

Strategic Housing Land Availability Assessment

2018 update

Errata



10th September 2018

Rossendale
BOROUGH COUNCIL

1. Introduction

1.1 The Appendix E of the Strategic Housing Land Availability Assessment (2018 update) which shows the site assessments contains some errors. Amendments have been made and are presented in this document.

2. Corrections to the Site Assessments (Appendix E)

2.1 SHLAA18419 Land off Todmorden Road

GENERAL INFORMATION

Site Ref **SHLAA18419** Most Recent Source **Draft Local Plan Reg 18** Comment Site Gross Area (ha) **0.79**

Site Name **Land off Todmorden Road**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

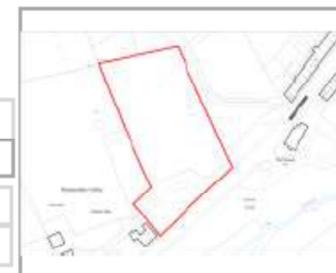
Current Land Use **Grassland / field**

Characteristics of the site reducing the development area **Access road to private properties (0.03ha)**

Area available for development **0.76** Net Development Area (ha) **0.68** Density **30 dwellings per hectare**

Yield calculated **20** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private and public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The private landowners have expressed an interest to release the site for development (draft Local Plan regulation 18 consultation).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access from Todmorden Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **10km to A56 / A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **100m to bus stop with 7 services a day to Todmorden (route 466)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	750m to Sharneyford Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.7km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.3km to GP surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	950m to Bacup Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 300m to Sharneyford playground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and small area at low risk of surface water flodd risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland corridor network
Recreational value	no recreational value
Recreational value comme	Public right of way situated to the east of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Listed buildings present along Todmorden Road and listed structure within a field situated at a higher ground from the site.
Landscape value	medium landscape impact
Comments	Within settled valleys landscape character type, however the site is within a prominent position, therefore it is considered to have landscape value.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment. Gradient mitigation. Landscape assessment.

Market are **low value market area (£150/sqm)**

Comments Within an attractive part of Bacup

CONCLUSION

Availability summary **Available now**

Justification Landowners have expressed an interest to develop the site for residential use.

Suitability summary **Suitable now**

Justification The site is situated on the edge of Bacup settlement, within the countryside. It can be accessed from Todmorden Road where a bus service runs between Bacup and Todmorden. The land is within the Coal Authority high risk development area, therefore a coal risk assessment will be required. The site is also identified as a mineral safeguarding area on the Lancashire Mineral and Waste Local Plan, so Lancashire County Council should be consulted regarding potential issues in terms of sterilisation of mineral resources. Since the site is within a prominent location, a landscape assessment would be needed to understand the potential impacts of development and if any mitigation is required.
The site is considered suitable for residential development subject to the findings from the coal risk and landscape assessments.

Viability and achievability summary **Achievable now**

Justification The site is situated on a low market value area, however it is situated within an attractive part of the settlement. Extra costs are likely to be involved regarding mitigation of the slope, potential landscape impact and coal risk from mining history. The site is non-the-less considered viable and achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available for development and is considered suitable subject to the findings from a coal risk assessment and landscape study. The site is considered viable and development can be delivered within the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)