

ROSSENDALE DRAFT LOCAL PLAN

STATEMENT OF CONSULTATION



August 2018

Rossendale
BOROUGH COUNCIL

Contents

1. Introduction.....	3
2. Rossendale’s Local Plan Context	4
3. Consultation on the Rossendale Local Plan 2019-2034	5
4. Summary of Key Issues.....	7
5. How Key Issues have been taken into account to prepare the Publication version of the Local Plan	7
6. Conclusion.....	10
Appendix A – Overview of the Responses Received during the Draft Local Plan Consultation (24 July 2017 – 09 October 2017)	11
Appendix B – Housing sites not taken forward to Reg. 19 version.....	24

1. Introduction

Purpose of the Statement of Consultation

- 1.1 This Statement of Consultation sets out the consultation that Rossendale Borough Council has undertaken in producing the Proposed Submission (Reg 19) version of the Rossendale Local Plan 2019-2034. It explains how consultation and engagement has shaped the Local Plan.
- 1.2 This document will be updated to take account of the representations received on the Publication version of the Local Plan (the Reg 19 version) in relation to soundness legal compliance and the Duty to Cooperate.

Regulatory Context for Consultation and Engagement

- 1.2 This Statement of Consultation forms one of the proposed submission documents referred to in Regulations 17, 19 & 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and has been prepared under these Regulations. Regulation 22 (1)(c) 2012 requires that a statement of consultation, including the following information, be submitted alongside the development plan documents:

- which bodies and persons the local planning authority invited to make representations under Regulation 18;
- how those bodies and persons were invited to make representations under Regulation 18
- a summary of the main issues raised by any representations made pursuant to Regulation 18;
- how any representations were made pursuant to Regulation 18 have been taken into account;

Regulation 18 further states that a local planning authority must—

(1) (a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority

consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

Duty to Cooperate

- 1.4 This statement of consultation provides a record of the stages of consultation that has been carried out on the Local Plan. However, the Council also has a duty to cooperate with other local planning authorities and other prescribed bodies in the formulation of development plan documents. This 'duty to cooperate' is a requirement of Section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by the Localism Act 2011. Under the latest National Planning Policy Framework (2018) a requirement is placed on local planning authorities to produce Statements of Common Ground to detail cross boundary planning matters.
- 1.5 Full details of how the Council has engaged with those bodies is available in the Duty to Cooperate Statement incorporating Statement of Common Ground, which is published alongside this Statement of Consultation. Please note that this was produced without the benefit of any specific detailed guidance so will need to be reviewed as appropriate. Furthermore, as discussions continue it is likely that progress will need to be documented, resulting in the likelihood of an update report.

Statement of Community Involvement (SCI)

- 1.6 The Council's current Statement of Community Involvement (SCI) 2014 sets out how the council will involve people in the development of development plan documents. It is considered that the consultation processes outlined in this statement comply with the SCI and National Planning Policy Framework. It should be noted that the SCI has itself been subject to consultation.
- 1.7 Please note that a consultation is being undertaken to refresh the SCI but this is in respect of changes to the planning application process (with the changes to the General Permitted Development Regulations (GDPR) introducing flexible uses, permissions in principle etc), neighbourhood planning and the General Data Protection Regulations. It is not considered that this update will affect the consultation being undertaken in respect of this Regulation 19 version of the Local Plan.

2. Rossendale's Local Plan Context

- 2.1 The Rossendale District Local Plan (RDLP) was adopted in 1995. Following the introduction of the 2004 Planning and Compulsory Purchase Act the Council started work on producing the Local Development Framework. In 2011 the Council adopted the Core Strategy, which became known as Part 1 of the Local Plan, covering the period 2011 to 2016.
- 2.2 Work began on producing the Local Plan Part 2 – Site Allocations and Development Management Policies DPD. Consultation was undertaken under Regulation 18 of the Town and Country Planning (Local Planning) (England Regulations) of 2012, and this included an initial draft which was publicised at various roadshow events around the borough, where residents had the opportunity to submit comments. However, it was becoming clear that the Council could no longer rely on the housing requirement that was set out in the Core Strategy. The figure in the adopted Core Strategy had originated from the Regional Spatial Strategy (RSS) for the North West, and in line with the position at that time, the Planning Inspector examining the Rossendale Core Strategy agreed that this figure should be used to guide Rossendale’s housing requirement (247 dwellings per year).
- 2.3 However the RSS was revoked in 2012 and in terms of setting a housing requirement the Council had to identify its Objectively Assessed Need for housing. This work was undertaken by Nathaniel Lichfield and Partners, and using their accepted methodology, a number of different scenarios was identified providing a range for what the housing requirement could be. The Council’s favoured approach (based on a scenario of demographic increase plus uplift for affordable housing) resulted in an increase to 265 dwellings per annum. As a result of this the Council decided to withdraw the Site Allocations and Development Management DPD in February 2016 and start work on producing a new combined Local Plan for Rossendale, updating the strategic policies as well as providing site allocations to meet revised development requirements and also to set out policies to guide development. The formal withdrawal notice is available to view at https://www.rossendale.gov.uk/downloads/file/13580/withdrawal_notice_of_local_plan_part_2
- 2.4 Although the Local Plan Part 2 was withdrawn it has provided the Council with some initial comments, particularly in relation to some of the sites identified as proposed allocations. The Evidence Base for this study has also been used in preparing the new Local Plan, where appropriate.
- 2.5 The Local Development Scheme sets out the timetable for producing the Local Plan. The latest version was agreed by Council on 14th December 2016, noting that submission to the Secretary of State is expected in January 2019.

3. Consultation on the Rossendale Local Plan 2019-2034

3.1 The Council aimed to engage with a number of stakeholders on the emerging Local Plan through a developer forum, an information event on the Evidence Base documents, a formal Local Plan consultation and a series of roadshows.

3.2 Developers and registered providers were invited to a forum that was held on 21st June to discuss the emerging Local Plan and its Evidence Base documents.

3.3 An information event on the Evidence Base documents followed on 4th July 2017. During this event, members of the public had the opportunity to view the documents and ask questions to members of the Forward Planning team

3.4 The Council then consulted on the draft Local Plan (Regulation 18) version between 24th July 2017 and 9th October 2017, a period of 11 weeks in total. A press notice was advertised within the Rossendale Free Press edition of Friday 21st July 2017 to inform residents of the consultation. Also, over 1,700 emails and 560 letters were sent to people who expressed an interest to be kept informed about the Local Plan process.

3.5 During the consultation period, seven roadshow events took place at various locations within the Borough during where people were able to view the proposed allocations and the documents themselves. The Evidence Base was also available to view, and members of the public had the opportunity to ask questions. They were also helped in making comments using the online questionnaire. The table 1 lists the roadshow events that took place.

Table1 – Roadshow events during the draft Local Plan consultation (Regulation 18)

Venue	Date	Time
Whitworth Riverside	Thursday 27 th July	4pm until 7pm
Kay Street Baptist Church, Rawtenstall	Thursday 7 th September	4pm until 7pm
Top Club, Loveclough	Monday 11 th September	4pm until 7pm
Edenfield Community Centre	Tuesday 12 th September	4.30pm until 7.30pm
Bacup A B and D Centre	Thursday 14 th September	4pm until 7pm
Haslingden Library	Tuesday 19 th September	4pm until 7pm
Council Chamber, Futures Park, Bacup	Thursday 21 st September	3pm until 7pm

3.6 Unfortunately it was not possible to count the number of people attending each of the sessions but they were all well attended.

3.7 Over 3,000 comments were received from over 1,700 individuals and organisations. The majority of comments were objections to site allocations. Six

petitions were also received. More information on the responses received can be viewed in Appendix A. The Council published the comments received on the Local Plan webpage at www.rossendale.gov.uk/localplan

4. Summary of Key Issues

4.1 The informal regulation 18 consultation raised a number of issues of concern, including those listed below:

- concerns regarding the housing target over the plan period, some comments considered the target was too high while other comments stated the target was too low,
- concerns about the proposed development of a number of greenfield sites across the Borough,
- release of sites for development currently situated within the Green Belt,
- concerns regarding proposed changes to the Urban Boundary,
- the level of congestion on existing on the roads within the Borough and the impact of future developments on the road capacity,
- vehicular access to specific sites, especially regarding sites situated off Bankside Lane in Bacup,
- the level of infrastructure currently available within the Borough and the impact future development will have, particularly for schools and health facilities
- concerns regarding the proposed transit site for the Gypsies and Travellers community at Sharneyford,
- comments were made on the wording of specific policies

5. How Key Issues have been taken into account to prepare the Publication version of the Local Plan

5.1 Since the consultation took place, the Government has published a standard methodology to calculate the local housing need. This is further discussed within the Housing Topic Paper. The housing target of the publication version of the Local Plan has been modified and is now based on the standard methodology. This has reduced the requirement from 265 p.a.(3,975 over the 15 year plan period) to 212 (or 3,180).

5.2 As a result of the comments received by members of the public and statutory consultees such as the Lancashire County Council as Highway Authority a number

of sites have been removed and not included in the revised Publication version. These include:

- Land between Newchurch and Bacup Road, Cloughfold (HS2.54)
- Sites alongside Bankside Lane, Bacup (HS2.11, 12, 13, 32)
- Land at Park Road, Waterfoot (HS2.91)
- Sites at Snig Hole (HS2.76) and Curven Edge (HS2.77) in Helmshore

5.3 The greatest number of objections (808) to the draft Plan were received from residents of Edenfield objecting to a large housing site allocation on Green Belt land to the west of Market Street. Subsequent to this consultation a Neighbourhood Forum covering the Edenfield Area has been designated. They are at the initial stage of preparing a Neighbourhood Plan which will have to align with the Local Plan. A number of meetings have been held with representatives of the group and information exchanged. It is clear that residents do not consider the Green Belt land at Edenfield should be developed. It is however considered that, on balance, the majority of the Green Belt land at Edenfield should continue to be allocated. The Council has considered other options to increase housing supply, such as increased densities and identifying more brownfield land but despite this a shortfall still exists. Discussions have taken place with LCC Education to try to address the concern with schools capacity and as a result some land has been identified for a new/enlarged school.

A detailed Topic Paper has been produced setting out why “Exceptional circumstances” are considered to exist to justify Green Belt release.

5.4 Potential Green Belt land allocations have been carefully assessed both against the draft Framework (issued March 2018) and the recommendations of the Green Belt Review undertaken by consultants LUC. As a result a number of proposed allocations have been taken out of the Plan. This includes the following:

- Land north of Blackburn Road/west of Moorfield View, Edenfield (part of HS2:71)
- Green Lane/Rossendale Golf Club (HS2:79)
- Land to east of Tonacliffe School (HS2:106)
- Horsefield Avenue, Tonacliffe (HS2:109)
- Land at Hollingate Farm (EMP2:38) in Rising Bridge
- Haslam Farm (HS2:60) in Rawtenstall

5.5 The withdrawal of the land at Tonacliffe leaves a relatively low amount of new housing land to be allocated in Whitworth. However the area has seen substantial development in recent years. The two Green Belt sites proposed for development in Tonacliffe attracted over 100 objections from local residents. The Tonacliffe sites also have an impact on Moorland Habitat which was identified in the Habitat Regulations Assessment. Natural England also raised concerns as they consider development here may have detrimental impacts on the South Pennine Special Protection Area (SPA).

5.6 Two Green Belt employment sites (south of New Hall Hey, Rawtenstall and Land north of Hud Hey near Acre) have been allocated contrary to the findings of the LUC Study. The acute shortage of suitable employment land close to the A56, where there is greatest demand by existing companies to expand, is considered to represent “exceptional circumstances” to justify release of these sites. There are significant infrastructure issues that remain to be addressed in each location and a transport study is underway looking at how the sites can be accessed. Similar to Edenfield, a Topic Paper has been produced setting out the “Exceptional Circumstances” which are considered to exist.

5.7 Following comments on the level of congestion within the local road network, a study was commissioned to understand the capacity of the network to support the level development proposed in the Local Plan. A complimentary study looking at access to employment sites has also been commissioned.

5.8 The level of infrastructure currently available within the Borough and the future need is discussed within the Infrastructure Delivery Plan (2018 update).

5.9 A range of other changes have been made to the Plan since the last consultation. These include:

- Identification of Strategic policies in line with the draft Framework
- A reduction of the Housing target to 3,180 based upon the proposed standard method of calculating housing need which equates to 212 dwellings per year.
- An increase in the brownfield target to 30%
- A reduction in the Wind Turbine Areas of Search
- Gypsy and Traveller Transit site relocated to Barlow Bottoms, Whitworth

5.10 In total six additional housing sites were taken forward into the Reg 19 version, having been suggested through the Reg 18 and assessed favourably in the SHLA update. These are listed below:

- **Waterside Mill, Bacup**
- **Old Market Hall, Bacup**
- Land to the rear of **Haslingden Cricket Club**
- Former **Oakenhead Resource Centre**
- Land south of **Commercial Street, Loveclough** as an extension to the Loveclough working Men’s Club

- Land off **Todmorden Road, Bacup** as an extension to Greens Farm and Bull Hall Barn

5.11. In total 38 housing sites were removed, equating to 900 units. These are listed in Appendix 2.

5.12 Changes were made to the Policies Map expanding the Green Infrastructure to include the woodland and grassland ecological networks, and to add blue infrastructure. This is to help address concerns over loss of biodiversity.

6. Conclusion

6.1 The preparation of Rossendale's Local Plan provided several opportunities for members of the public, organisations and statutory consultees to engage in the Local Plan process via a consultation exercise which lasted for 11 weeks. This was to ensure residents and other stakeholders had sufficient time to look at the proposals, particularly as it covered the summer holiday period.

6.2 The Council has used different ways to engage with the public, by making documents available on its website, in the Council's offices and at libraries and by accepting comments from various sources such as an online survey, emails and letters.

6.3 The representations duly made during the Publication version consultation of the Local Plan will be sent to the Planning Inspectorate at the time of submission.

Appendix A – Overview of the Responses Received during the Draft Local Plan Consultation (24 July 2017 – 09 October 2017)

1. General overview

1.1 General overview

3046 comments on various sites, policies or topics were received from 1773 individuals or organisations. Also, 6 petitions were received.

1.2 Comments received

Amongst the 3046 comments received, 2676 were objections, 145 were support representations and 225 were neutral (neither objections nor support). The nature of the comments is shown in figure 1.

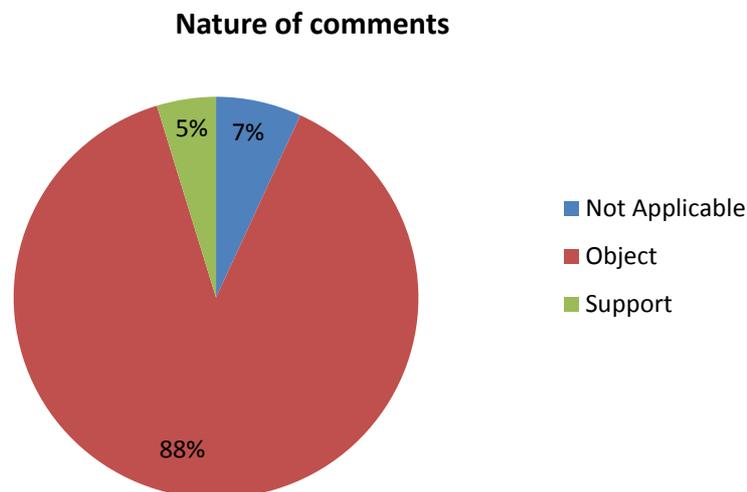


Figure 1 Nature of comments received during the draft Local Plan consultation

The majority of the comments were received via the online survey (2087 comments) while 480 comments received via emails and 401 received via letters. The remaining comments came from a combination of sources (e.g. online survey with attachments submitted via emails or letters). The distribution of the sources of the comments is shown in figure 2.

Source of comments received

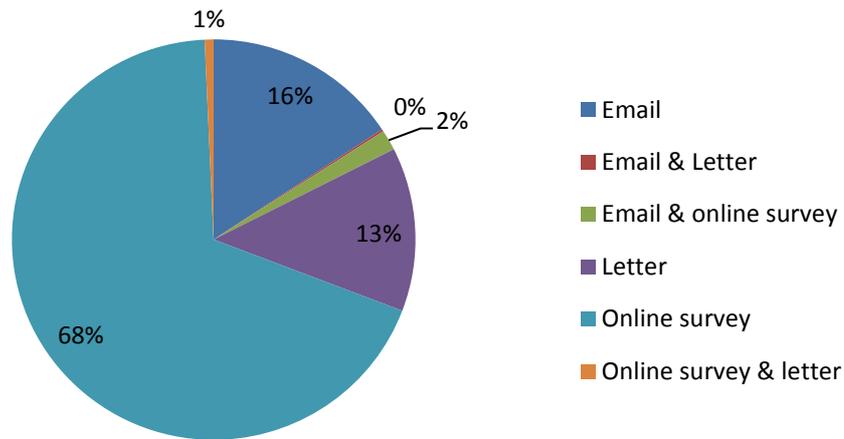


Figure 2 Sources of the comments received

1.3 Consultees

The majority of individuals who participated in the consultation were residents (1666), the remainder being landowners, developers or agents (35), association and groups (17), businesses (10), statutory consultees (8), Councillors (4), Local Government (5) and others (28) (please see figure 3). The category “others” includes comments received by individuals living outside of the Borough as well as anonymous representations.

Categories of consultees

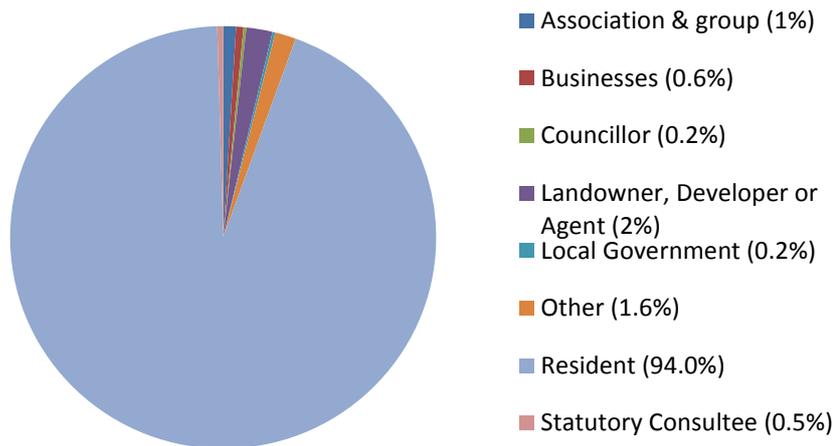


Figure 3 Categories of consultees

1.4 Petitions

Table 1 describes the 6 petitions that were received as part of the consultation.

Petitions		
Reference	Site or Policy Name	Number of signatures
HS2.54	Land between Newchurch Road and Bacup Road and west of Dobbin Lane	231
HS2.76	Land at Snig Hole	52
HS2.54	Land between Newchurch Road and Bacup Road and west of Dobbin Lane	158
HS2.54	Land between Newchurch Road and Bacup Road and west of Dobbin Lane	83
SD2	Urban Boundary change at Goodshaw Lane	25
HS2.51	Land adjacent Laburnum Cottages	37

Table 1 Petitions received during the draft Local Plan consultation

2. Comments received by sites and policies Table 2 lists the number of comments received for each site or policy.

Reference	Policy or Site Name	Total number of Comments	Number of comments			Number received from							
			Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
Policies													
SD1	Presumption in Favour of Sustainable Development	6	0	3	3	1	1	2	0	2	0	0	0
SD2	Urban Boundary and Green Belt	96	84	6	6	79	9	3	2	1	1	0	1
Housing													
HS1	Meeting Rossendale's Housing Requirement	18	12	1	5	7	7	2	1	1	0	0	0
HS2	Housing Site Allocations-General comments	65	56	1	8	53	4	3	1	3	0	0	1
HS3	Edenfield Masterplan	20	10	4	6	10	3	2	0	4	1	0	0
HS4	Affordable Housing	6	1	2	3	0	3	2	0	0	1	0	0
HS5	Housing Density	4	2	1	1	0	3	1	0	0	0	0	0
HS6	Housing Standards	5	2	1	2	0	3	1	0	0	1	0	0
HS7	Private Residential Garden Development	1	0	1	0	0	0	1	0	0	0	0	0
HS8	Open Space Requirements in New Housing Developments	6	1	1	4	0	3	1	0	1	1	0	0
HS9	Playing Pitch Requirements in New Housing Developments	4	1	1	2	0	2	1	0	1	0	0	0
HS10	Private Outdoor Amenity Space	2	0	1	1	0	1	1	0	0	0	0	0
HS11	House Extensions	1	0	1	0	0	0	1	0	0	0	0	0
HS12	Replacement Dwellings	1	0	1	0	0	0	1	0	0	0	0	0
HS13	Rural Affordable Housing - Rural Exception Sites	2	0	2	0	0	0	2	0	0	0	0	0
HS14	Conversion and Re-Use of Rural Buildings in the Countryside	3	1	1	1	0	0	2	0	1	0	0	0
HS15	Rural Workers Dwellings	1	0	1	0	0	0	1	0	0	0	0	0
HS16	Gypsies, Travellers and Travelling Showpeople	2	0	2	0	1	0	1	0	0	0	0	0
HS17	Specialist Housing	4	1	1	2	0	0	1	0	2	1	0	0
HS18	Self Build and Custom Built Houses	2	0	1	1	0	1	1	0	0	0	0	0

Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
Employment Growth and Employment													
EMP1	Provision for Employment	2	0	1	1	0	0	1	0	1	0	0	0
EMP2	Employment Site Allocations	7	3	1	3	2	0	1	1	2	1	0	0
EMP3	Employment Site and Premises	4	2	1	1	0	0	1	1	2	0	0	0
EMP4	Development Criteria for Employment Generating Development	2	0	1	1	0	0	1	0	1	0	0	0
EMP5	Employment Development in non -allocated employment areas	2	0	1	1	0	0	1	0	1	0	0	0
EMP6	Futures Park	4	0	2	2	0	0	1	0	2	1	0	0
EMP7	New Hall Hay	5	0	2	3	0	0	1	0	3	1	0	0
Retail													
R1	Retail and Other Town Centre Uses	3	0	1	2	1	0	1	0	1	0	0	0
R2	Rawtenstall Town Centre Uses	2	0	1	1	0	0	1	0	1	0	0	0
R3	Development and Change of Use in District and Local Centres	1	0	1	0	0	0	1	0	0	0	0	0
R4	Existing Local Shops	1	0	1	0	0	0	1	0	0	0	0	0
R5	Hot Food Takeaways	4	1	1	2	0	0	1	1	1	1	0	0
R6	Shopfronts	1	0	1	0	0	0	1	0	0	0	0	0
Environment													
ENV1	High Quality Development in the Borough	9	2	3	4	1	2	1	0	4	1	0	0
ENV2	Heritage Assets	7	2	3	2	3	1	2	0	1	0	0	0
ENV3	Local List	5	1	2	2	1	2	1	0	1	0	0	0
ENV4	Landscape Character and Quality	5	1	4	0	2	1	2	0	0	0	0	0
ENV5	Biodiversity, Geodiversity and Ecological Networks	7	2	2	3	2	1	1	0	2	0	0	1
ENV6	Green Infrastructure	7	1	3	3	2	2	1	0	1	1	0	0

ENV7	Environmental Protection	4	2	1	1	1	1	1	0	1	0	0	0
ENV8	Wind Turbines Areas of Search	9	5	0	4	2	1	2	0	2	0	0	2
ENV9	Wind Farms and Individual Turbines	7	3	1	3	1	1	2	0	2	0	0	1
Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
ENV10	Other Forms of Renewable Energy Generation	6	2	1	3	1	0	2	0	3	0	0	0
ENV11	Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality	4	1	2	1	0	1	1	0	2	0	0	0
ENV12	Trees and Hedgerows	2	1	1	0	0	1	1	0	0	0	0	0
Leisure and Tourism													
LT1	Protection of Playing Pitches, Existing Open Spaces and Sport and Recreation Facilities	3	0	2	1	1	0	1	0	1	0	0	0
LT2	Community Facilities	2	0	1	1	1	0	1	0	0	0	0	0
LT3	Tourism	2	0	2	0	1	0	1	0	0	0	0	0
LT4	Overnight Visitor Accommodation	1	0	1	0	0	0	1	0	0	0	0	0
LT5	Equestrian Development	1	0	1	0	0	0	1	0	0	0	0	0
LT6	Farm Diversification	1	0	1	0	0	0	1	0	0	0	0	0
Transport													
TR1	Strategic Transport	8	2	3	3	3	1	1	0	1	2	0	0
TR2	Footpaths, Cycleways and Bridleways	4	1	1	2	1	1	1	1	0	0	0	0
TR3	Road Schemes and Development Access	1	0	1	0	0	0	1	0	0	0	0	0
TR4	Parking	4	1	1	2	1	2	1	0	0	0	0	0
Monitoring													
Monitoring	Monitoring	2	0	0	2	0	0	0	0	2	0	0	0
SITES													
Housing Sites													

Bacup, Stacksteads, Britannia and Weir													
Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
HS2.1	Land off Greensnook Lane	1	0	1	0	0	1	0	0	0	0	0	0
HS2.2	Land near Greensnook Farm	0	0	0	0	0	0	0	0	0	0	0	0
HS2.3	Land at Higher Cross Row	7	7	0	0	7	0	0	0	0	0	0	0
HS2.4	Land off Rockcliffe Road	2	2	0	0	2	0	0	0	0	0	0	0
HS2.5	Off Fernhill Drive and Anvil Street, Stacksteads	13	13	0	0	12	1	0	0	0	0	0	0
HS2.6	Greens Farm and Bull Hall Barn, Bacup	13	11	0	2	11	0	0	1	0	1	0	0
HS2.7	Land off Cowtoot Lane, Bacup	15	14	0	1	13	0	0	0	0	1	1	0
HS2.8	Land south of the Weir Public House, Weir	6	6	0	0	6	0	0	0	0	0	0	0
HS2.9	Land west of Burnley Road, Weir	6	4	2	0	6	0	0	0	0	0	0	0
HS2.10	Irwell Springs, Weir	3	2	1	0	3	0	0	0	0	0	0	0
HS2.11	Land at Huttock Top Farm, Bacup	71	71	0	0	69	0	0	0	0	1	0	1
HS2.12	Huttock Top, Bacup	71	70	1	0	69	0	0	0	0	1	0	1
HS2.13	Land south of Huttock Top Farm, Bacup	72	71	0	1	70	0	1	0	0	1	0	0
HS2.14	Land off Burnley Road and Meadows Aveznue	1	1	0	0	1	0	0	0	0	0	0	0
HS2.15	Sheephouse Reservoir	0	0	0	0	0	0	0	0	0	0	0	0
HS2.16	Land behind Pennine Road and to the north east of Pennine Road	9	8	0	1	8	0	0	0	0	1	0	0
HS2.17	Tong Farm	1	1	0	0	0	0	0	0	0	0	0	1
HS2.18	Reed Street	0	0	0	0	0	0	0	0	0	0	0	0
HS2.19	Former Bacup Health Centre	0	0	0	0	0	0	0	0	0	0	0	0
HS2.20	Land off Douglas Road	0	0	0	0	0	0	0	0	0	0	0	0
HS2.21	Lower Stack Farm	0	0	0	0	0	0	0	0	0	0	0	0
HS2.22	Thorn Bank	2	2	0	0	2	0	0	0	0	0	0	0
HS2.23	Land east of Rochdale Road	3	2	0	1	2	0	0	0	0	1	0	0

HS2.24	Land at Blackwood Road and north of Blackwood Road	1	0	1	0	1	0	0	0	0	0	0	0
HS2.25	Glen Mill, 640 Newchurch Road	1	0	1	0	0	1	0	0	0	0	0	0
HS2.26	The former Commercial Hotel	0	0	0	0	0	0	0	0	0	0	0	0
HS2.27	Land adjacent 83 Booth Road	0	0	0	0	0	0	0	0	0	0	0	0
HS2.28	Booth Road / Woodland Mount	2	0	1	1	1	1	0	0	0	0	0	0
HS2.29	Land west of Sow Clough	1	1	0	0	0	0	0	0	0	1	0	0
HS2.30	Shadlock Skips	0	0	0	0	0	0	0	0	0	0	0	0
HS2.31	Hare and Hounds Garage	0	0	0	0	0	0	0	0	0	0	0	0
HS2.32	Land off Newchurch Old Road	73	71	1	1	72	0	0	0	0	1	0	0
Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
Haslingden & Rising Bridge													
HS2.33	Land at Kirkhill Avenue, Haslingden	10	9	0	1	9	1	0	0	0	0	0	0
HS2.34	Land rear of Highfield Nursing Home	1	0	1	0	1	0	0	0	0	0	0	0
HS2.35	Land off Highfield Street	0	0	0	0	0	0	0	0	0	0	0	0
HS2.36	Former Haslingden Police Station	0	0	0	0	0	0	0	0	0	0	0	0
HS2.37	Land adjacent Park Avenue / Criccieth Close	3	3	0	0	3	0	0	0	0	0	0	0
HS2.38	Land to side and rear of Petrol Station, Manchester Road	0	0	0	0	0	0	0	0	0	0	0	0
HS2.39	Land at Holme Lane	0	0	0	0	0	0	0	0	0	0	0	0
HS2.40	Land adjacent 53 Grane Road	1	1	0	0	1	0	0	0	0	0	0	0
HS2.41	1 Laburnum Street	0	0	0	0	0	0	0	0	0	0	0	0
Rawtenstall, Crawshawbooth, Goodshaw and Loveclough													
HS2.42	Hollin Way	1	1	0	0	1	0	0	0	0	0	0	0
HS2.43	Reedsholme Work and land west of Hollin Way	0	0	0	0	0	0	0	0	0	0	0	0
HS2.44	Land at Hollin Lane and north of Hollin Lane	10	9	1	0	9	1	0	0	0	0	0	0
HS2.45	Willow Avenue off Lime Tree Grove	6	5	0	1	6	0	0	0	0	0	0	0
HS2.46	Land east of Acrefield Drive	0	0	0	0	0	0	0	0	0	0	0	0

HS2.47	Land adjacent Goodshaw Lane and Swinshaw Hall, Loveclough	18	16	0	2	16	0	1	0	0	1	0	0
HS2.48	Land south of 1293 Burnley Road, Loveclough	1	0	0	1	0	0	1	0	0	0	0	0
HS2.49	Loveclough Working Mens Club	4	3	0	1	4	0	0	0	0	0	0	0
HS2.50	Turton Hollow	3	2	0	1	2	0	1	0	0	0	0	0
HS2.51	Land adjacent Laburnum Cottages	15	14	0	1	14	0	1	0	0	0	0	0
HS2.52	Land south of Goodshaw Fold Road	5	4	1	0	4	0	1	0	0	0	0	0
HS2.53	Johnny Barn Farm and east of Johnny Barn Farm	15	11	1	3	11	2	1	0	0	1	0	0
HS2.54	Land between Newchurch Road and Bacup Road and west of Dobbin Lane	27	26	0	1	23	0	3	0	0	1	0	0
HS2.55	Spinning Point	0	0	0	0	0	0	0	0	0	0	0	0
HS2.56	Land at Hurst Platt	4	3	0	1	4	0	0	0	0	0	0	0
Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
HS2.57	Land at Conway Road	2	1	1	0	1	1	0	0	0	0	0	0
HS2.58	Land at Higher Cloughfold	2	2	0	0	2	0	0	0	0	0	0	0
HS2.59	Land to the north side of Hall Carr Road	0	0	0	0	0	0	0	0	0	0	0	0
HS2.60	Haslam Farm, north of Duckworth Lane	79	77	0	2	70	2	1	0	1	0	0	5
HS2.61	Land off Oaklands and Lower Cribden Avenue	0	0	0	0	0	0	0	0	0	0	0	0
HS2.62	Former Hospital, Haslingden Road	1	0	0	1	0	1	0	0	0	0	0	0
HS2.63	Magistrates Court	0	0	0	0	0	0	0	0	0	0	0	0
HS2.64	Land at Oakenhead Wood	6	5	0	1	4	0	0	0	0	1	0	1
HS2.65	Land at Bury Road, Rawtenstall	0	0	0	0	0	0	0	0	0	0	0	0
HS2.66	Land behind no. 173 to 187 Haslingden Old Road	11	8	0	3	10	0	0	0	0	1	0	0
HS2.67	Land at Carr Barn and Carr Farm	0	0	0	0	0	0	0	0	0	0	0	0
HS2.68	Land east of Lower Clowes Road	1	0	1	0	0	1	0	0	0	0	0	0
HS2.69	Land off Lower Clowes Road	0	0	0	0	0	0	0	0	0	0	0	0

HS2.70	Hall Carr Farm	0	0	0	0	0	0	0	0	0	0	0	0
South West													
HS2.71	Horse and Jockey Hotel, land to the west of Moorland View, land between Blackburn Road and A56, land west of Market Street and land off Exchange Street, Edenfield	818	810	5	3	800	3	5	1	0	1	0	8
HS2.72	Croft End, Stubbins	1	1	0	0	1	0	0	0	0	0	0	0
HS2.73	Land off Wood Lane, Edenfield	12	9	2	1	9	2	0	0	0	1	0	0
HS2.74	Land east of Burnley Road	5	5	0	0	5	0	0	0	0	0	0	0
HS2.75	Wavell House	1	1	0	0	1	0	0	0	0	0	0	0
HS2.76	Land at Snig Hole, Helmshore	77	76	0	1	77	0	0	0	0	0	0	0
HS2.77	Land off Curven Edge, Helmshore	58	57	0	1	58	0	0	0	0	0	0	0
HS2.78	Grane Village and land off Holcombe Road	60	54	2	4	58	1	1	0	0	0	0	0
HS2.79	Rossendale Golf Club	37	36	1	0	36	1	0	0	0	0	0	0
HS2.110	Irwell Vale Mill	5	3	1	1	3	1	0	0	1	0	0	0
Waterfoot, Lumb, Cowpe & Water													
Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
HS2.80	Land off Lea Bank	2	1	0	1	1	0	1	0	0	0	0	0
HS2.81	Greenbridge Mill (Hall Carr Mill)	0	0	0	0	0	0	0	0	0	0	0	0
HS2.82	Land adjacent Dark Lane football ground	4	3	0	1	4	0	0	0	0	0	0	0
HS2.83	Hareholme	1	0	0	1	1	0	0	0	0	0	0	0
HS2.84	Land behind Myrtle Grove Mill	2	2	0	0	2	0	0	0	0	0	0	0
HS2.85	Land off Peel Street	1	0	0	1	1	0	0	0	0	0	0	0
HS2.86	Land by St Peter's School	7	6	0	1	5	1	1	0	0	0	0	0
HS2.87	Carr Mill and 1 Carr Lane	0	0	0	0	0	0	0	0	0	0	0	0
HS2.88	Former Kearns Mill	0	0	0	0	0	0	0	0	0	0	0	0
HS2.89	Knott Mill Works and Orchard Works	0	0	0	0	0	0	0	0	0	0	0	0

HS2.90	Waterfoot Primary School	0	0	0	0	0	0	0	0	0	0	0	0
HS2.91	Park Road Garage Site	2	2	0	0	2	0	0	0	0	0	0	0
HS2.92	Field at Scout Road	0	0	0	0	0	0	0	0	0	0	0	0
HS2.93	Hollin Farm, Waterfoot	0	0	0	0	0	0	0	0	0	0	0	0
HS2.94	Foxhill Drive	0	0	0	0	0	0	0	0	0	0	0	0
HS2.95	Land at Ashworth Road	0	0	0	0	0	0	0	0	0	0	0	0
HS2.96	Bolton Mill, Cowpe	0	0	0	0	0	0	0	0	0	0	0	0
HS2.97	Isle of Man Mill and Garage	1	0	1	0	0	1	0	0	0	0	0	0
HS2.98	Land south of Shawclough Road, Scout Bottom	0	0	0	0	0	0	0	0	0	0	0	0
HS2.99	Land south of Forest Mill	0	0	0	0	0	0	0	0	0	0	0	0
HS2.100	Land opposite Baptist Church	1	0	1	0	0	1	0	0	0	0	0	0
HS2.101	Waterhouse, Cowpe	0	0	0	0	0	0	0	0	0	0	0	0
Whitworth, Facit & Shawforth													
HS2.102	Barlow Bottoms and land north of King Street	78	73	2	3	73	0	1	0	0	2	0	2
HS2.103	Land behind Buxton Street	22	20	1	1	19	0	1	0	0	0	0	2
HS2.104	Land south of Quarry Street, Shawforth	66	66	0	0	63	0	1	0	0	0	0	2
HS2.105	Albert Mill, Whitworth	66	61	3	2	62	0	1	0	1	0	0	2
HS2.106	Land to the east of Tonacliffe School	129	126	1	2	124	1	1	0	0	1	0	2
Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
HS2.107	Land off Eastgate	73	69	1	3	70	0	1	0	0	0	0	2
HS2.108	Cowm Water Treatment Works	89	87	0	2	83	0	2	0	0	1	0	3
HS2.109	Site off Horsefield Avenue, Tonacliffe	137	134	1	2	130	1	1	2	0	1	0	2
Transit Gypsies and Travellers Site													
HS16.1	Little Tooter Quarry, Sharneyford	67	67	0	0	61	0	0	3	0	0	3	0
New & Existing Employment sites													

EMP2.2	Henrietta Street	1	1	0	0	0	0	0	1	0	0	0	0
EMP2.7	Kings Cloughfold	1	1	0	0	1	0	0	0	0	0	0	0
EMP2.12	Extension to Mayfield Chicks	1	1	0	0	0	1	0	0	0	0	0	0
EMP2.14	Large site at Hud Hey	1	1	0	0	0	0	0	1	0	0	0	0
EMP2.15	Land north of Hud Hey	14	11	1	2	11	2	0	0	0	1	0	0
EMP2.19	Carrs Industrial Estate	1	1	0	0	0	1	0	0	0	0	0	0
EMP2.23	Carrs Industrial Estate North Extension	14	13	0	1	13	0	0	0	0	1	0	0
EMP2.26	Extension of New Hall Hey	2	0	0	2	0	0	0	0	1	1	0	0
EMP2.29	Land at Robert Street	1	0	0	1	0	1	0	0	0	0	0	0
EMP2.31	New Hall Hey	1	0	0	1	0	0	0	0	1	0	0	0
EMP2.32	New Hall Hey Road	1	0	0	1	0	0	0	0	1	0	0	0
EMP2.34	Extension to New Hall Hey	4	2	0	2	1	0	0	1	1	1	0	0
EMP2.35	Baxenden Chemicals Ltd, Rising Bridge	2	2	0	0	1	0	0	1	0	0	0	0
EMP2.38	Land adj Hollin Gate Farm	40	39	0	1	38	0	0	0	0	1	0	1
EMP2.40	Toll Bar Business Park	1	1	0	0	0	1	0	0	0	0	0	0
EMP2.50	Riverside Business Park	1	0	0	1	0	1	0	0	0	0	0	0
EMP2.51	Forest Mill	1	1	0	0	0	1	0	0	0	0	0	0
EMP2.52	Isle of Man Mill	1	0	1	0	0	1	0	0	0	0	0	0
EMP2.53	Waterfoot Mills	1	0	0	1	0	1	0	0	0	0	0	0
EMP2.54	Warth Mill	1	1	0	0	0	0	0	1	0	0	0	0
Reference	Policy or Site Name	Total number of Comments	Objections	Support	Neutral comments	Residents	Landowners, Developers or Agents	Association & Group	Businesses	Statutory Consultee	Local Government	Councillor	Other
Site Not Allocated													
Site not allocated	Site not allocated	69	50	10	9	56	10	3	0	0	0	0	0
Other													

Evidence Base	Evidence Base	15	2	1	12	3	3	1	0	7	1	0	0
General	General comments	51	17	4	30	32	3	6	0	5	3	0	2
New Policy	New Policy Proposed by Consultee	1	0	1	0	0	0	1	0	0	0	0	0
New site	New Site Proposed by Consultee	8	1	5	2	2	5	0	0	0	0	1	0
not known	unknown	1	1	0	0	1	0	0	0	0	0	0	0
SCI	Statement of Community Involvement	1	0	0	1	1	0	0	0	0	0	0	0

Table 2 Number of comments received for each site or policy

Appendix B – Housing sites not taken forward to Reg. 19 version

Draft Local Plan Allocation Ref (Reg 18)	Site name	Gross Area (ha)	Net developable area (ha)	No. of units proposed	Delivery Timescale	Greenfield/Brownfield	Urban Boundary/Countryside/Green Belt	Draft Local Plan Allocation (Reg 18)	Pre-submission version Allocation (Reg 19)	Planning permission	Route number or Hub name	Buffer (crow fly)	Notes
HS2.2	Land near Greensnook Farm	0.11	0.11	7	Year 1-5	Brownfield	UB	Housing	Site not going forward	Yes			Under construction. Dwellings to be completed by the end of 2018 or beginning 2019
HS2.11	Land at Huttock Farm, Bacup	0.74		22	Years 6-15	Mixed	CS	Housing	Site not going forward	No			Serious concerns from LCC regarding highways
HS2.12	Huttock Top, Bacup	1		30	Years 6-15	Greenfield	UB	Housing	Site not going forward	No			Serious concerns from LCC regarding highways
HS2.13	Land south of Huttock Top Farm, Bacup	1.34		40	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Serious concerns from LCC regarding highways
HS2.20	Land off Douglas Road, Bacup	1.09		27	Years 1-5	Greenfield	UB	Housing	Site not going forward	Completed			Now completed
HS2.27	Land adj 83 Booth Road, Tunstead	0.14		5	Years 1-5	Mixed	GB	Housing	Site not going forward	2017/0423			Outline (2017/0423) for a single dwelling. Too small for an allocation
HS2.29	Land west of Sow Clough, Stacksteads	1.21	1.08	32	Years 6-15	Greenfield	CS	Housing	Site not going forward	No	464	300m	LCC highways objection and landowner intentions unknown

HS2.32	Land off Newchurch Old Road	1.57		47	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Serious concerns from LCC regarding highways
HS2.34	Land Rear of Highfield Nursing Home	0.25		2	Years 1-5	Greenfield	UB	Self-Build	Site not going forward	Yes for 2 dwellings			Potential land contamination, historic landfill (EA). Existing permission for 2 dwellings, below the Local Plan threshold.
HS2.39	Land at Holme Lane, Haslingden	0.18	0.18	5	Years 6-15	Greenfield	GB	Housing	Decision not yet taken	No	X41 and 464	300m	Green Belt not identified for release in the Green Belt Review..
HS2.44	Land at Hollin Lane, Rawtenstall	2.59		51	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Access issue via Hollin Lane which is a narrow single lane with no possibility of widening
HS2.54	Land Between Newchurch Road and Bacup Road and to the west of Dobbin Lane	5.63	1.83	82	Years 1-5	Greenfield	UB	Housing	Site not going forward	No			LCC: could not accommodate 55 houses. Badger setts present on site. Objection from Valley Heritage, Rossendale Valley Gateway Club. Highways England: commented that the site should be assessed within Highways Capacity Study. Potential land instability.
HS2.56	Land at Hurst Platt, Waingate Road	0.15		8	Years 1-5	Greenfield	UB/CS	Housing	Site not going forward	Under construction			Half complete. 4 houses remaining which is too small for allocation
HS2.57	Land at Conway Road	0.25	0.16	5	Years 1-5	Greenfield	CS	Self-Build	Site not going forward	No			Delivering 5 units is over-optimistic so we have deleted the allocation, though there is a change proposed to bring the land into the urban boundary
HS2.58	Land At Higher Cloughfold	0.25		7	Years 6-15	Greenfield	CS	Self-Build	Site not going forward	No			Likely to be too small to deliver 5 or more houses. Vehicle access issues.
HS2.59	Land to the north side of Hall Carr Road	0.3		5	Years 1-5	Mixed	UB	Self-Build	Site not going forward	No			Site too small to deliver 5 or more dwellings. Interest for 1 self-build home,
HS2.60	Haslam Farm, north of Duckworth Lane	1.63	0.71	21	Years 1-5	Greenfield	GB	Housing	Site not going forward	No			Presence of infrastructure limiting developable area to justify GB release Stepping stone habitat.

													Landowner wants extension to south. Objection from ELR Ltd. Strong objection from Residents and Friends of Townsend Fold (petition).
HS2.62	Former Hospital, Haslingden Road	1.87		41	Years 1-5	Brownfield	GB	Housing	Site not going forward	Almost completed			Site completed
HS2.64	Land at Oakenhead Wood, Rawtenstall	0.75		22	Years 1-5	Greenfield	CS	Housing	Site not going forward	No			LCC objection due to unsuitable vehicle access
HS2.66	Land behind no. 173 to 187 Haslingden Old Road	0.45		13	Years 1-5	Greenfield	CS	Housing	Site not going forward	No			LCC objection due to unsuitable vehicle access
HS2.68	Land east of Lower Clowes Road	0.19	0.19	5	Years 6-15	Brownfield	CS	Housing	Site not going forward	No			Willing landowner (call from agent regarding planning application). Delivery can move to 1 to 5 years, but could deliver less than 5 dwellings. Keep UB change to allow windfall development
HS2.71 (part)	Land to the west of Moorland View, Edenfield	2.63	2.63	45	Years 6-15	Greenfield	GB	Housing	Site not going forward				Not identified as a Green belt release
HS2.72	Croft End, Stubbins	0.8	0.8	11	Years 1-5	Brownfield	UB	Housing	Site not going forward	Yes (2016/0228)	X41	300m	Likely to be completed before the adoption of the Local Plan
HS2.75	Wavell House	0.25		32	Years 1-5	Brownfield	UB	Housing	Site not going forward	Under construction			Near completion (30 dwellings built)
HS2.76	Land at Snig Hole, Helmshore	0.25		7	Years 1-5	Greenfield	GB	Housing	Site not going forward	No			One landowner requests withdrawal of site. Objection from Helmshore Local History Society and 77 resident objections.

HS2.77	Land Off Curven Edge	0.18		5	Years 1-5	Greenfield	UB	Housing	Site not going forward	No			Land contamination (EA). Recreational use. 58 residents objections
HS2.79	Rossendale Golf Club, Haslingden	0.58	0.52	15	Years 6-15	Greenfield	GB	Housing	Housing	No	X41	300m	Willing landowner. Not identified for GB release. Developer wants site to be extended south
HS2.84	Land behind Myrtle Grove Mill, Waterfoot	3.57	1.35	40	Years 6-15	Greenfield	CS	Housing	Site not going forward	No	464	300m	Landowner intentions unknown. 2 resident objections. Access issues
HS2.86	Land by St Peter's School	0.32	0.32	9	Years 6-15	Mixed	CS	Housing	Site not going forward	No			Willing landowner. Objection from Valley Heritage due to landscape impact and access and 5 residents' objections. Western boundary of the site should be along the track (conservation officer). Not going ahead with UB change.
HS2.88	Former Kearns Mill	1.01		14	Years 1-5	Brownfield	CS	Housing	Site not going forward	Under construction			Near completion
HS2.91	Park Road Garage Site	0.36		11	Years 1-5	Mixed	UB	Housing	Site not going forward	No			Drainage issues, culvert, garage colony in use. 2 resident objections
HS2.92	Field at Scout Road, Whitewell Bottom	0.17	0.17	5	Years 1-5	9	CS	Housing	Site not going forward	No			Willing landowner. EA: flood zone 2. Too small to deliver 5 or more dwellings, keep small scale UB change for windfall development.
HS2.98	Land south of Shawclough Road, Scout Bottom	1.08		32	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			EA: main river, flood zone 3 and 2. some willing landowners
HS2.99	Land South of Isle of Man Mill	2.12	1.58	47	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Intentions of landowner unknown. Landscape impact.
HS2.101	Waterhouse, Cowpe	0.09	0.07	5	Years 6-15	Brownfield	CS	Housing	Site not going forward	No			Willing landowner. EA: main river, flood zone 3 and 2. Too small to deliver 5 houses. Keep boundary change

