	H7
H7	Oak Mount Garden, Rawtenstall	H8
*	Land off Oaklands and Lower Cribden Avenue	H9
H8	Land at Bury Road, Rawtenstall	H10
H9	The Hollins, Hollin Way	H11
H10	Reedsholme Works, Rawtenstall	H12
H11	Loveclough Working Mens Club and land at rear and extension	H13
Deleted	Willow Avenue off Lime Tree Grove	H15
H13	Land East of Acrefield Drive	H16
H14	Land south of Goodshaw Fold Road	H17
H15	Carr Barn and Carr Farm	H18
H16	Land off Lower Clowes Road, New Hall Hey	H19
H17	Old Market Hall, Bacup	H20
H18	Reed Street, Bacup	H21
H19	Former Bacup Health Centre	H22
H20	Glen Mill, 640 Newchurch Road, Stacksteads	H23
H21	The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road	H24
H22	Land at Blackwood Road, Stacksteads	H25
H23	Land off Greensnook Lane, Bacup	H26
H24	Land off Fernhill Drive, Bacup	H27
H25	Sheephouse Reservoir, Britannia	H28
H26	Land off Pennine Road, Bacup	H29

Adopted Local Plan Allocation Reference	Site name	Submission Version Previous Allocation Reference (superseded)
H27	Tong Farm, Bacup	H30
H28	Lower Stack Farm	H31
H29	Booth Road/Woodland Mount, Brandwood	H32
H30	Land off Rockcliffe Road and Moorlands Terrace, Bacup	H33
H31	Land at Higher Cross Row, Bacup	H34
Deleted	Shadlock Skip, Stacksteads	H35
H32	Hare and Hounds Garage, Newchurch Road, Stacksteads	H36
H33	Land off Gladstone Street, Bacup	H37
H34	Land off Burnley Road and Meadows Avenue, Bacup	H38
H35	Land off Cowtoot Lane, Bacup	H39
H36	Land off Todmorden Road, Bacup	H40
Deleted	Thorn Bank, Bacup	H41
H37	Land south of The Weir Public House	H42
H38	Land west of Burnley Road, Weir	H43
H39	Irwell Springs, Weir	H44
H40	Former Haslingden Police Station, Manchester Road	H45
H41	1 Laburnum Street	H46
H42	Land at Kirkhill Avenue, Haslingden	H47
H43	Land Off Highfield Street	H48
H44	Land adjacent 53 Grane Road	H49
H45	Land Adjacent Park Avenue/Criccieth Close	H50
H46	Land to side and rear of Petrol Station, Manchester Road	H51
H47	Land to the rear of Haslingden Cricket Club	H52
H48	Waterfoot Primary School	H53
H49	Land at Ashworth Road, Water	H54
H50	Carr Mill and Bolton Mill, Cowpe	H55
H51	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	H56
H52	Foxhill Drive	H57
H53	Land off Lea Bank	H58

Adopted Local Plan Allocation Reference	Site name	Submission Version Previous Allocation Reference (superseded)
H54	Land Adjacent Dark Lane Football Ground	H59
H55	Johnny Barn Farm and land to the east, Cloughfold	H60
H56	Hareholme, Staghills	H61
H57	Land off Peel Street, Cloughfold	H62
Deleted	Hollin Farm, Waterfoot	H63
H58	Hargreaves Fold Lane, Chapel Bridge, Lumb	H64
H59	Albert Mill, Whitworth	H65
H60	Land North Of King Street	H66
H61	Land Behind Buxton Street	H67
H62	Former Spring Mill (land off Eastgate and Westgate)	H68
H63	Cowm water treatment works, Whitworth	H69
H64	Irwell Vale Mill	H70
H65	Land east of Market Street, Edenfield	H71
H66	Land west of Market Street, Edenfield	H72
H67	Edenwood Mill, Edenfield	H73
H68	Grane Village, Helmshore	H74
M1	Waterside Mill, Bacup	M1
Deleted	Spinning Point, Rawtenstall	M2
M2	Isle of Man Mill, Water	M3
M3	Futures Park	M4
*	<p>This site, which has been completed in full, was incorrectly deleted from the list of housing allocations, shown in Table 7 of the Local Plan.</p> <p>Please refer to the Inspectors' Further Letter for further information Examination Library 13 - Inspectors' Final Report Rossendale Borough Council.</p>	

Page Number / Policy Ref / Main Modification Reference	Changes
Page 32 HS2 – Housing Site Allocations Table 2 MM008	Text immediately below Table 7 refers in MM008 to Column 10 as identifying sites with planning permission. This is not the case. As labelled correctly at the top of the table, column 10 notes whether the allocated site has a Site Specific Policy (MM008). This has been deleted.
Various pages between p33 – 60 Housing Site Specific Policies MM009	The Schedule of Main Modifications relating to the Site Specific policies refer to Policy HS10 in discussing Open Space. This is based on the Policy Reference number given in the Regulation 19 Version of the Local Plan. The adopted Local Plan correctly references the Policy for Open Space as HS6 throughout (MM009)
Various pages	Highways England changed its name to National Highways in August 2021, as reported in the Inspectors' Report (para 19). Any references in the Schedule of Main Modifications to Highways England should in fact refer to National Highways, the organisation which manages the strategic road network in England. The Local Plan has been updated accordingly.
Various pages	Any references to the Annual Monitoring Report refer also to the Council's Authority Monitoring Report (AMR), as it is now known.
Page 55 H66 – Land west of Market Street MM009	H72 (now H66) – land west of Market Street, Edenfield, contains a spelling error - the pub should be referred to as The Rostron Arms.

<p>Page 82</p>	<p>“Explanation</p> <p><i>Paragraph 179</i></p> <p><i>The table above identifies sites where new employment land may come forward. This includes the five new employment sites (NE1-NE5), as well as sites identified for mixed use purposes, including E(g),B2 and B8, identified as M1,M3 <u>M2</u> and M4 <u>M3</u>.”</i></p> <p>Reference to M3 (Isle of Man Mill) has been changed to M2 and reference to M4 (Futures Park) has been changed to M3.</p> <p>The use class is E(g) not Eg.</p>
<p>Various pages</p> <p>Edenfield Community Neighbourhood Area / Forum</p>	<p>All relevant wording has been amended to Edenfield Community Neighbourhood Area or Edenfield Community Neighbourhood Forum, as appropriate.</p>