

ROSSENDALE DRAFT LOCAL PLAN

CHANGES TO THE LOCAL PLAN (WRITTEN STATEMENT AND POLICIES MAP) MADE BETWEEN THE COUNCIL MEETING OF 11TH JULY AND THE REGULATION 19 CONSULTATION OF THE LOCAL PLAN



August 2018

Rossendale
BOROUGH COUNCIL

1

Changes to the Written Statement made between the Council Meeting and the consultation

Introduction

Members agreed at the Council Meeting on 11th July 2018 for consultation to commence on the Local Plan in accordance with Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012 on the Pre-Submission Publication version of the Local Plan for Rossendale (Written Statement and Policies Map) and the associated documents for six weeks starting w/b 20th August 2018.

This Council meeting agreed to amend the plan to remove the allocation at Barlow Bottoms in Whitworth and relocate the Gypsy and Traveller Transit Site "to a small discreet piece of land owned by the Borough Council at the far corner of Futures Park".

It was also agreed that authority be delegated to the Planning Manager/Director of Economic Development to make any changes as required to rectify errors and improve the Draft Local Plan (Written Statement and Policies Map) prior to publication in August 2018.

In addition the Local Plan Steering Group asked to see all changes beforehand and these were circulated to this cross-party group for comment prior to the consultation.

This document lists the changes to both the Written Statement and the Policies Map.

Changes to the Written Statement

Spatial Strategy

- Key diagram:
 - Insertion of the Key diagram
 - The symbols for the retail hierarchy have changed
 - The extent of the Green Infrastructure has changed. It now includes Lancashire woodland and grassland ecological networks as well as former “greenlands” sites.
- Futures Park (EMP2 and EMP6) paragraph has been amended to include reference to the transit site for Gypsies and Travellers
- Barlow Bottoms (Policy EMP2) paragraph has been deleted
- Modification of the Built Heritage paragraph (page 10) to add Helmsore and Newchurch as new proposed Conservation Areas and to mention the proposed extension at Chatterton and Strongstry
- Strategic Policy SS:
 - b) v.Barlow Bottoms has been deleted from the list of major sites allocated
- Strategic Policy SD1:
 - Explanation text modified to reference revised NPPF
- Strategic Policy SD2:
 - The Cowm Water Treatment Works site (reference H69) has been added has a Green Belt release.
 - The explanation text has been modified to explain why Green Belt releases are considered for development

Chapter 1: Housing

- Policy HS2
 - Table 1 has been modified:
 - The site H30 “Tong Farm, Bacup” net developable area has been changed from 2.53ha to 1.7ha and the number of dwellings has been changed from 76 to 51.
 - The site M6 has been deleted and the site M4 has been added.
 - The delivery timescale has been changed to match the housing trajectory.
 - The total number of dwellings has changed from 2878 to 2853 and the total net developable area has changed from 96.86ha to 95.11ha.
 - Explanation text has been modified from
 - “It is expected that approximately 1500 units will be built on allocated sites within the first five years of the Local Plan period (April 2019 to April 2024) providing a healthy supply of land to

meet the Borough's housing need." to "It is expected that approximately 1600 units will be built on allocated sites within the first five years of the Local Plan period (April 2019 to April 2024) providing a healthy supply of land to meet the Borough's housing need."

- "Approximately 40% of the sites allocated are small in size reflecting the nature of the Valley and this reflects recommendations in the draft NPPF that at least 20% of the sites allocated for residential development in a local plan should be sites of half a hectare or less." to "Approximately 50% of the sites allocated are small and medium in size reflecting the nature of the Valley and this reflects recommendations in the NPPF that at least 10% of the sites allocated for residential development in a local plan should be sites of a hectare or less."
- Policy HS7:
 - explanation text modified to reference the revised 2018 framework
- Policy HS18:
 - Policy text has been modified from "A Transit site accommodating a minimum of four pitches will provided on a site at Barlow Bottoms, Facit shown on the Policies Map as Employment Mixed Use site M6" to "A transit site accommodating a minimum of four pitches will be provided on the mixed-use allocation site M4 at Futures Park, Bacup."

Chapter 2: Employment

- Policy EMP2:
 - Table2 has been modified:
 - The site M6 Barlow Bottoms, Facit has been deleted.
 - The site M4 Futures Park, Bacup is appropriate for the following use classes: A1, A3, A4, B1, B2, B8, C1 and a transit site for Gypsies and Travellers
 - The total mixed-use has been changed from gross area 9.14ha to 8.23ha and estimated net developable area 3.48ha to 2.56ha.
- Policy EMP6:
 - one acceptable use of the site has been added: "vi. Transit site for Gypsies and Travellers"

In the explanation text, the substation and pylon on the site is owned by a utility provided but it is not United Utilities

Chapter 3: Retail – only minor formatting changes

Chapter 4: Environment

- Strategic Policy ENV1:
 - Criterion t: addition of “investigation” prior to remediation and mitigation measures
- Policy ENV7:
 - “Enclosed Uplands Wind Turbine Area of Search” to change to “Enclosed Uplands Areas Suitable for Wind Turbines”
 - “High Moorland Plateau Wind Turbine Area of Search” to “High Moorland Plateau Areas Suitable for Wind Turbines”

Chapter 5: Leisure and Tourism

Monitoring:

- New proposals to monitor the number of applications granted contrary to the Environment Agency recommendations.
- Housing monitoring is proposed to be based on net figures rather than gross figures

Appendices

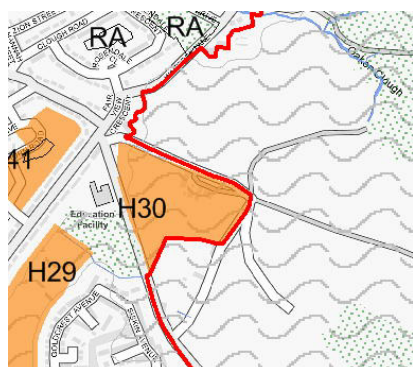
- Appendix 3: Glossary. Definitions of ‘Key Services Centre’ and ‘Local Services Centre’ have been added.
- Appendix 4: The housing trajectory has been modified for Tong Farm (H30) the site net developable area has been changed from 2.753ha to 14.7ha and the estimated yield has been modified from 76 to 51 dwellings. The timescale delivery has been changed accordingly.

Changes to the Policies Map

Housing Site Allocations

- The site allocation at Tong Farm, Bacup (H30) has been reduced.

Extract of the Policies Map discussed at the Council meeting:



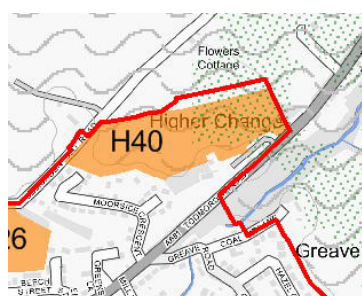
Extract of the Policies Map for the consultation:



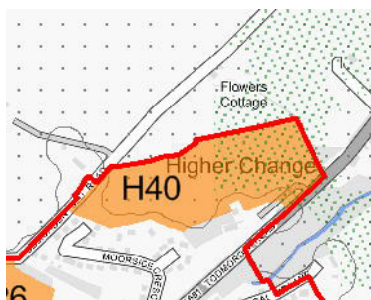
The Urban Boundary has been amended to follow the site allocation's boundary.

- The site allocation at Land off Todmorden Road, Bacup has changed, although the net development area and the estimated number of dwellings remain the same.

Extract of the Policies Map discussed at the Council meeting:



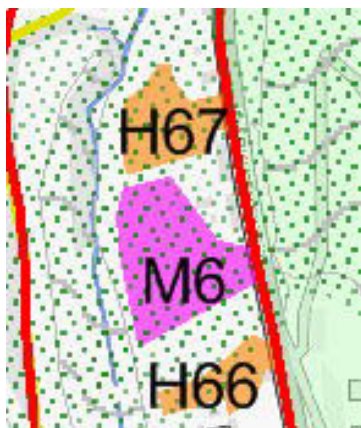
Extract of the Policies Map for consultation:



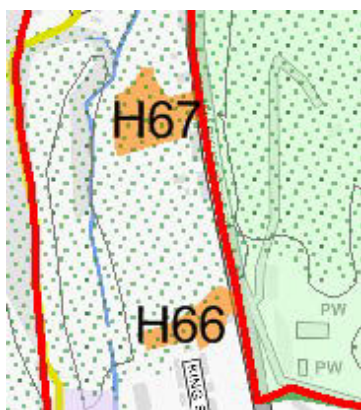
Mixed Use Allocation

The site at Barlow Bottoms, Facit (M6) has ben removed.

Extract of the Policies Map discussed at the Council meeting:



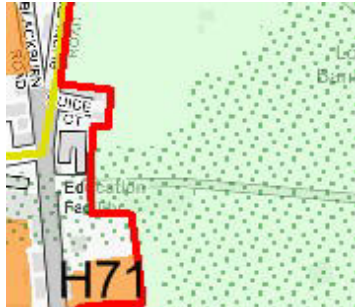
Extract of the Policies Map for consultation:



Community Facilities

A designation for a proposed school extension in Edenfield has been added.

Extract of the Policies Map discussed at the Council meeting:







Extract of the Policies Map for consultation:



General Presentation Changes

Key of the Policies Map discussed at the Council Meeting:



KEY	
Sustainable Development	
	Proposed Urban Boundary
	Proposed Green Belt
Housing	
	Housing Site Allocations
Employment	
	Existing Employment Sites
	New Employment Sites
Mixed-Use	
	Mixed-Use Site Allocations
Retail	
	Town, District, Local Centres and neighbourhood Parades
	Primary Shopping Area
	Rawtenstall Future Expansion
Environment	
Heritage	
	Existing Conservation Area
	Proposed New Conservation Area
	Registered Parks and Gardens and Scheduled Ancient Monuments
	Rossendale Borough Boundary
	Ward Boundary
Biodiversity and Geodiversity	
	Site of Special Scientific Interest (SSSI)
	Local Nature Reserve (LNR)
	Biological Heritage Site (BHS)
	Local Geodiversity Site (LGS)
	Important Wildlife Site (IWS)
Green Infrastructure	
	Green Infrastructure
	Blue Infrastructure
Environmental Protection	
	Air Quality Management Area
Wind Turbines	
	Enclosed Uplands Suitable Areas for Wind Turbines
	High Moorland Plateau Suitable Areas for Wind Turbines
	Mineral Safeguarding Areas
Leisure and Tourism	
	Recreation Areas and Facilities (RA)
Transport	
	East Lancashire Railway and Car parking Areas
Footpaths, Cycleways and Bridleways	
	Existing or Proposed Cycle Route
	Pennine Bridleway
	Rossendale Way
	Irwell Sculpture Trail

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Key of the Policies Map for consultation:

KEY



Sustainable Development

-  Proposed Urban Boundary
-  Proposed Green Belt

Housing

-  Housing Site Allocations




Employment

-  Existing Employment Sites
-  New Employment Sites

Mixed-Use





-  Mixed-Use Site Allocations

Retail

-  Town, District, Local Centres and neighbourhood Parades
-  Primary Shopping Area
-  Rawtenstall Future Expansion

Environment



Heritage

-  Existing Conservation Area
-  Proposed New Conservation Area
-  Registered Parks and Gardens and Scheduled Ancient Monuments
-  Rossendale Borough Boundary


Biodiversity and Geodiversity

-  Site of Special Scientific Interest (SSSI)
-  Local Nature Reserve (LNR)
-  Biological Heritage Site (BHS)
-  Local Geodiversity Site (LGS)
-  Important Wildlife Site (IWS)



Green Infrastructure

-  Green Infrastructure
-  Blue Infrastructure

Environmental Protection

-  Air Quality Management Area



Wind Turbines

-  Enclosed Uplands Suitable Areas for Wind Turbines
-  High Moorland Plateau Suitable Areas for Wind Turbines

Other Forms of Energy Generation

-  Mineral Safeguarding Areas





Leisure and Tourism

-  Recreation Areas and Facilities (RA)
-  School and Playing Field Extension

Transport

-  East Lancashire Railway and Car parking Areas

Footpaths, Cycleways and Bridleways

-  Existing or Proposed Cycle Route
-  Pennine Bridleway
-  Rossendale Way
-  Irwell Sculpture Trail