

Local Development Framework

Lives & Landscapes

Local Plan Part 2:

COMMENTS RECEIVED DURING THE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES CONSULTATION (20TH JULY – 7TH SEPTEMBER 2015)



1. Introduction

This document sets out the comments that the Council has received on its consultation on the Draft Local Plan Part 2 – the Site Allocations and Development Management DPD. This consultation ran for seven weeks from 20th July to 7th September 2015.

The Council has recorded all the comments that we received. We have tried to ensure that the comments have been replicated exactly, word for word, with spellings corrected where appropriate. Any comments we received which are defamatory, racist, discriminatory or threatening have not been published. If the Council publishes comments of this type, it may leave the respondent as well as the Council open to legal action. Similarly personal information about someone else, or where it has been sought to represent someone else's views without their specific permission to act as their agent, has not been published.

Layout of the Report

The comments have been listed according to the issue (policy or site reference) to which they refer. For the site allocations please note that the comments have been arranged according to the reference number, with the site name also given for ease of reference.

We have not specifically named the commentators but have noted their status as a representor (e.g. resident, site owner, statutory consultee).

Where there are no comments listed under a particular Policy or site within the Table it is because none were received.

Analysis of the Responses.

In total 2629 responses were received by 1726 contributors. The bulk of the representations (2033) came from residents, and in addition we received comments from site owners, developers and statutory consultees.

The following tables list the policies and site allocations and notes how many comments were received on each policy or site, the number of supports and objections, and the number of representations that were received from each category of respondents (eg residents, site owners etc).

Table of Policies

Policy Reference	Policy Names	Total No Representations	Number of Objections	Number of Support	Observations/ Neutral	Number received from						Resident from other authorities
						Residents	Landowners	Agent	Developer	Statutory Consultee	Other	
PUBLIC FACILITIES												
PF1	Playing Pitches and Recreation Areas	3	1	1	1	1	0	0	0	2	0	0
PF2	Community Facilities	2	0	1	1	0	0	0	0	2	0	0
PF3	Open Space Provision	6	2	3	1	0	0	3	0	3	0	0
QUALITY OF PLACE												
QP1	Design	10	5	3	2	0	0	5	0	4	1	0
QP2	Design Principles and Energy Efficiency	9	4	2	3	0	1	4	0	4	0	0
QP3	Listed Buildings	2	1	1	0	0	0	0	0	2	0	0
QP4	Development affecting Conservation Areas	2	1	1	0	0	0	0	0	2	0	0
QP5	Local Listing	2	1	1	0	0	0	0	0	2	0	0
QP6	Archaeology	2	1	1	0	0	0	0	0	2	0	0
QP7	Advertisements	0	0	0	0	0	0	0	0	0	0	0
QP8	Telecommunications	3	2	1	0	0	0	0	0	3	0	0
EMPLOYMENT												
E1	Employment Allocations	1	1	0	0	0	0	0	0	1	0	0
E2	Existing Employment Areas	4	2	1	1	0	0	2	0	2	0	0
E3	Mixed Use Areas	3	2	1	0	0	0	0	0	3	0	0
E4	Home Working	0	0	0	0	0	0	0	0	0	0	0
HOUSING												
H1	Housing Allocations	40	17	14	9	21	2	9	0	7	1	0
H2	Backland Development and Areas of Land left over after Planning	2	2	0	0	0	0	0	0	2	0	0
H3	Private Outdoor Amenity Space	2	1	1	0	0	0	1	0	1	0	0
H4	Supported Housing	2	1	1	0	0	0	2	0	0	0	0
H5	Sub-Division of Dwellings	0	0	0	0	0	0	0	0	0	0	0
H6	Self-Build and Custom-Build Housing	0	0	0	0	0	0	0	0	0	0	0
H7	Gypsy and Traveller Sites	4	1	2	1	3	0	0	0	1	0	0

Policy Reference	Policy Names	Total No Representations	Number of Objections	Number of Support	Observations/ Neutral	Residents	Landowners	Agent	Developer	Statutory Consultee	Other	Resident from other authorities
RURAL												
R1	The Conversion and re-use of Buildings in the Countryside	4	1	1	2	0	0	0	0	4	0	0
R2	Horse-related Development	3	2	0	1	0	0	0	0	3	0	0
R3	Farm Diversification	3	1	1	1	0	0	0	0	3	0	0
R4	Rural Workers Dwellings	3	1	1	1	0	0	0	0	3	0	0
ACCESSIBILITY												
A1	East Lancashire Railway	6	1	2	3	1	0	1	0	3	1	0
A2	Parking	2	1	0	1	0	0	1	0	1	0	0
A3	Walking, Cycling and Public Rights of Way	7	2	4	1	3	0	1	0	3	0	0
RETAIL AND TOWN CENTRE USES												
TC1	Town Centre and Retail Areas	2	1	0	1	0	0	1	0	1	0	0
TC2	Hot Food Takeaways	2	2	0	0	0	0	2	0	0	0	0
TC3	Shop Fronts	1	1	0	0	0	0	0	0	1	0	0
ENVIRONMENT												
EN Policy (General)		7	6	1	0	4	0	0	0	3	0	0
EN1	Landscape, Character and Quality	9	1	8	0	0	0	4	0	4	1	0
EN2	Biodiversity, Geodiversity and Ecological Networks	8	3	4	1	2	0	3	0	3	0	0
EN3	Green Infrastructure	3	0	3	0	0	0	1	0	2	0	0
EN4	Greenlands	2	1	1	0	0	0	0	0	2	0	0
EN5	Environmental Protection	3	0	3	0	0	0	0	0	2	1	0
EN6	Wind Turbine Areas of Search	12	6	4	2	3	0	1	2	5	1	0
EN7	Wind Farms and Individual Turbines	10	4	4	2	3	0	1	1	4	1	0
EN8	Surface Water Run-Off, Sustainable Drainage and Water Quality	8	0	7	1	0	1	1	0	6	0	0
EN9	Trees, Hedgerows and Woodlands	6	1	5	0	0	0	3	0	3	0	0
Boundary Change		23	14	9	0	16	2	5	0	0	0	0
Evidence Base		11	1	0	10	0	0	1	0	10	0	0
General Comments		36	17	1	18	27	0	1	0	7	1	0

Table of Sites

Site Reference	Site Names	Total No Representations	Number of Objections	Number of Support	Observations/ Neutral	Number received from						Resident from other authorities
						Residents	Landowners	Agent	Developer	Statutory Consultee	Other	
EMPLOYMENT												
E01	Baxenden Chemicals, Rising Bridge	2	1	0	1	0	0	0	0	2	0	0
E02	Rising Bridge Business & Enterprise Village	0	0	0	0	0	0	0	0	0	0	0
E03	Land off Hud Hey, Haslingden	4	1	1	2	0	0	2	0	2	0	0
E04	Land off Manchester Road, Sykeside	4	1	2	1	0	1	1	1	1	0	0
E05	Bridge Mills, Edenfield	1	1	0	0	0	0	0	0	1	0	0
E06	Ewood Bridge	3	0	0	3	0	0	0	0	2	1	0
E07	Land South of New Hall Hey, Rawtenstall	2	2	0	0	0	0	0	0	2	0	0
E08	Builder's Yard Rear of Andrew Ave, Rawtenstall	1	0	0	1	0	0	0	0	1	0	0
E09	The Corn Exchange, Robert Street, Rawtenstall	2	2	0	0	0	0	1	0	1	0	0
E10	Fall Barn, Rawtenstall	3	2	1	0	0	1	0	0	2	0	0
E11	Forest Mill, Water	1	0	1	0	0	0	1	0	0	0	0
E12	Isle of Mann Mill, Water	3	2	1	0	0	2	1	0	0	0	0
E13	Height Barn Lane, Bacup	47	46	1	0	38	0	1	0	1	7	0
E14	Futures Park, Bacup	1	0	0	1	0	0	0	0	1	0	0
E15	Barlow Bottoms, Whitworth	3	2	0	1	0	0	0	0	3	0	0
E16	Land North of Hud Hey. (Reserve as Safeguarded Land)	42	41	0	1	36	1	0	0	1	4	0
E17 /H28	Townsend Fold - New Hall Hey, Rawtenstall	2	1	0	1	0	0	0	0	2	0	0
MIXED USE												
M1	Winfields, Rising Bridge	40	39	1	0	35	1	1	0	0	3	0

Site Reference	Site Names	Total No Representations	Number of Objections	Number of Support	Observations/ Neutral	Residents	Landowners	Agent	Developer	Statutory Consultee	Other	Resident from other authorities
M2	Wavel House, Helmshore	2	0	2	0	0	1	1	0	0	0	0
M3	New Hall Hey, Rawtenstall	4	3	1	0	2	1	0	0	1	0	0
M4	Former Rossendale College Site, Rawtenstall	3	3	0	0	2	0	0	0	1	0	0
M5	Former Valley Centre, Rawtenstall	5	3	1	1	3	0	1	0	1	0	0
HOUSING												
H1	Land East of Hollin Way (Constablee 2), Rawtenstall	2	1	0	1	0	0	1	0	1	0	0
H2	Land to West of Hollin Way (Constablee 5), Rawtenstall	2	1	0	1	0	0	1	0	1	0	0
H3	Land North of Lime Tree Grove, Rawtenstall	4	3	0	1	1	0	1	0	2	0	0
H4	Constable Lee Court, Rawtenstall	1	1	0	0	0	0	0	0	1	0	0
H5	Reedsholme Works (Broadleys Mill) - South, Rawtenstall	1	0	1	0	0	0	1	0	0	0	0
H6	Land at Hollin Lane, Rawtenstall	34	31	1	2	30	1	1	0	2	0	0
H7	Land North of Hollin Lane, Rawtenstall	33	27	6	0	26	6	0	0	1	0	0
H8	Willow Avenue off Lime Tree Grove, Rawtenstall	4	4	0	0	2	0	1	0	1	0	0
H9	Land East of Acrefield Drive (Hollin Way), Rawtenstall	2	1	0	1	0	0	1	0	1	0	0
H10	Valley Centre, Rawtenstall	3	3	0	0	2	0	0	0	1	0	0
H11	Land to Rear of Johnny Barn Farm, Rawtenstall	16	15	1	0	14	0	1	0	1	0	0
H12	Land behind Newchurch Road, Johnny Barn 2, Rawtenstall	13	12	1	0	11	0	2	0	0	0	0
H13	Land at Cloughfold (between Newchurch Road and Bacup Road), Rawtenstall	53	51	1	1	49	0	0	0	1	3	0
H14	East parade, Rawtenstall	2	1	1	0	0	0	1	0	1	0	0

Site Reference	Site Names	Total No Representations	Number of Objections	Number of Support	Observations/ Neutral	Residents	Landowners	Agent	Developer	Statutory Consultee	Other	Resident from other authorities
H32	Clod Lane, Haslingden	4	2	0	2	3	0	0	0	1	0	0
H33	Former Leisure site, Haslingden	1	1	0	0	0	0	0	0	1	0	0
H34	Land adjacent Park Avenue/Cricceth Close, Haslingden	0	0	0	0	0	0	0	0	0	0	0
H35	Land to rear of Fern Terrace, Haslingden	10	10	0	0	10	0	0	0	0	0	0
H36	Land adjacent to Kirkhill Road (A)	8	4	1	3	6	0	1	0	0	1	0
H37	Plot 2, Land off Station Road, Haslingden	1	1	0	0	0	0	0	0	1	0	0
H38	Anvil Street	1	0	1	0	0	0	1	0	0	0	0
H39	Land off Greensnook Lane	5	4	0	1	3	0	1	0	1	0	0
H40	Land off Fernhill Drive	13	12	0	1	12	1	0	0	0	0	0
H41	Land off Moorlands Terrace	4	2	0	2	1	2	0	0	1	0	0
H42	Land at Higher Cross Row	29	28	0	1	28	0	0	0	1	0	0
H43	Green Farm Todmorden Old Road	40	39	0	1	37	0	0	0	1	2	0
H44	Land adjacent Maden Recreational Centre (to the rear of Highfield)	79	77	0	2	73	0	0	0	1	5	0
H45	Bacup Leisure Centre	2	1	1	0	0	1	0	0	1	0	0
H46	Land off Rockcliffe Road, Bacup	3	2	1	0	1	1	0	0	1	0	0
H47	Former Bacup Health Centre	1	1	0	0	0	0	0	0	1	0	0
H48	Reed Street, Bacup	1	0	0	1	1	0	0	0	0	0	0
H49	Thorn Bank, bacup	2	0	0	2	0	1	0	0	1	0	0
H50	Land at Douglas Road/Fieldfare Way, Bacup	4	3	1	0	2	0	0	1	1	0	0
H51	Thorn Gardens, Bacup	1	0	0	1	0	1	0	0	0	0	0
H52	Land Behind Pennine Road To East, Bacup	10	9	1	0	7	0	0	1	1	1	0
H53	Land North East off Pennine Road, Bacup	9	8	1	0	6	1	0	0	1	1	0

Site Reference	Site Names	Total No Representations	Number of Objections	Number of Support	Observations/ Neutral	Residents	Landowners	Agent	Developer	Statutory Consultee	Other	Resident from other authorities
H77	Gaghills Building Lane, Waterfoot	3	0	2	1	1	1	1	0	0	0	0
H78	Land to Rear of Lyndale Scout Hut, Crawshawbooth	4	2	0	2	2	1	0	0	0	1	0
H79	Thirlmere Way, Goodshaw Chapel, Goodshaw	28	25	0	3	24	1	0	0	2	1	0
H80	Land Adjacent Laburnum Cottages, Goodshaw	22	21	0	1	18	0	0	0	0	4	0
H81	Middlegate Green, Goodshaw Chapel, Loveclough	24	21	1	2	21	1	0	0	1	1	0
H82	Land adjacent Ullswater Way, Loveclough	7	5	0	2	4	0	0	0	2	1	0
H83	Land Adjacent Goodshaw Bowling Green, Loveclough	35	30	1	4	33	1	0	0	0	1	0
H84	Grane Road/Grane Village - Snow King, Helmshore	41	27	7	7	32	6	0	0	2	1	0
H85	Rosendale Golf Club Site, Greens Lane, Helmshore	6	1	5	0	1	0	0	0	1	4	0
H86	End Of Haslingden Sports Centre Playing Fields, Helmshore	18	18	0	0	17	0	0	0	1	0	0
H87	Wavel House, Holcombe Road	1	0	1	0	0	0	1	0	0	0	0
H88	Horse and Jockey, Market Street, Edenfield	5	0	4	1	5	0	0	0	0	0	0
H89	Land at Market Street - Pack Horse Garage, Edenfield	3	0	3	0	3	0	0	0	0	0	0
H90	Hazel Street, Rising Bridge	4	3	1	0	2	0	0	0	1	1	0
H91	Irwell Springs, Weir	0	0	0	0	0	0	0	0	0	0	0
H92	Land to the East of Morland Rise - Safeguarded Site	5	3	1	1	3	0	1	0	1	0	0
Gypsies and Travellers Sites												
G1	Baxenden Chemicals, Rising Bridge	288	287	0	1	221	0	1	0	1	36	29

Site Reference	Site Names	Total No Representations	Number of Objections	Number of Support	Observations/ Neutral	Residents	Landowners	Agent	Developer	Statutory Consultee	Other	Resident from other authorities
G2	Blackwood Road, Stacksteads	91	91	0	0	79	1	2	0	2	7	0
G3	Blackwood Road, Stacksteads (Reserve Site)	38	38	0	0	32	0	1	0	1	4	0
PROPOSED NEW SITE		19	0	18	1	3	9	5	0	0	2	0

In addition to the individual submissions, a total of 7 petitions have been received which are listed below.

Subject of the petition	Number of signatures or expressing support to the petition	Support/Oppose
Removal of Boundary Change around Reeds House, Crawshawbooth (RCGL(UB)10)	43	Support
H44 - Land adjacent Maden Recreation Ground	128	Oppose
G2 – Blackwood Road, Stacksteads	40+	Oppose
G2 – Blackwood Road, Stacksteads	22	Oppose
G3 – Blackwood Road, Stacksteads (Reserve Site)	40+	Oppose
Boundary Change off Alden Lane, Helmshore (SW(UB)3)	205	Oppose
E13 – Height Barn Lane	16	Oppose
H15 – Land behind Waingate Close, Marl Pits	397	Oppose

A previous petition signed by 800+ persons was received during the Green Belt review consultation, concerning the site H23 Duckworth Lane / Haslam Farm in Rawtenstall. This petition, objecting to the proposal, was resubmitted as part of this consultation.

What happens next?

We expect to be taking a Report to Council in December which will highlight the main issues raised in the consultation as well as identifying the next steps in producing a Local Plan for Rossendale.

With respect to all the responses listed in this Report, the Council's Forward Planning Team is now considering them, and preparing a response to the issues that have been raised. In due course a report will be issued which will address the representations that have been received.

For further information on the Local Plan Part 2 please visit www.rossendale.gov.uk/land.