

**APPENDIX 1:  
SITE ASSESSMENT OVERVIEW DOCUMENT FOR  
PROPOSED ALLOCATIONS**



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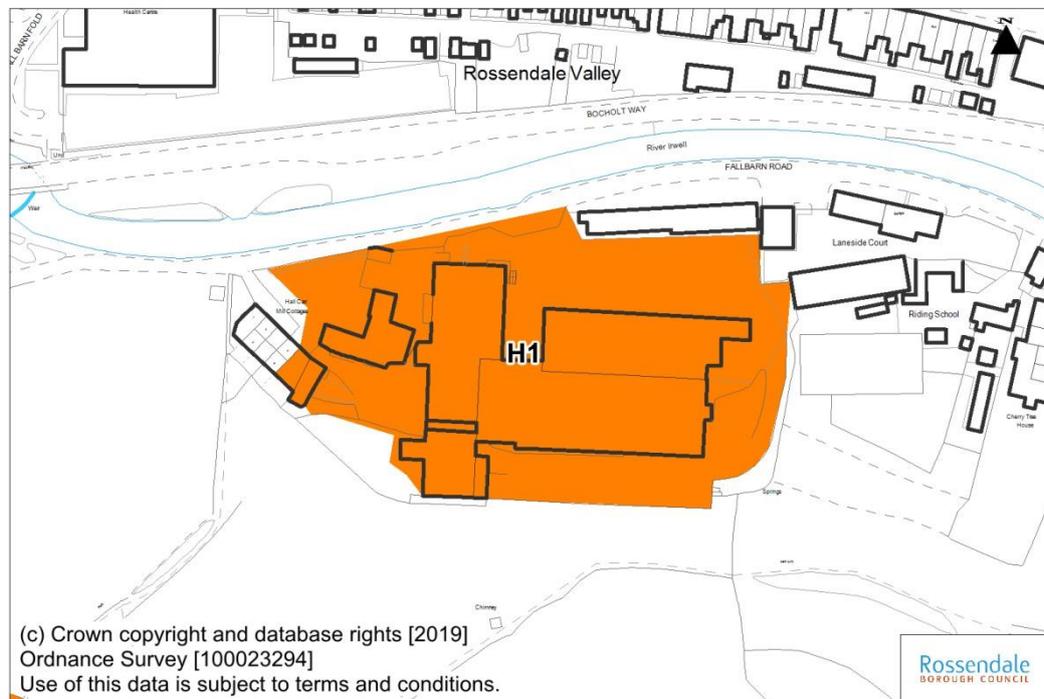
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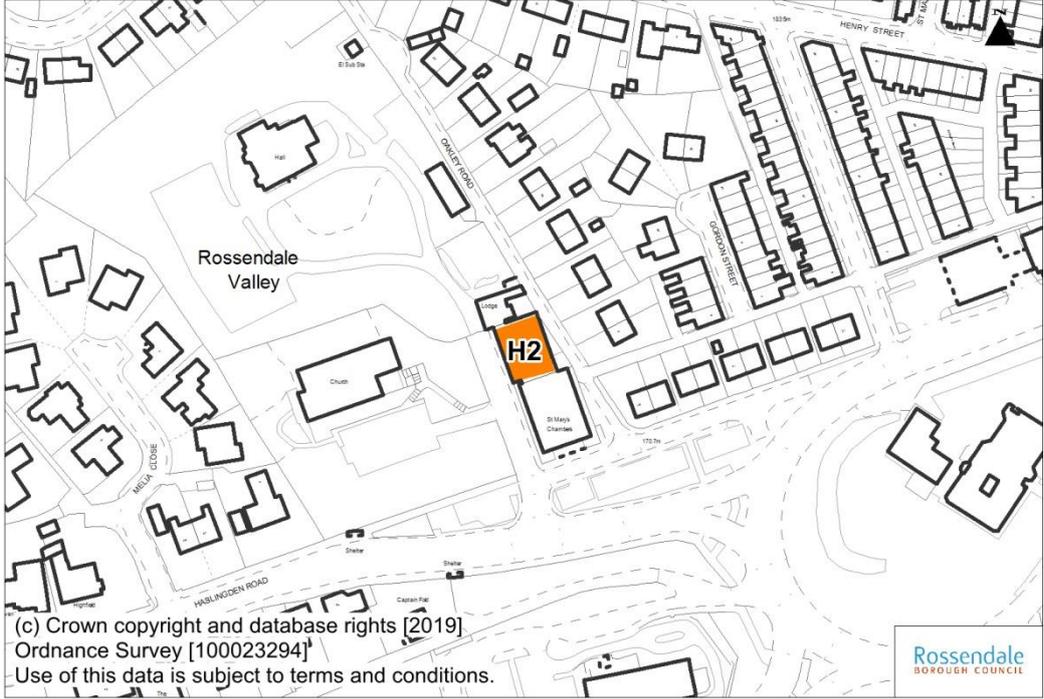
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<b>Site Allocation Ref and Name</b>	<b>H1 – Greenbridge Mill (Hall Carr Mill) Lambert Haworth (Reg18 Ref: HS2.81)</b>		
<b>SHLAA Ref</b>	SHLAA16176	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years
<b>Green Belt Review</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Parcel Ref</b>			
<b>Heritage Impact Assessment Conclusion</b>	The proposal for reuse of the site as residential in principal is acceptable and any possible concerns or harm can be mitigated. It would present an opportunity to bring the building into a new use and in doing so prevent the deterioration and decay of the site and (subject to detail) may provide an opportunity to enhance the building.		
<b>Employment Land Review</b>	EMP48	<b>Employment Land Review Conclusion</b>	Retain for employment use
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA227	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H1	<b>SA Conclusion</b>	Minor adverse impacts for climate change mitigation and material assets. Strong positive impact for Employment (skills) and seven other minor positive effects.
<b>Conclusion</b>	Since the Employment Land Review was undertaken the site has become vacant and interest expressed for residential redevelopment. It represents an opportunity to enhance the listed building and provide housing on previously developed land situated within the Urban Boundary. The development comprises the mill building currently in existing employment use which will be converted into residential use.		

**Map (not at a standard scale)**



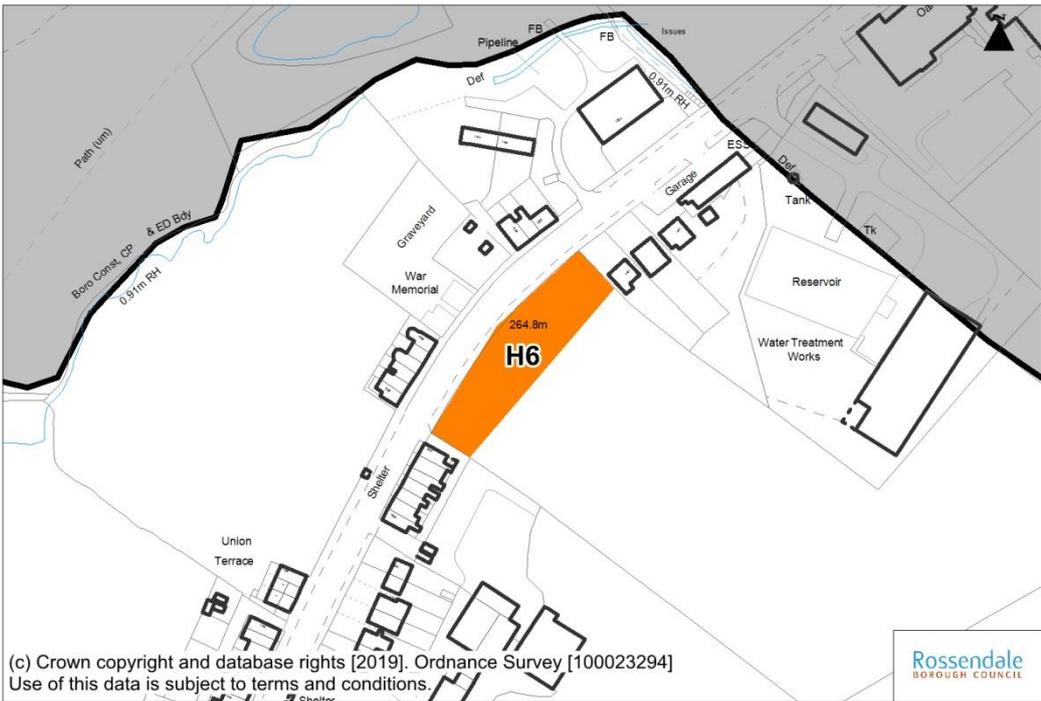
<b>Site Allocation Ref and Name</b>	<b>H2 – Magistrates Court, Rawtenstall</b> (Reg 18 Ref: HS2.63)		
<b>SHLAA Ref</b>	SHLAA16373	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	N/A		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H2	<b>SA Conclusion</b>	Minor adverse impacts on cultural heritage and material assets. Strong positive impact for employment (skills) and six other minor positive effects.
<b>Conclusion</b>	The site has planning permission for a conversion to 11 apartments (2014/0233) and is under-construction.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019] Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p>		

<b>Site Allocation Ref and Name</b>	<b>H3 – Land at former Oakenhead Resource Centre (Reg 18 Ref: N/A)</b>		
<b>SHLAA Ref</b>	SHLAA18422	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Sits just outside of the Boundary of the Conservation Area and does not affect impact upon the setting of any Listed assets, however development on the site will need to ensure the use of natural materials, natural stone, slate and timber for windows and doors. The design should look to the dwellings on the opposite of the road, being a more traditional terrace arrangement and should make use of this within the site which would be appropriate for the historic street pattern. Need to ensure that the site does not simply make use of a standard housing development approach and design. This would not be considered appropriate.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H3	<b>SA Conclusion</b>	Minor adverse impacts on landscape, water and flooding, climate change mitigation and material assets. Strong positive impact for employment (skills) and four other minor positive effects.
<b>Conclusion</b>	The site has planning permission for 19 dwellings (planning reference 2018/0132) and is currently under construction.		
<b>Map (not at a standard scale)</b>			

<b>Site Allocation Ref and Name</b>	<b>H4 – Turton Hollow, Goodshaw (Reg 18 Ref: HS2.50)</b>		
<b>SHLAA Ref</b>	SHLAA16220	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. 70% of the site is available now and is suitable for development subject to a land stability study. The development is viable and is likely to be achievable in the short to medium term. Overall, the site is developable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA233	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H4	<b>SA Conclusion</b>	Minor adverse impacts on landscape, natural resources, climate change mitigation and adaptation, and material assets and six minor positive effects.
<b>Conclusion</b>	The site is considered available and suitable for housing development. It is located within the existing Urban Boundary and expected that development could be delivered in the short term.		
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<b>Site Allocation Ref and Name</b>	<b>H5 – Swinshaw Hall, Loveclough (Reg 18 Ref: HS2.47)</b>		
<b>SHLAA Ref</b>	SHLAA16203	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available and suitable now for residential use. The development is also considered viable and achievable in the short term.
<b>SHLAA Ref</b>	SHLAA16205	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available now and is suitable for development based on the criteria used (policy "off" assessment). The development is also considered viable and achievable in the short term.
<b>SHLAA Ref</b>	SHLAA16206	<b>SHLAA Conclusion</b>	Not developable or not to be included in the SHLAA. The site is available now as the landowner expressed an interest to develop the site in the short term via a call for sites. The site is not suitable for development as it is likely to have a harmful impact on Swinshaw Hall which is a local heritage asset. The site is therefore not considered developable.
<b>SHLAA Ref</b>	SHLAA16207	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is currently available but not suitable due to its important ecological and landscape value. The site can become suitable in the long term, if it can be demonstrated that a scheme can retain the ecological value of the grassland habitat (e.g. via a corridor) and landscape value of the land (via low density and high quality design development). The development is viable and likely to be achieved in the medium to long term. Overall, the site can be developable in the long term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	<p>SHLAA16203: No predicted heritage impacts.</p> <p>SHLAA16205: Acceptable so long as mitigating measures are adhered to. The number of proposed dwellings needs to be reduced. The dwellings needs to be constructed in traditional form and style taking example from the local vernacular. Using natural materials of stone, slate and timber. They should be restricted to two stories.</p> <p>Retention of the trees on the northern boundary which should be TPO'd to ensure buffering to Swinshaw Hall. Standard construction and design will not be accepted. The development should be sited to the north of the site with a little development to the south as possible. The Further landscaping will be required to soften the built form.</p> <p>SHLAA16207: Acceptable so long as mitigating measures are adhered to. The dwellings needs to be constructed in traditional form and style taking example from the local vernacular. Using natural materials of stone, slate and timber. They should be restricted to two stories.</p> <p>Retention of the trees on the southern boundary which should be TPO'd to ensure buffering to Swinshaw Hall. Standard construction and design will not be accepted. The development should be sited to the north of the site with a little development to the south as possible. The Further landscaping will be required to soften the built form.</p>		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA67	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>SFRA Ref (where relevant)</b>	SFRA237	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	West of Swinshaw Hall	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation

relevant)			
SA Ref	H5	SA Conclusion	Eight minor adverse impacts and three minor positive effects.
Conclusion	<p>The previous Heritage Impact Assessment undertaken in 2017 identified that the development of the site SHLAA16206 would have an unacceptable impact on the undesignated heritage asset, as the level of harm would be more than substantial. The Heritage Impact Assessment 2018 did not re-assess the site as the SHLAA assessment concluded that the site was not developable. The site still forms part of the allocation H5, however the land should not be developed and instead should be used for landscaping, SUDS or providing net gain in biodiversity. The net developable area of the allocation has been reduced as it does not include the area of the site SHLAA16206. This explains the low number of dwellings proposed at 47 units. The site is currently in the countryside and it is proposed to include it within the Urban Boundary.</p>		
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<b>Site Allocation Ref and Name</b>	<b>H6 – Land south of 1293 Burnley Road, Loveclough (Reg 18 Ref: HS2.48)</b>		
<b>SHLAA Ref</b>	SHLAA16209	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is currently available and suitable for housing development based on the above criteria and a policy "off" approach. The development is considered viable and achievable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA240	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H6	<b>SA Conclusion</b>	Seven minor adverse impacts and four minor positive effects.
<b>Conclusion</b>	The site is identified as deliverable in the SHLAA 2018. The Sustainability Appraisal concluded that development of the site would have some minor adverse impacts, with some minor positive effects and no strong adverse impact or positive impact. It is considered that the development of the site would consist in a small infill along Burnley Road. The site is currently within the countryside and it is proposed to include it within the Urban Boundary.		
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<b>Site Allocation Ref and Name</b>	<b>H7 – Land adjacent Laburnum Cottages, Goodshaw (Reg 18 Ref: HS2.51)</b>		
<b>SHLAA Ref</b>	SHLAA16197	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available now and is considered suitable for a housing development in the short term provided that the scheme does not affect the setting of St Mary's and All Saints Church situated in the vicinity and adequate land remediation is carried out if land contamination is found during the land contamination survey. The development is viable and achievable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	The site may be acceptable, if the mitigation measures set out are fully adhered to. The boundary of the site shall be pulled in further east away from the Church of St Marys so the boundary is in line with the eastern end of Church St. The proposed yield of the site shall also be reduced in line with the reduction. The plotting and spacing of the site should ensure that it follows the pattern in the local area. The design of the properties should look to the local vernacular. They should be of the highest standard of design regardless of the existing development within the area as this is a highly sensitive area. The dwelling heights shall be restricted to 2 stories.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA164	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	Site 18	<b>Environmental Network Study Conclusion</b>	The site is considered for release as it performs a limited number of Green Infrastructure functions. It should be tested against the need for people to access green space in the local area. Development proposal would need to include a masterplan identifying measures to contribute to the functions of the site.
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H7	<b>SA Conclusion</b>	Seven minor adverse impacts and five minor positive impacts.
<b>Conclusion</b>	The original site SHLAA16197 has been reduced in accordance with the recommendations from the Heritage Impact Assessment. The site is currently situated within the Urban Boundary and designated as Greenlands. It is proposed to retain the land to the east of the allocation as Green Infrastructure.		

Map (not at a standard scale)

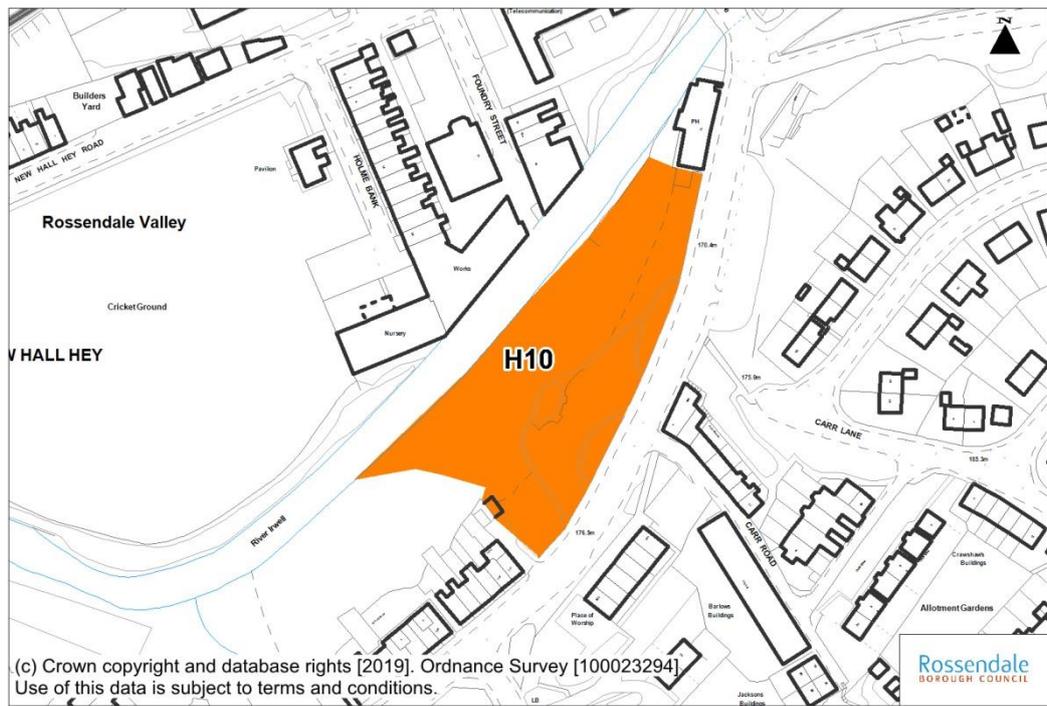


<b>Site Allocation Ref and Name</b>	<b>H8 – Oak Mount Garden, Rawtenstall (Reg 18 Ref: HS2.60)</b>		
<b>SHLAA Ref</b>	SHLAA16317	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available and suitable now for housing, providing that the constraints such as the access and the gradient can be mitigated. The development is considered viable and achievable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Could be acceptable if the highest standard of design and finish is achieved and other mitigating measures are adhered to. That materials shall be of natural stone, natural slate and use timber for doors and windows. The design should look to the traditional vernacular of the valley and ensure that they are not of a standard housing design.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA103	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H8	<b>SA Conclusion</b>	Five minor adverse impacts and four minor positive effects. A strong positive effect for employment (skills).
<b>Conclusion</b>	The site is available and suitable now for housing, providing that the constraints such as the access and the gradient can be mitigated. The development is considered viable and achievable in the short term. The site is situated in a sustainable location within the Urban Boundary.		
<b>Map (not at a standard scale)</b>			

<b>Site Allocation Ref and Name</b>	<b>H9 – Land off Oaklands and Lower Cribden Avenue (Reg 18 Ref: HS2.61)</b>		
<b>SHLAA Ref</b>	SHLAA16362	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	N/A – Site also has planning permission and is currently in construction.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H10	<b>SA Conclusion</b>	Six minor adverse impacts and five minor positive effects. A strong positive effect for employment (skills).
<b>Conclusion</b>	The site has planning permission for 34 dwellings (planning reference 2015/0334) and is currently under construction. 25 dwellings have been completed as of 31 <sup>st</sup> March 2019 (please see 5 Year Housing Land Supply 2018/2019).		
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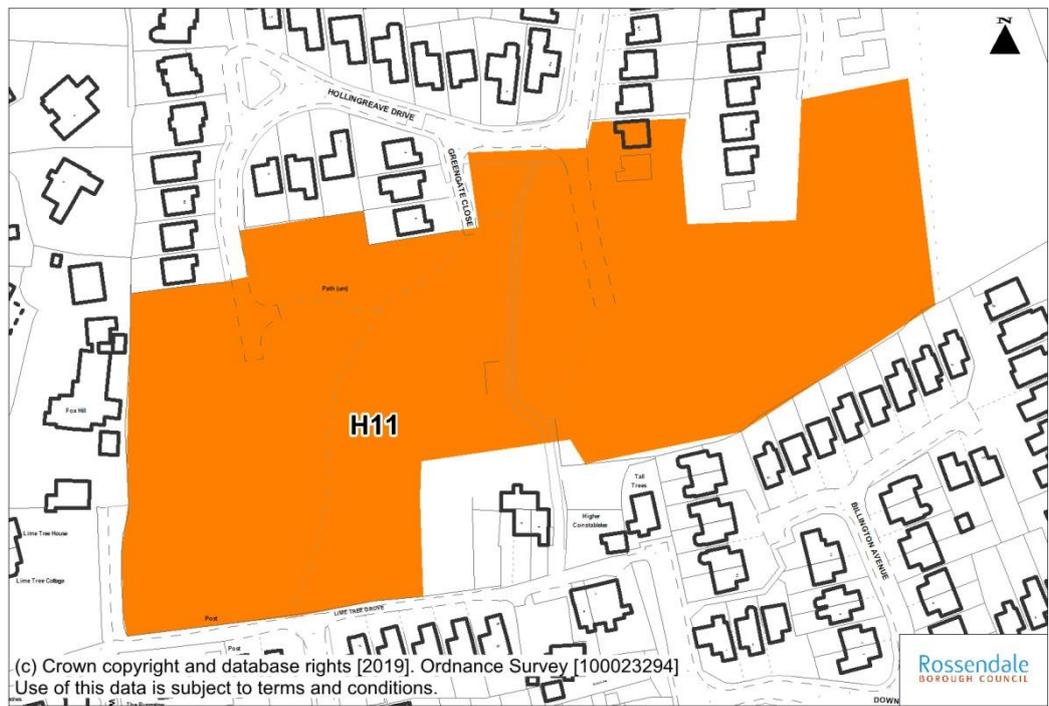
<b>Site Allocation Ref and Name</b>	<b>H10 – Land at Bury Road, Rawtenstall (Reg 18 Ref: HS2.65)</b>		
<b>SHLAA Ref</b>	SHLAA16404	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is in public ownership and currently available for development. The site can become suitable in the short term provided that the constraints identified are adequately addressed (e.g. flood risk, potential land contamination and protection of the wooded area). The development is considered viable and deliverable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable so long as the mitigating measures are adhered to.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H11	<b>SA Conclusion</b>	A strong adverse impact for water and flooding and a strong positive effect for employment (skills). Four minor adverse impacts and four minor positive impacts.
<b>Conclusion</b>	The site is situated within flood zone 3. The Environment Agency stated that if the boundary of the site was amended to exclude the area within flood zone 3, it would withdraw its objection. The development should take place along Bury Road within the eastern part of the site. The western part of the site slopes significantly towards the River Irwell and should not be developed. The net development area of the allocation (0.25ha) matches the SHLAA16404 net development area and excludes the flood zone 3 and the wooded area. The site is situated in a sustainable location within the Urban Boundary.		

Map (not at a standard scale)



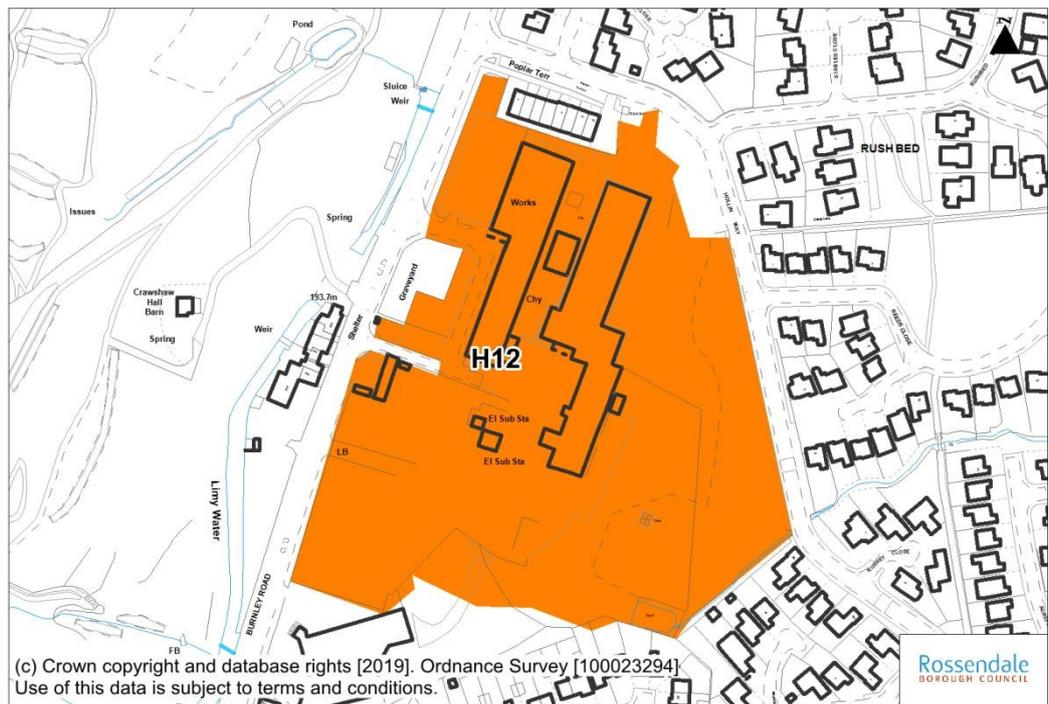
<b>Site Allocation Ref and Name</b>	<b>H11 – The Hollins, Hollin Way (Reg 18 Ref: HS2.42)</b>		
<b>SHLAA Ref</b>	SHLAA16360	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>SHLAA Ref</b>	SHLAA16371	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>SHLAA Ref</b>	SHLAA16363	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>SHLAA Ref</b>	SHLAA16361	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>SHLAA Ref</b>	SHLAA16188	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available and suitable within the short term. The development is considered viable, although the agent stated the site will not be completed within the short term, it is assumed that delivery could start in the next five years, with completion in the medium term. According to the history of delivery by the developer, 5 dwellings per year are likely to be built instead of the average of 20 (considering past delivery). Also, part of the site was granted planning permission for 9 dwellings (reference 2016/0295), therefore these 9 dwellings are deduced from the total number of dwellings to avoid double counting, as these dwellings will figure within the planning commitments (37 dwellings considered).
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable. Impact on wider setting of the farmhouse would be through increased traffic movement but access is not possible along Lime Tree Grove as development includes house to the east thus blocking off potential access route. Access to site via Hollin Lane to east. TPO trees to be retained in any event through TPO process.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA03	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Constable Lee	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	H12	<b>SA Conclusion</b>	Six minor adverse impacts and four minor positive impact. Two strong positive impacts for health and employment (skills).
<b>Conclusion</b>	The site is situated in a sustainable location within the Urban Boundary. The eastern part of the site has planning permissions (planning references 1996/0341; 2014/0128; 2014/0464; 2015/0156; 2016/0295). The past delivery rate on the eastern part of the site amount to 4 to 6 dwellings a year. The expected delivery rate on the proposed allocation is expected to amount to 5 dwellings a year during the whole Local Plan period.		

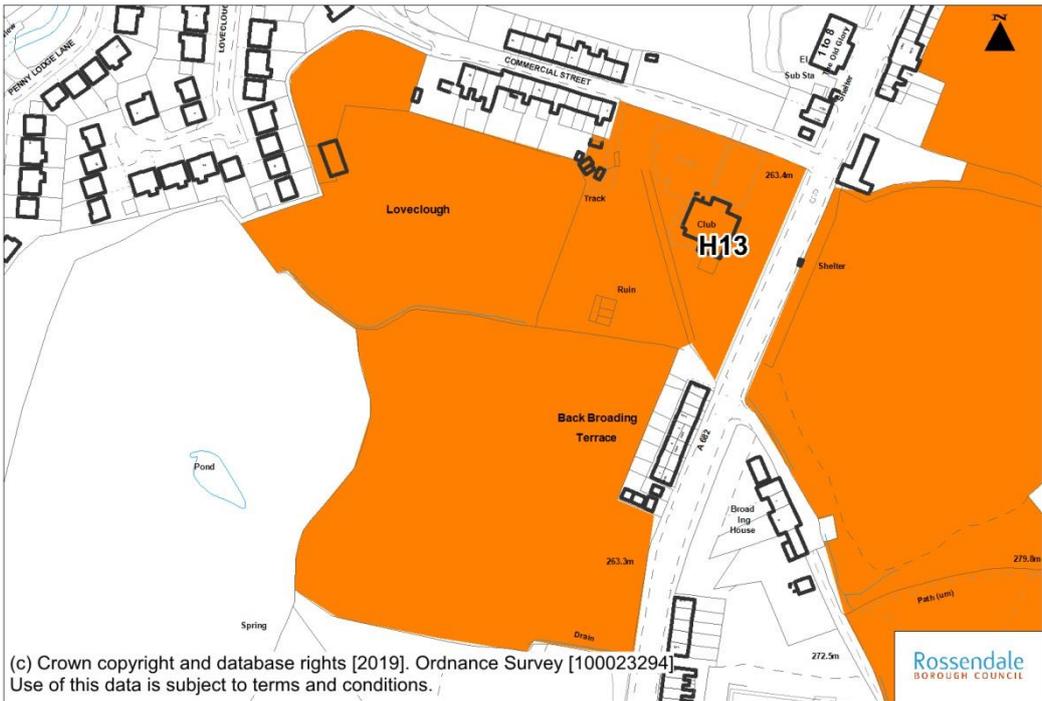
Map (not at a standard scale)

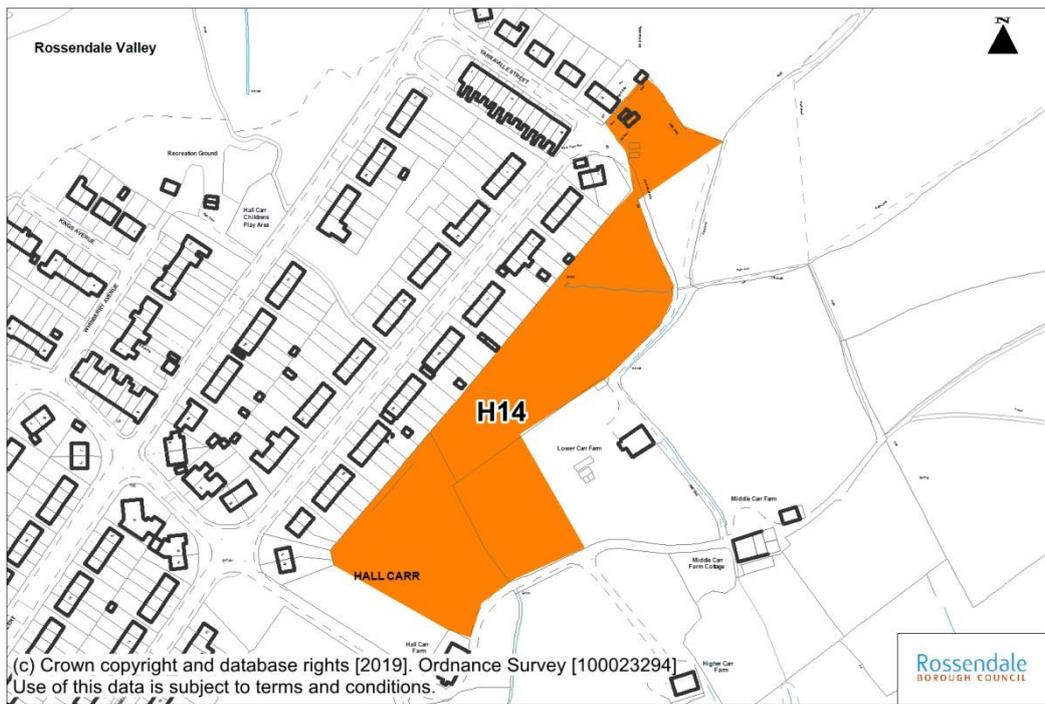


<b>Site Allocation Ref and Name</b>	<b>H12 – Reedsholme Works, Rawtenstall</b> (Reg 18 Ref: HS2.43)		
<b>SHLAA Ref</b>	SHLAA16190	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>SHLAA Ref</b>	SHLAA16191	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available now and suitable provided that the flood risk and potential land contamination issues are adequately addressed. The development is viable but not achievable in the short term according to the agent comment. The site is developable in the medium term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	The site is not considered to impact on any heritage assets or their settings. This was investigated through desk-based assessment and site visit that confirms the location of any assets are at such a distance with development interrupting any views of the site so that there is no impact on wider setting of any heritage assets. The site is located on low ground in the valley bottom and will not impact on any long distance views from assets. Listed farmsteads on the ridge to the west of the site are bounded by a thick wooded band of trees and are no views to the site.		
<b>Employment Land Review</b>	EMP26	<b>Employment Land Review Conclusion</b>	Release for housing
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA297	<b>SFRA Conclusion</b>	Consider site layout and design
<b>Environmental Network Study (where relevant)</b>	Site 21	<b>Environmental Network Study Conclusion</b>	The existing Greenlands site situated to the north east of the proposed allocation has not been assessed. Most of the site is proposed to be retained as Green Infrastructure.
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H13	<b>SA Conclusion</b>	A strong adverse impact for water and flooding and a strong positive impact for housing. Three minor adverse impacts and five minor positive effects.
<b>Conclusion</b>	The site obtained an outline approval for up to 107 dwellings (planning reference 2016/0267) and the reserved matters were approved for 97 dwellings (planning reference 2018/0535). Construction has not yet started as of 31 <sup>st</sup> March 2019. Part of the proposed allocation along Hollin Way is not included in the red edge of the planning permission and could be delivered at a later stage.		

Map (not at a standard scale)

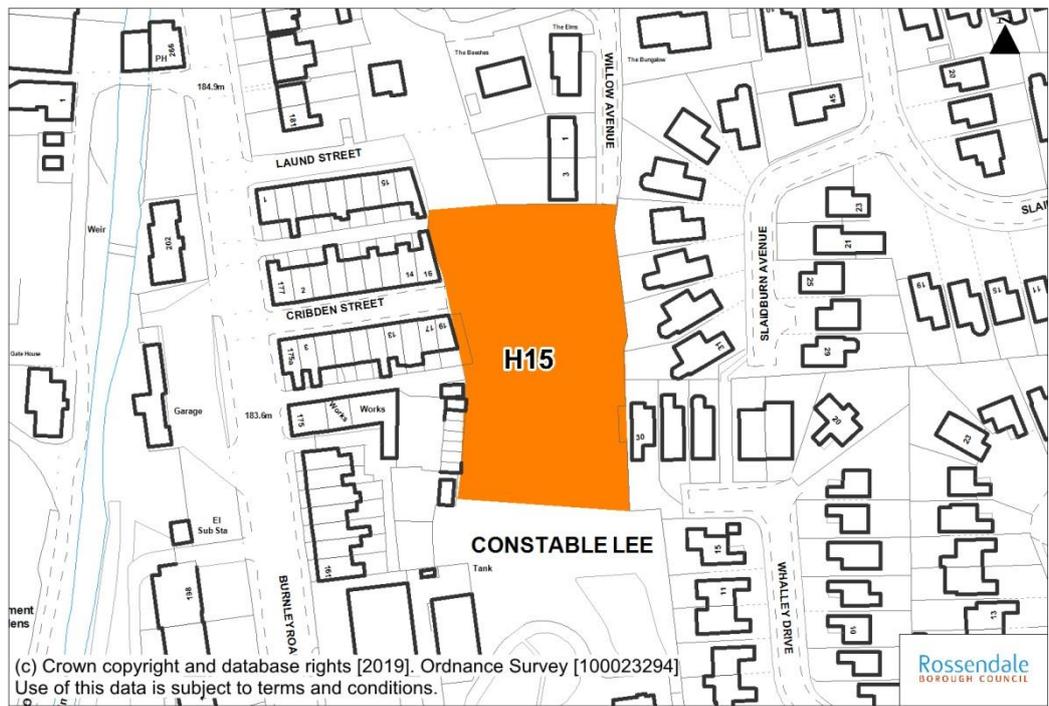


<b>Site Allocation Ref and Name</b>	<b>H13 – Loveclough Working Mens Club and land at rear and extension (Reg 18 Ref: HS2.49)</b>		
<b>SHLAA Ref</b>	SHLAA16367	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>SHLAA Ref</b>	SHLAA18213	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years)
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	SHLAA16367: N/A – Site has an extant planning permission.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA238	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>SFRA Ref (where relevant)</b>	SFRA150	<b>SFRA Conclusion</b>	Should be allocated on flood risk grounds subject to consultation with the LPA / LLFA
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H14	<b>SA Conclusion</b>	Six minor adverse impacts and five minor positive effects.
<b>Conclusion</b>	The Loveclough Working Mens Club and land adjoining has an extant approval for 10 dwellings (planning reference 2011/0457). The eastern part of the site has been granted an outline permission for the erection of up to 80 dwellings with all matters reserved except for access (planning reference 2018/0554).		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

<b>Site Allocation Ref and Name</b>	<b>H14 - Hall Carr Farm, off Yarraville Street (Reg 18 Ref: HS2.70)</b>		
<b>SHLAA Ref</b>	SHLAA16236	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available now and considered suitable for a housing development – an outline planning application for 26 dwellings was minded to be approved at Committee, in June 2016, subject to the signing of a section 106 agreement. The site is therefore considered developable in the medium term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Please see comment from the Conservation Officer regarding planning application 2015/0489.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA154	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Above Hall Carr, Rawtenstall	<b>Landscape Study Conclusion</b>	Hall Carr Area A: suitable for development with mitigation
<b>SA Ref</b>	H15	<b>SA Conclusion</b>	Six minor adverse impacts and 5 minor positive effects. A strong positive effect regarding employment (skills) due to close proximity to schools.
<b>Conclusion</b>	Development of this site is deemed suitable in principle, which is also supported by its planning history.		
<b>Map (not at a standard scale)</b>			

<b>Site Allocation Ref and Name</b>	<b>H15 – Willow Avenue off Lime Tree Grove (Reg 18 Ref: HS2.45)</b>		
<b>SHLAA Ref</b>	SHLAA16187	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available now and is considered suitable provided that the access is approved and that the development does not affect the setting of the listed building or the character of the local area. The development is considered suitable, however the developer stated that the development will not be achievable in the next five years, but rather in the medium term. Overall, the site is developable in the medium term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Providing the following mitigating measures are strictly adhered to the site will be acceptable. The Boundary of the site has to be reduced pulling the southern boundary in line with the rear boundary line of the properties on Cribden Street. The yield will therefore be reduced to around 5 dwellings. It would be possible to continue the street line on Willow Avenue. There is a good set of mature trees existing, while there will be some loss, the trees to the south of the amended boundary should be retained and TPO'd. This is to ensure the natural screening to the GII Church which sits to the south of the site. It would be possible to have bungalows on the site, otherwise they will be restricted to two stories. Whether bungalows of two story dwellings they should be constructed from natural stone, roof finishes in welsh slates and have timber windows. The highest quality of design will be expected. Garden partitions will be expected to use natural materials and use of timber panels fencing will be resisted. Consideration will need to be given to some landscaping to ensure that the built form is soften to the area.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA83	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H16	<b>SA Conclusion</b>	Five minor adverse impacts and four minor positive effects. Two strong positive effects regarding health and employment (skills).
<b>Conclusion</b>	The site is considered developable as the developer stated that the development would not be achievable in the short term. Certain constraints such as site access and heritage impact would need to be addressed and adequately mitigated against.		

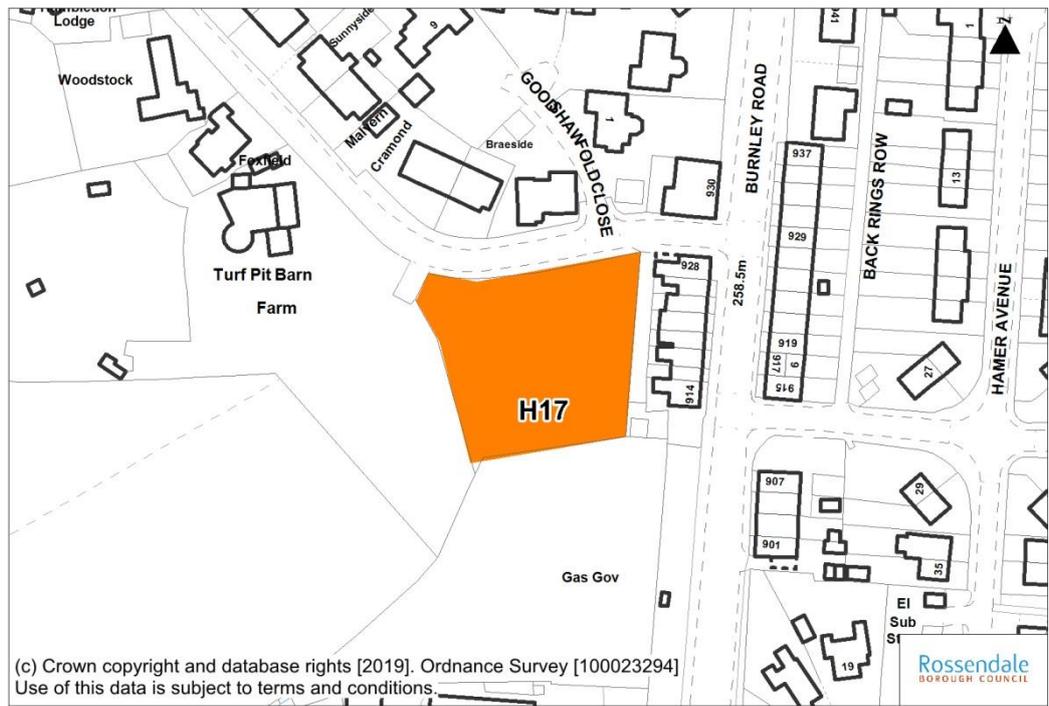
Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>H16 – Land east of Acrefield Drive (Reg 18 Ref: HS2.46)</b>		
<b>SHLAA Ref</b>	SHLAA16189	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available and suitable now for housing. The development is viable but no achievable in the short term. Overall, the site is developable in the medium term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA164	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Constable Lee	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	H17	<b>SA Conclusion</b>	Six minor adverse impacts and three minor positive effects. Two strong positive effects for health and employment (skills).
<b>Conclusion</b>	The site is owned by a developer and is considered developable in the medium term.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

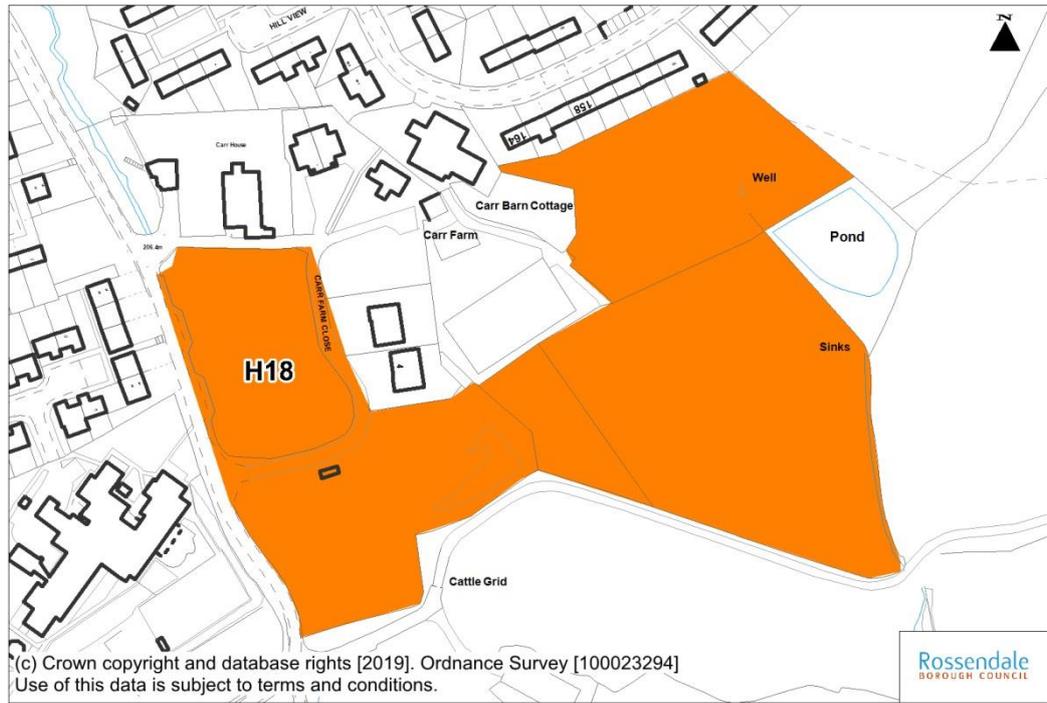
<b>Site Allocation Ref and Name</b>	<b>H17 – Land south of Goodshaw Fold Road (Reg 18 Ref: HS2.52)</b>		
<b>SHLAA Ref</b>	SHLAA16219	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is not considered available now as the landowner owning 12% of the site expressed an interest to develop the site for 10 houses in 2008 but the interest has not been renewed since. Also, the intentions of the other landowners are unknown. However the site can become available in the long term. The site can become suitable for a housing development in the medium term, provided that the flood risk and coal mining assessment do not highlight any particular risks, or if they do, that those can be adequately mitigated. Also, the development is considered viable and deliverable in the medium to long term. Overall, the site is developable in the long term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	The proposed site could be acceptable so long as the stated mitigation is adhered to. The development plot will need pulling the boundary away from the Conservation Area further south. The boundary should not go further north of Abbeycroft. The design should look to mirror the local style. The dwelling should take example from the local terraced dwellings which would in turn help to limit the impact. These could run along the road which would mirror what is already found within the immediate and wider area. The dwelling should be traditional in form and design, using natural materials including stone, slate and timber. They should be of the highest possible quality. The proposals should ensure a good landscaping scheme which would mitigate against any visual impact from the Conservation Area and other key site lines.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA235	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Goodshaw Fold Road	<b>Landscape Study Conclusion</b>	Suitable for development
<b>SA Ref</b>	H18	<b>SA Conclusion</b>	Six minor adverse impacts and five minor positive effects.
<b>Conclusion</b>	The site is currently situated within the countryside, at the edge of the Urban Boundary and is in a sustainable location. The site is considered suitable for residential development subject to further assessments regarding potential flood risk and coal mining risk. Despite the Heritage Impact Assessment request to not develop to the north of Abbeycroft, the development is considered to have less impact on the landscape at this location as it is hidden from views along Burnley Road by a row of terrace.		

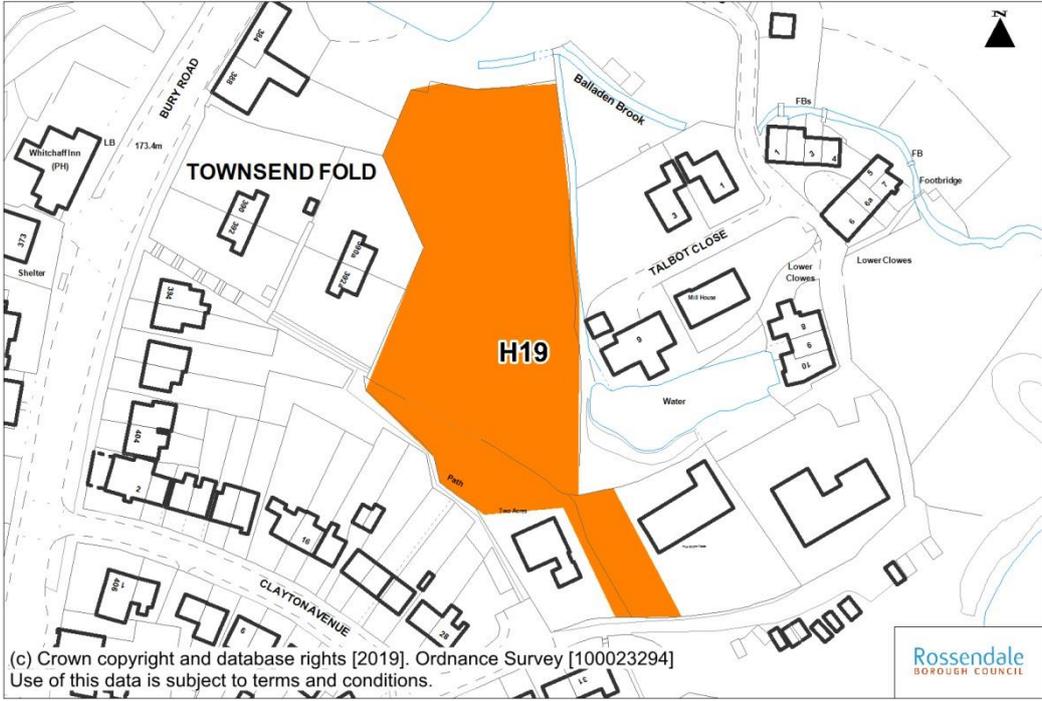
Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>H18 – Carr Barn and Carr Farm (Reg 18 Ref: HS2.67)</b>		
<b>SHLAA Ref</b>	SHLAA16240	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available in the short term for a housing development. The site can be made suitable for residential use provided that the vehicular access is improved, the TPO trees are preserved and that the scheme enhance the setting of the adjoining listed buildings. The development is considered viable and achievable in the medium to long term.
<b>SHLAA Ref</b>	SHLAA16383	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is potentially developable and sustainable but access is the principal issue that requires resolution before any development can take place. Either option to obtain access is challenging.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	SHLAA16240: Providing that the following mitigation is adhered to the site could be acceptable. The site needs to be reduced, pulling the southern boundary in and also from the north, thus reducing the yield. The dwelling should look to the local vernacular and architectural style for design and ensure that no poor quality modern design is considered. This will also apply to the materials palette. The materials should be natural stone to a good match the local area, natural roofing slates and timber for doors and windows. Use of synthetic and artificial materials will not be accepted. The dwelling shall be restricted to two stories. Landscaping plan will be required ensuring the use of native species and a good amount of tree planting especially to the rear of the amended boundary and within the garden spaces of the new dwellings. SHLAA16383: Unacceptable due to the loss of the setting of the asset.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA80	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Above Hall Carr	<b>Landscape Study Conclusion</b>	Hall Carr Area B: suitable for development with mitigation
<b>SA Ref</b>	H19	<b>SA Conclusion</b>	Eight minor adverse impacts and three positive effects. One strong positive effect for employment (skills) due to close proximity to schools.
<b>Conclusion</b>	The development of the site SHLAA1240 would provide access to the site SHLAA16383 via Lomas Lane. The proposed allocation has reduced the area of the site SHLAA16383 to reduce the loss of the setting to the listed asset. The site is partly within the Urban Boundary and partly in the countryside, and is situated within a sustainable location.		

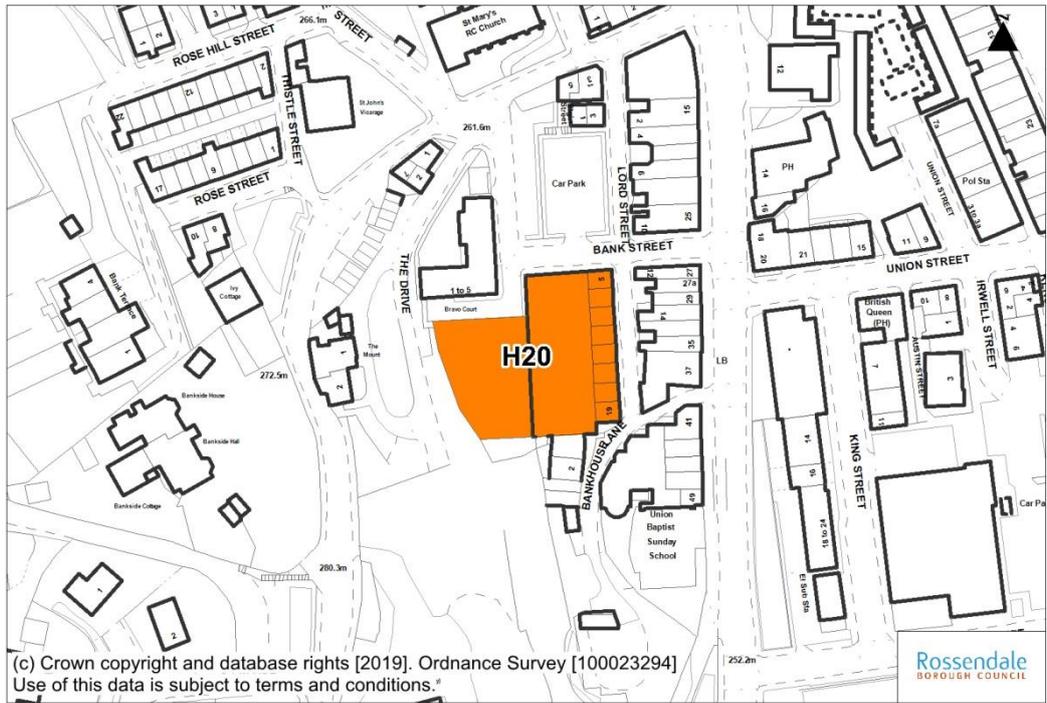
Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>H19 – Land off Lower Clowes Road, New Hall Hey (Reg 18 Ref: HS2.69)</b>		
<b>SHLAA Ref</b>	SHLAA16244	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Lawful Development Certificate		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA259	<b>SFRA Conclusion</b>	Consider site layout and design
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H20	<b>SA Conclusion</b>	Six minor negative impacts and four minor positive effects. One strong positive effect for employment (skills) due to proximity to schools.
<b>Conclusion</b>	The site has an extant planning permission for 7 dwellings (planning reference 2002/0532) supported by a Lawful Development Certificate approved in 2016 (planning reference 2016/0273).		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

<b>Site Allocation Ref and Name</b>	<b>H20 – Old Market Hall, Bacup (Reg 18 Ref: N/A)</b>		
<b>SHLAA Ref</b>	SHLAA18428	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is currently available and suitable for a residential conversion. It is considered that the re-development will enhance the status of the building and the character of the conservation area. High quality materials should be used in accordance with the listed status of the property and the local character of the area. Despite extra costs involved, the development is considered viable and the site is expected to be delivered within the next five years.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Conversion of the site to residential is considered to be acceptable. The site is currently at risk and in a poor state of condition. Previous consent has been granted for the site to be converted and a small section of new build to the north of the site which was formerly the warehouse which has since been demolished. Highest level of conservation works will be require ensuring that fabric and features are retained. Materials shall be of a match to the existing, making use of timber, lime for all plastering and mortar, natural roofing slates and stone to match where required.. Any new build within the site will be to be an enhancement to the site and the wider Conservation Area. Suggestion of Pre-App advice on any development on this site.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H21	<b>SA Conclusion</b>	Two minor negative impacts and eight minor positive effects.
<b>Conclusion</b>	This is a brownfield site which is situated in a sustainable location. The redevelopment of the listed building for residential use is an opportunity to enhance the building and the wider Conservation Area.		

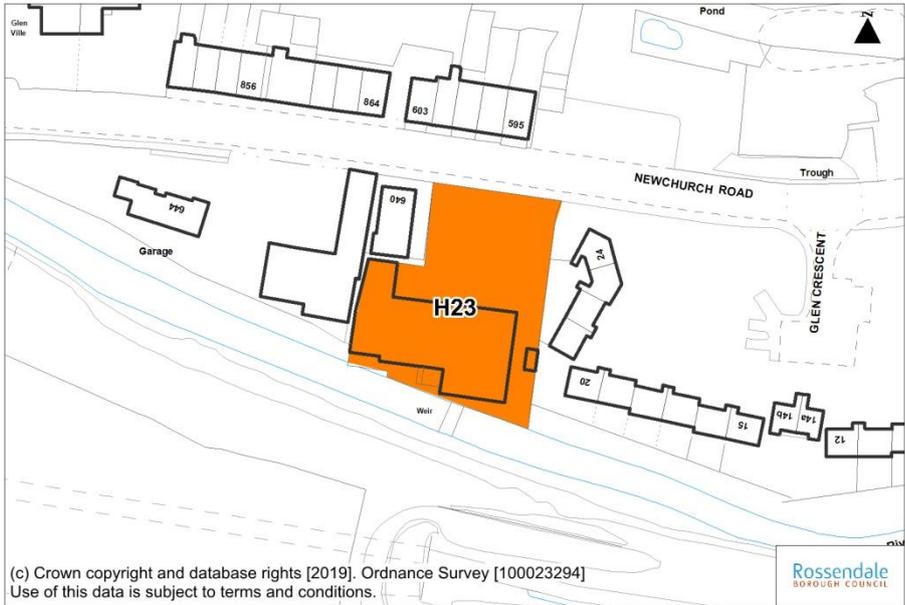
Map (not at a standard scale)

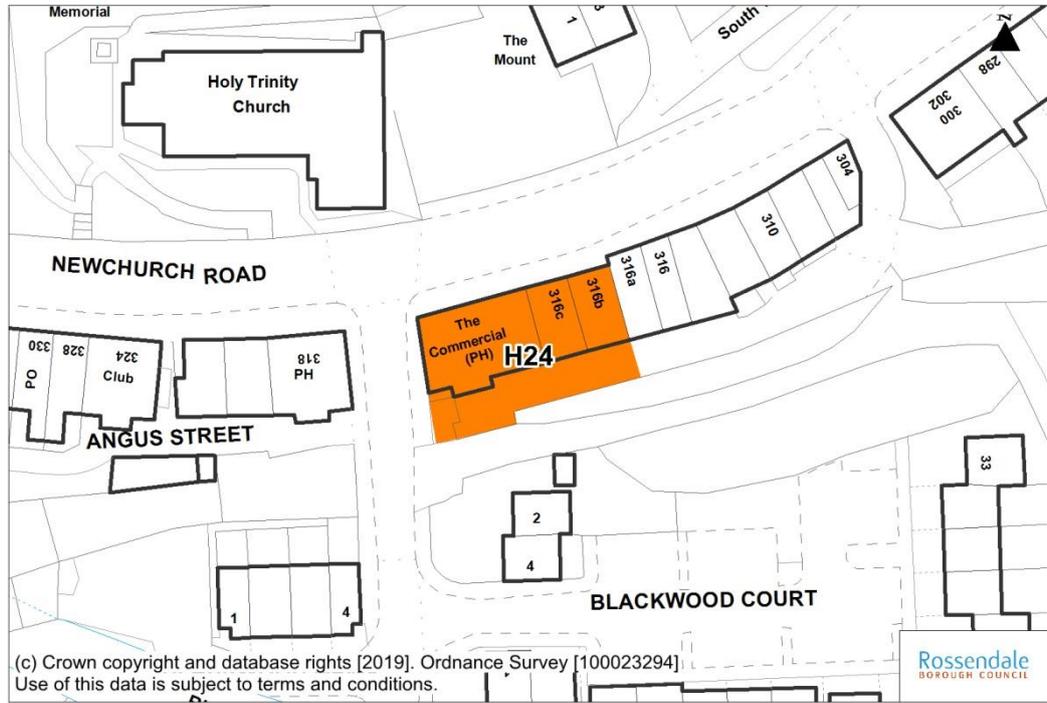


<b>Site Allocation Ref and Name</b>	<b>H21 – Reed Street, Bacup (Reg 18 Ref: HS2.18)</b>		
<b>SHLAA Ref</b>	SHLAA16060	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). A planning permission was granted for the erection of 2 blocks of apartments (50 units) in 2008 (2008/0244) but has now expired. The site is considered suitable for housing development provided that the constraints are adequately addressed.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts (site visit)		
<b>Employment Land Review</b>	H48	<b>Employment Land Review Conclusion</b>	Allocate for mixed-use (employment to the north and residential to the south)
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA35	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H22	<b>SA Conclusion</b>	Four minor adverse impacts and six minor positive effects.
<b>Conclusion</b>	This brownfield site is situated within the Urban Boundary in a sustainable location. No significant constraints have been identified. Part of the site is the subject of an outline planning application for 22 terraced properties which at the time of writing is pending consideration. The site is also identified in the Brownfield Register 2018.		
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<b>Site Allocation Ref and Name</b>	<b>H22 – Former Bacup Health Centre (Reg 18 Ref: HS2.19)</b>		
<b>SHLAA Ref</b>	SHLAA16063	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Planning permission in place, no assessment carried out		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA123	<b>SFRA Conclusion</b>	Site has extant Flood Risk Assessment (FRA) accepted by the EA. As long as mitigation recommendations in the FRA are adhered to, site should be able to go ahead.
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H23	<b>SA Conclusion</b>	A strong adverse impact for water and flooding. Two minor adverse impacts and six minor positive effects.
<b>Conclusion</b>	The site has planning permission for 22 bedrooms care home (planning reference 2017/0100) and is under construction as of 31 <sup>st</sup> March 2019.		
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<b>Site Allocation Ref and Name</b>	<b>H23 – Glen Mill, 640 Newchurch Road, Stacksteads (Reg 18 Ref: HS2.25)</b>		
<b>SHLAA Ref</b>	SHLAA16112	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available and suitable, however some constraints need to be addressed prior to development (e.g. flood risk and land contamination). The site is

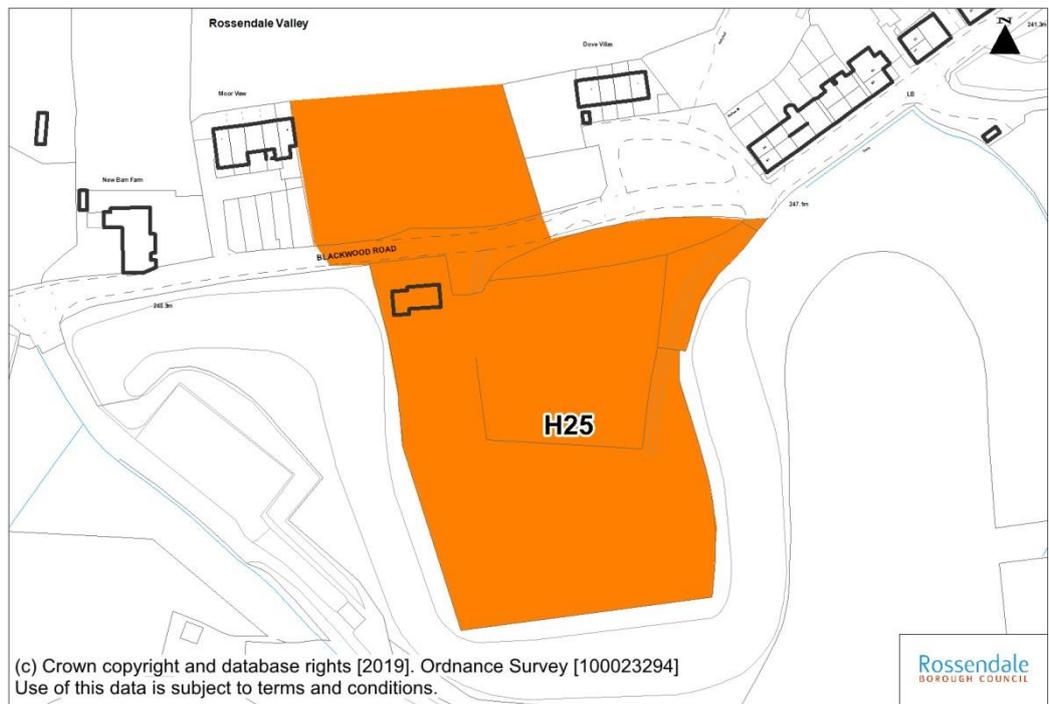
			considered to be viable and achievable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Proposal is acceptable with the retention of the mill and conversion to residential, with a high standard of design for the conversion and a slight reduction in the number of allocations. It would be possible for there to be some adaptation of the Mill to make a scheme for conversion work. If there is to be any discussion of proposed loss then this would need to ensure a good scheme of mitigation in the form of reuse of materials, detailed historical recording and analysis of the area to an appropriate standard. The development should make use of extant historic fabric and use it to create features where possible on the site. There will also be the need for provision of an interpretation panel for the historic recording of the site which makes use of the historic buildings record.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA287	<b>SFRA Conclusion</b>	Consider site layout and design
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H24	<b>SA Conclusion</b>	Three minor adverse impacts and five minor positive impacts. One strong positive impact for employment (schools) due to proximity to school.
<b>Conclusion</b>	The site has been granted an outline permission for the demolition of the existing mill and the erection of 9 residential units.		
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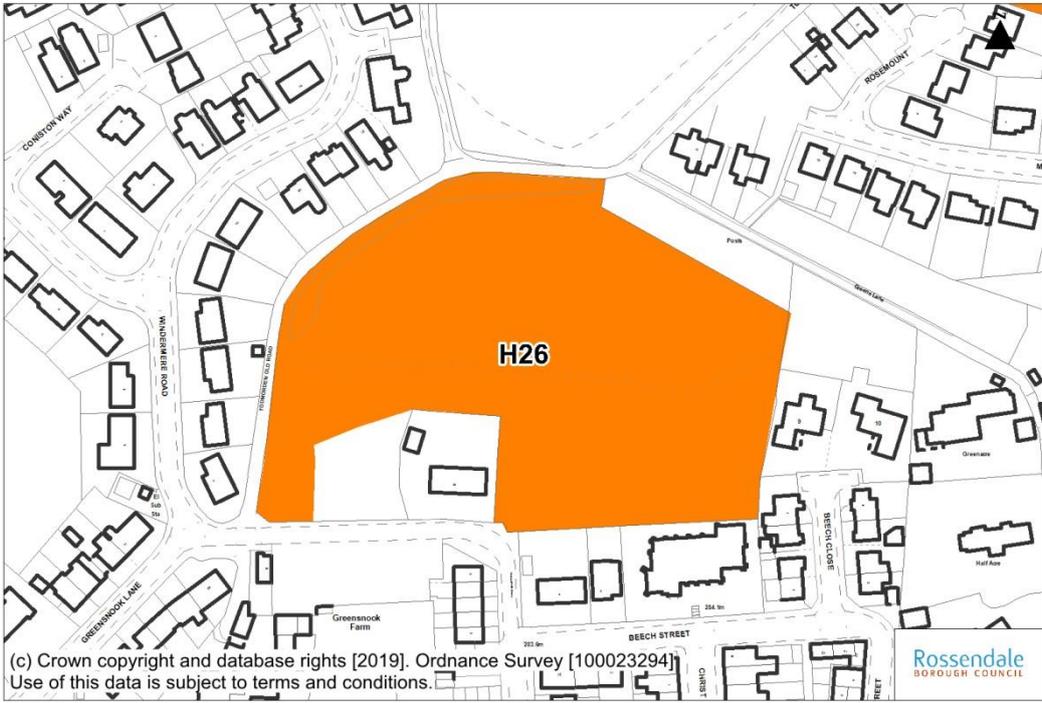
<b>Site Allocation Ref and Name</b>	<b>H24 – The Former Commercial Hotel, 318A, 316B and 316C Newchurch Road (Reg 18 Ref: HS2.26)</b>		
<b>SHLAA Ref</b>	SHLAA16357	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Planning permission 2015/0261		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H25	<b>SA Conclusion</b>	Four minor adverse impacts and five minor positive effects. One strong positive effect for employment (skills) due to proximity to school.
<b>Conclusion</b>	The planning permission to convert the public house into two retail units and seven apartments has now expired (planning reference 2015/0261). This is a brownfield site situated in a sustainable location. The redevelopment of the vacant properties to residential use would enhance the character of the local area.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

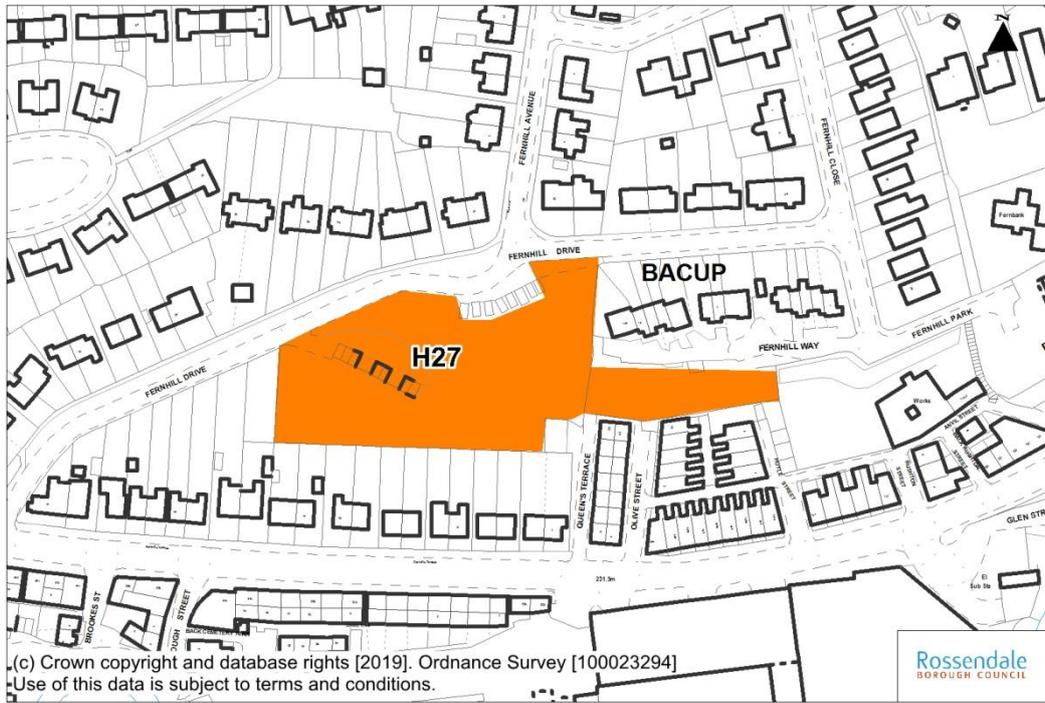
<b>Site Allocation Ref and Name</b>	<b>H25 – Land at Blackwood Road, Stacksteads (Reg 18 Ref: HS2.24)</b>		
<b>SHLAA Ref</b>	SHLAA16109	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10

			years, or after 10 years). The site is available in the short term and the development is also achievable in the short term. However, the site is not considered suitable in the short term but can become suitable in the medium term provided that the constraints identified can be adequately mitigated.
<b>SHLAA Ref</b>	SHLAA16107 (part of)	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. Part of the site along Blackwood Road is available now and is suitable for housing development. The development is also considered viable and achievable in the short term. Part of the site (0.34 ha) along Blackwood Road is therefore deliverable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	SHLAA16107: Acceptable providing mitigation measures are adhered to. Restrictions will be placed that the dwellings be no more than 2 storeys. They should take example from the local area in terms of design, style character and should be constructed in natural stone and slate and timber. Standard materials and design will not be acceptable. High density developed will not be acceptable. A good detailed scheme of landscaping will be required. Retention of the trees/ woodland area to the north boundary of the site and these should be protected with a TPO. The dwelling should be set closest to Blackwood road, keeping the rear plot of land clear and open. It will also be require that the site be pulled away from the Western boundary to prevent impact on the Listed assets. SHLAA16109: No predicted heritage impacts		
<b>Employment Land Review</b>	EMP85	<b>Employment Land Review Conclusion</b>	Do not allocate for employment use.
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA279	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>SFRA Ref (where relevant)</b>	SFRA212	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H26	<b>SA Conclusion</b>	Six minor adverse impacts and three minor positive effects. One strong positive impact for employment (skills) due to close proximity with schools.
<b>Conclusion</b>	The site is currently situated in the countryside and considered suitable for residential use subject to the findings of a land contamination assessment and adequate mitigation if necessary.		

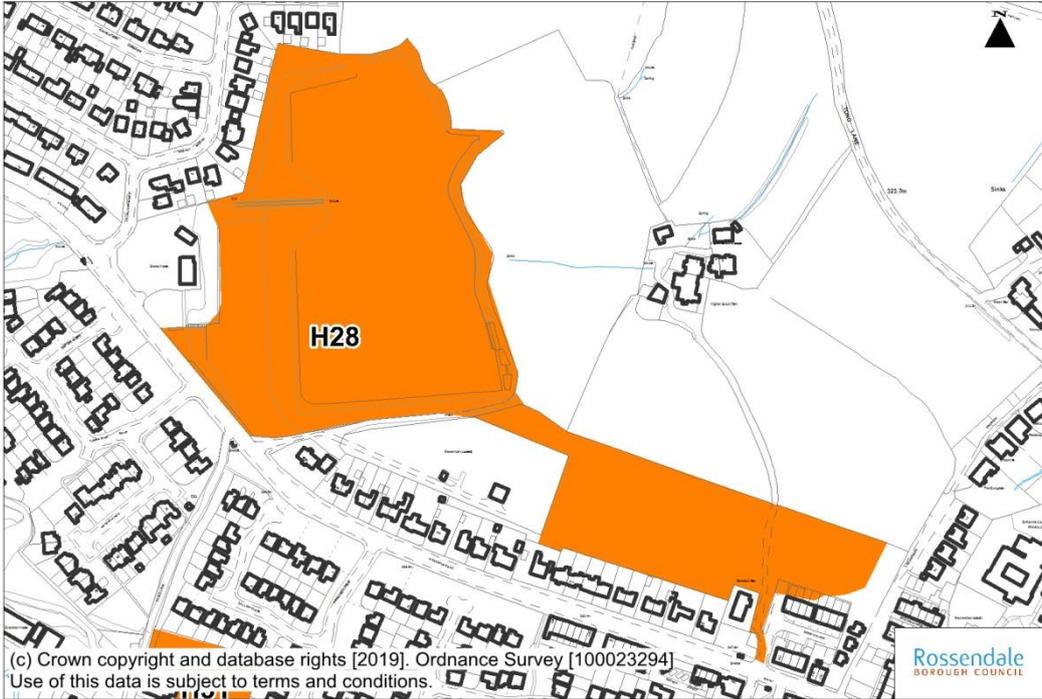
Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>H26 – Land off Greensnook Lane, Bacup (Reg 18 Ref: HS2.1)</b>		
<b>SHLAA Ref</b>	SHLAA16053	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Planning permission in place, no assessment carried out		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA09	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H27	<b>SA Conclusion</b>	Six minor adverse impacts and five minor positive effects.
<b>Conclusion</b>	The site obtained planning permission for 33 dwellings (planning reference 2015/0358) and construction started. Following a re-appraisal of the site, a new planning application was submitted for 26 dwellings (planning reference 2018/0202) and approved in 2019.		
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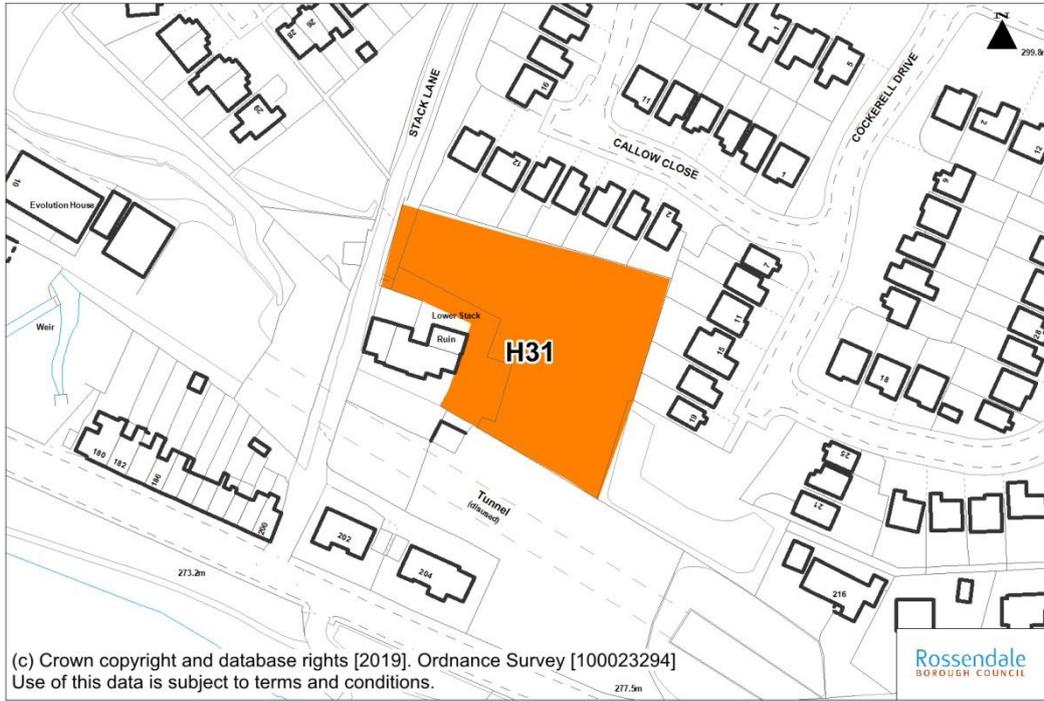
<b>Site Allocation Ref and Name</b>	<b>H27 – Land off Fernhill Drive, Bacup (Reg 18 Ref: HS2.5)</b>		
<b>SHLAA Ref</b>	SHLAA16083	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is considered available now (large portion of the site in public ownership), suitable (not significant constraints identified), viable and achievable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts (site visit)		
<b>Employment Land Review</b>	H40	<b>Employment Land Review Conclusion</b>	Do not allocate for employment use
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA36	<b>SFRA Conclusion</b>	Could be allocated subject to Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H28	<b>SA Conclusion</b>	One strong positive impact for employment (skills) due to proximity to schools. Five minor adverse impacts and four minor positive effects.
<b>Conclusion</b>	The site is situated within the Urban Boundary and in a sustainable location. No significant constraints were identified.		
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<b>Site Allocation Ref and Name</b>	<b>H28 – Sheepphouse Reservoir, Britannia (Reg 18 Ref: HS2.15)</b>		
<b>SHLAA Ref</b>	SHLAA16040	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available

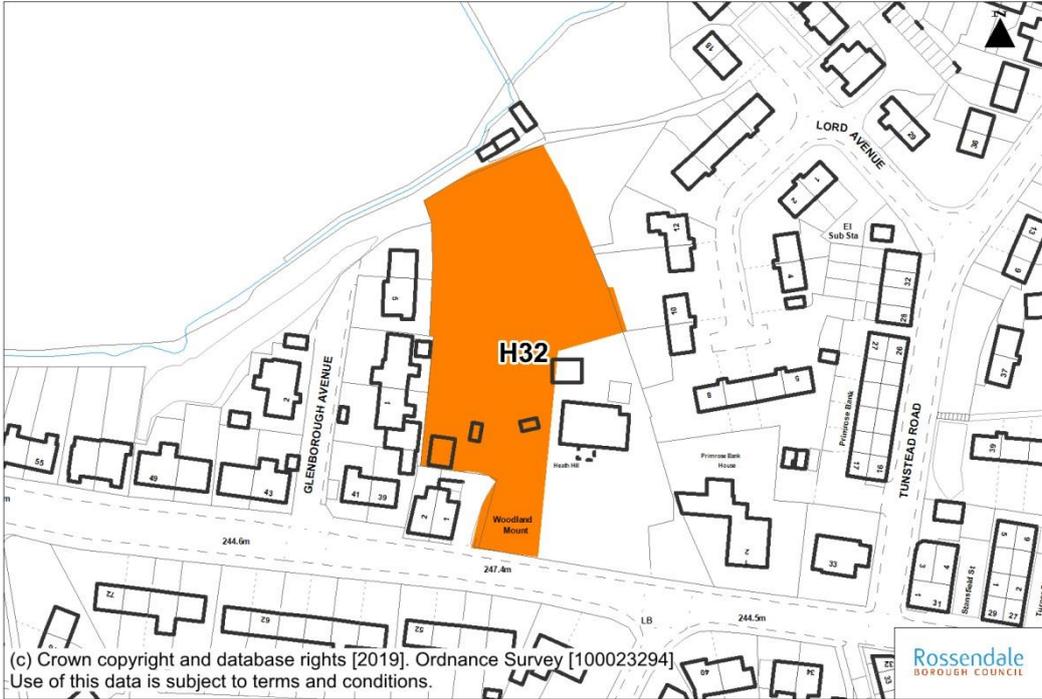
			now and is suitable in the short term provided that the constraints identified can be adequately addressed or mitigated. The development is considered deliverable and achievable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	EMP33	<b>Employment Land Review Conclusion</b>	Do not allocate for employment.
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA299	<b>SFRA Conclusion</b>	Could be allocated subject to a Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Sheephouses	<b>Landscape Study Conclusion</b>	Area A: Suitable for development. Area B and Area C: Suitable for development with mitigation.
<b>SA Ref</b>	H29	<b>SA Conclusion</b>	Six minor adverse impacts and five minor positive effects.
<b>Conclusion</b>	The site is currently situated in the countryside at the edge of the Urban Boundary. Located in a sustainable location the site is suitable for a housing scheme subject to mitigation measure being carried out to minimise the impacts on the landscape as set out in the Landscape Study.		
<b>Map (not at a standard scale)</b>			

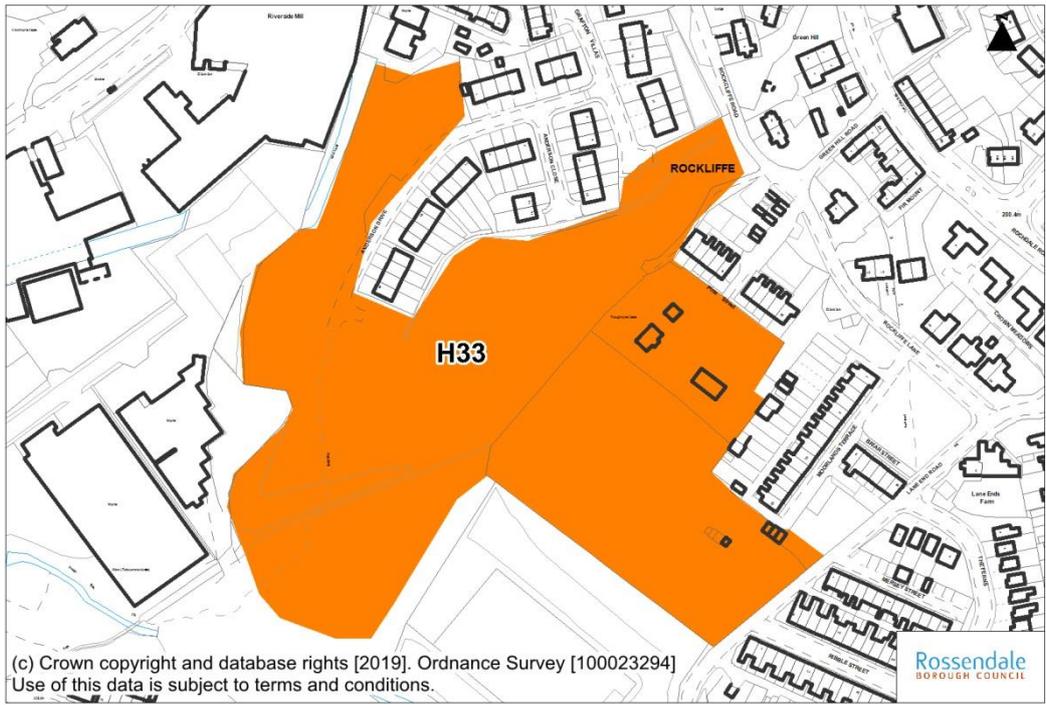
<b>Site Allocation Ref and Name</b>	<b>H29 – Land off Pennine Road, Bacup</b> (Reg 18 Ref: HS2.16)		
<b>SHLAA Ref</b>	SHLAA16043	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is deliverable in the short term.
<b>SHLAA Ref</b>	SHLAA16042	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is deliverable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA37	<b>SFRA Conclusion</b>	Could be allocated subject to a Flood Risk Assessment
<b>SFRA Ref (where relevant)</b>	SFRA294	<b>SFRA Conclusion</b>	Could be allocated subject to a Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	Site 50	<b>Environmental Network Study Conclusion</b>	The site is considered for release as it performs a limited number of Green Infrastructure functions. It should be tested against the need for people to access green space in the local area. Development proposal would need to include a masterplan identifying measures to contribute to the functions of the site.
<b>Landscape Study (where relevant)</b>	Land west of Goldcrest Avenue	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	H30	<b>SA Conclusion</b>	Four minor adverse impacts and six minor positive effects.
<b>Conclusion</b>	This is a greenfield site situated within the Urban Boundary of a Key Service Centre (Bacup). The site is situated in a sustainable location and no significant issues have been identified. A planning application has been submitted for the erection of 71 dwellings (planning reference 2019/0214).		
<b>Map (not at a standard scale)</b>			

<b>Site Allocation Ref and Name</b>	<b>H30 – Tong Farm, Bacup (Reg 18 Ref: HS2.17)</b>		
<b>SHLAA Ref</b>	SHLAA16047	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is deliverable in the short term.
<b>SHLAA Ref</b>	SHLAA16045 (part of)	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is considered developable in the medium term (6 to 10 years).
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	H55	<b>Employment Land Review Conclusion</b>	Do not allocate for employment use.
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA23	<b>SFRA Conclusion</b>	Could be allocated subject to a Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Tong Lane	<b>Landscape Study Conclusion</b>	Area A: Suitable for development
<b>SA Ref</b>	H31	<b>SA Conclusion</b>	Six minor adverse impacts and five minor positive effects.
<b>Conclusion</b>	The site is currently located in the countryside at the edge of the Urban Boundary of a Key Service Centre (Bacup). The site is in a sustainable location with no significant constraints identified. Two previous outline planning applications for 33 dwellings were submitted and subsequently withdrawn (planning reference 2018/0271 and 2019/007).		
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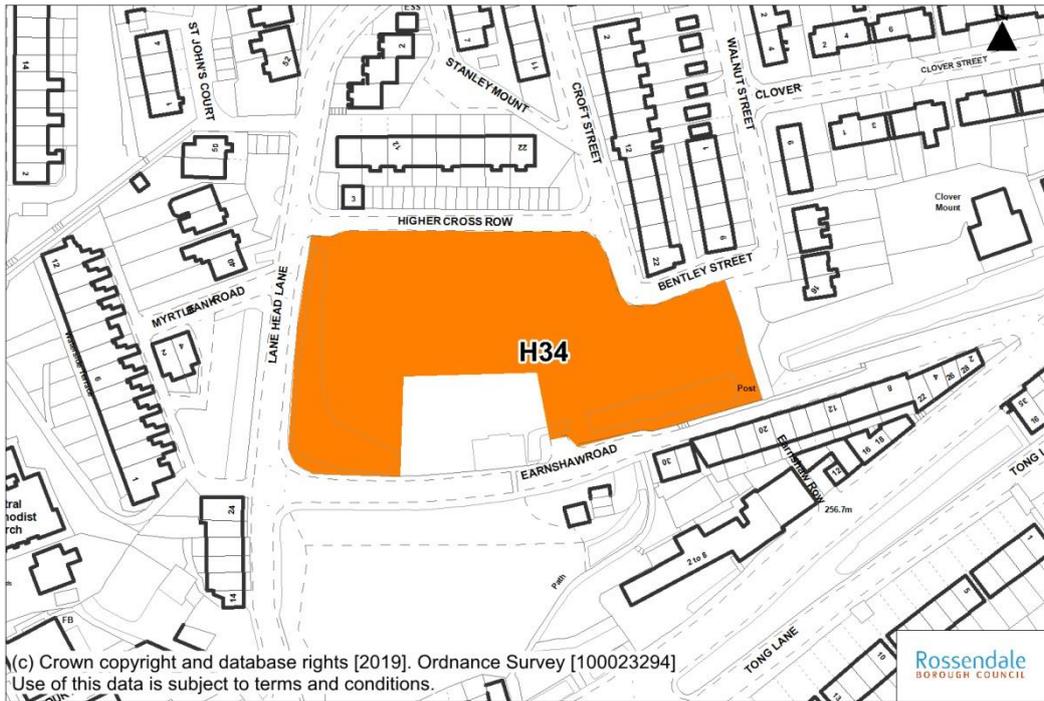
<b>Site Allocation Ref and Name</b>	<b>H31 – Lower Stack Farm (Reg 18 Ref: HS2.21)</b>		
<b>SHLAA Ref</b>	SHLAA16038	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is considered deliverable in the next five years.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Providing mitigation measures in place the site is acceptable. The development should be of the highest quality and be constructed in natural stone and slate. Terraced housing would be a consideration as space and layout on the site is crucial as the surrounding area is already highly sited with housing. The dwellings will be restricted to two stories. The use of standard housing designs will not be acceptable and the use of poor quality and synthetic materials will also be refused.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA24	<b>SFRA Conclusion</b>	Could be allocated subject to a Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H32	<b>SA Conclusion</b>	Five minor negative impacts and five minor positive effects.
<b>Conclusion</b>	The site is currently situated in the countryside between Bacup and Britannia. It is located in a sustainable location with few constraints. The site is considered suitable for a small residential scheme.		
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<b>Site Allocation Ref and Name</b>	<b>H32 – Booth Road / Woodland Mount, Brandwood (Reg 18 Ref: HS2.28)</b>		
<b>SHLAA Ref</b>	SHLAA16098	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available now as the landowner/ developer has expressed an

			interest to develop the site for housing in the short term. The site is also suitable, viable and achievable in the short term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA33	<b>SFRA Conclusion</b>	Should be allocated on flood risk grounds.
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H33	<b>SA Conclusion</b>	Six minor adverse impacts and four minor positive effects. A strong positive impact for employment (skills) due to proximity to schools.
<b>Conclusion</b>	This is a greenfield site situated within the Urban Boundary of an Urban Local Service Centre (Stacksteads). No significant constraints were identified and the site is suitable for a small residential scheme		
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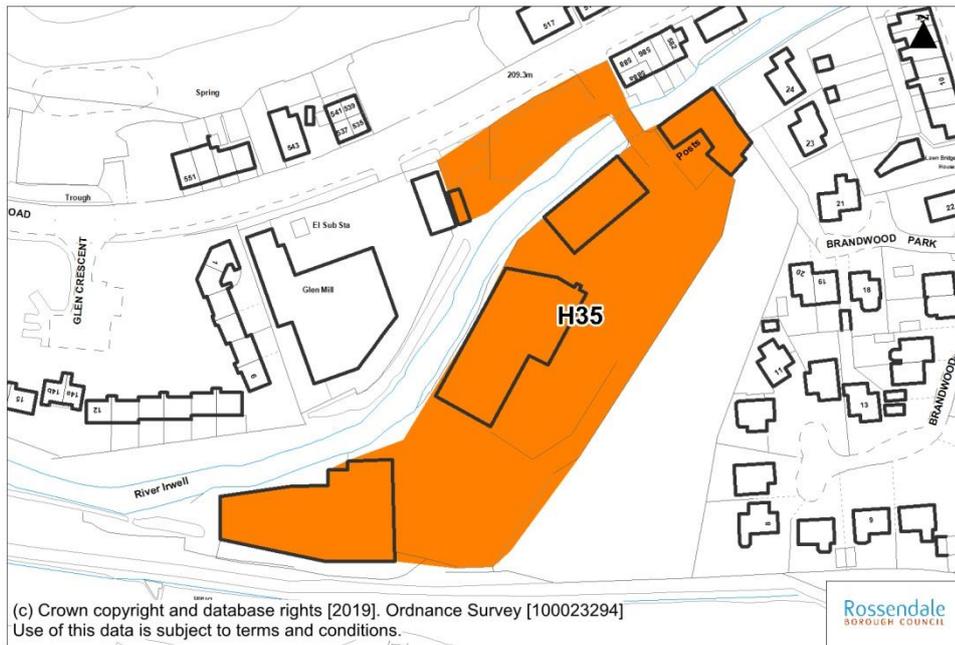
<b>Site Allocation Ref and Name</b>	<b>H33 – Land off Rockcliffe Road and Moorlands Terrace, Bacup (Reg 18 Ref: HS2.4)</b>		
<b>SHLAA Ref</b>	SHLAA16080	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>SHLAA Ref</b>	SHLAA16081	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years. The site is available now, and is considered suitable, viable and achievable in the short term for a housing development.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	SHLAA16080: site in construction for housing, no assessment carried out SHLAA16081: Providing above measures are carried out H41 is acceptable.		
<b>Employment Land Review</b>	H41	<b>Employment Land Review Conclusion</b>	Do not allocate for employment.
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA162	<b>SFRA Conclusion</b>	Consider site layout and design
<b>SFRA Ref (where relevant)</b>	SFRA273	<b>SFRA Conclusion</b>	Could be allocated subject to a Flood Risk Assessment
<b>Environmental Network Study (where relevant)</b>	Not assessed	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Land off Mersey Street	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	H34	<b>SA Conclusion</b>	Six minor adverse impacts and four positive minor effects.
<b>Conclusion</b>	Part of the site has planning permission for 26 dwellings (planning reference 2018/0043). The remaining part of the site has no planning permission but is situated in a sustainable location with few constraints identified.		
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<b>Site Allocation Ref and Name</b>	<b>H34 – Land at Higher Cross Row, Bacup (Reg 18 Ref: HS2.3)</b>		
<b>SHLAA Ref</b>	SHLAA16065	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Providing mitigating measures are strictly adhered to the site will be acceptable. As it is within the CA boundary the site must be reduced, pulling it away from the boundary. The yield shall be reduced from 17 to under 10, but it may be possible to slightly increase the number. The dwellings shall take example from the local vernacular and be terraced and sited along Earnshaw Rd. There shall be no development within the rest of the site and the development will ensure it is kept to the east of Earnshaw Rd to continue the natural street pattern already present. Any development to the north of the site will be un-acceptable. There is good existing buffer in the form of mature trees to the south which shall be retained and protected if necessary. The dwelling restricted to two storeys and shall be constructed from natural stone, natural roofing slates and have timber windows of which shall be of a traditional style. There will be a need for a landscaping scheme which will enhance the area and providing buffering of the new dwellings from the north.		
<b>Employment Land Review</b>	H42	<b>Employment Land Review Conclusion</b>	Do not allocate for employment
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA17	<b>SFRA Conclusion</b>	Should be allocated on flood risk grounds
<b>Environmental Network Study (where relevant)</b>	Not assessed	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H35	<b>SA Conclusion</b>	Four minor adverse impacts and six minor positive impacts.
<b>Conclusion</b>	This greenfield site is situated within the Urban Boundary of Key Service Centre (Bacup). The site is in a sustainable location with few constraints identified.		
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<b>Site Allocation Ref and Name</b>	<b>H35 – Shadlock Skip, Stacksteads</b> (Reg 18 Ref: HS2.30)		
<b>SHLAA Ref</b>	SHLAA16110	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available in the short term, but not suitable for development in the short term due to the significant risk of flooding from the River Irwell and from surface water. If the site passes the Exception Test and appropriate flood mitigations are in place, then the site can become suitable for housing development. The development is considered marginally viable and achievable in the medium to long term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts on designated assets, consideration should be given to retaining non-designated assets in accordance with Paragraph 135 of NPPF.		
<b>Employment Land Review</b>	H68	<b>Employment Land Review Conclusion</b>	Retain for employment use.
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA308	<b>SFRA Conclusion</b>	Exception Test
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H36	<b>SA Conclusion</b>	A strong negative impact for water and flooding (flood zone 3) and a strong positive effect for employment (skills) due to proximity to schools. Four minor adverse impacts and four minor positive impacts.
<b>Conclusion</b>	This is a brownfield site situated within the Urban Boundary of an Urban Local Centre (Stacksteads). It adjoins the River Irwell and part of the site is within flood zone 3. Assessed in the SFRA (level 2) the recommendation is to “Continue with Exception Test if partial development can be agreed so that the site boundary is pulled back to the south of the Irwell and out of Flood Zone 3a”. The site is in use for employment as a waste collection and skip hire business. The redevelopment for residential use was supported by the residential neighbours.		

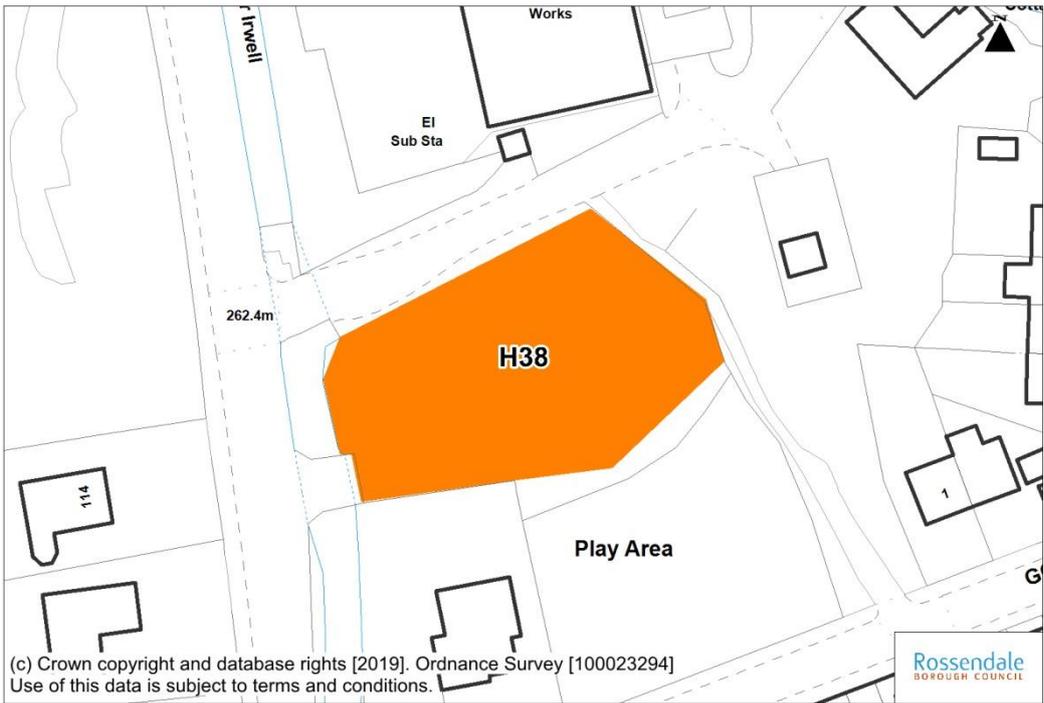
Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>H36 – Hare and Hounds Garage, Newchurch Road, Stacksteads</b> (Reg 18 Ref: HS2.31)		
<b>SHLAA Ref</b>	SHLAA16353	<b>SHLAA Conclusion</b>	N/A - The site has planning permission and is automatically considered deliverable.
<b>Green Belt Review Parcel Ref</b>	Parcel 54 (Part of)	<b>Green Belt Review Conclusion</b>	Performs strongly in preventing the merging of Rawtenstall/Waterfoot with Stacksteads.
<b>Heritage Impact Assessment Conclusion</b>	Planning permission 2015/0030		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	H37	<b>SA Conclusion</b>	A strong positive effect for employment (skills) due to proximity to schools. Three minor adverse impacts and five minor positive effects.
<b>Conclusion</b>	The site obtained permission for 9 dwellings (planning reference 2015/0030). The permission has now expired, however the site is still considered suitable for residential use. Only a small part of this brownfield site is situated within the Green Belt.		
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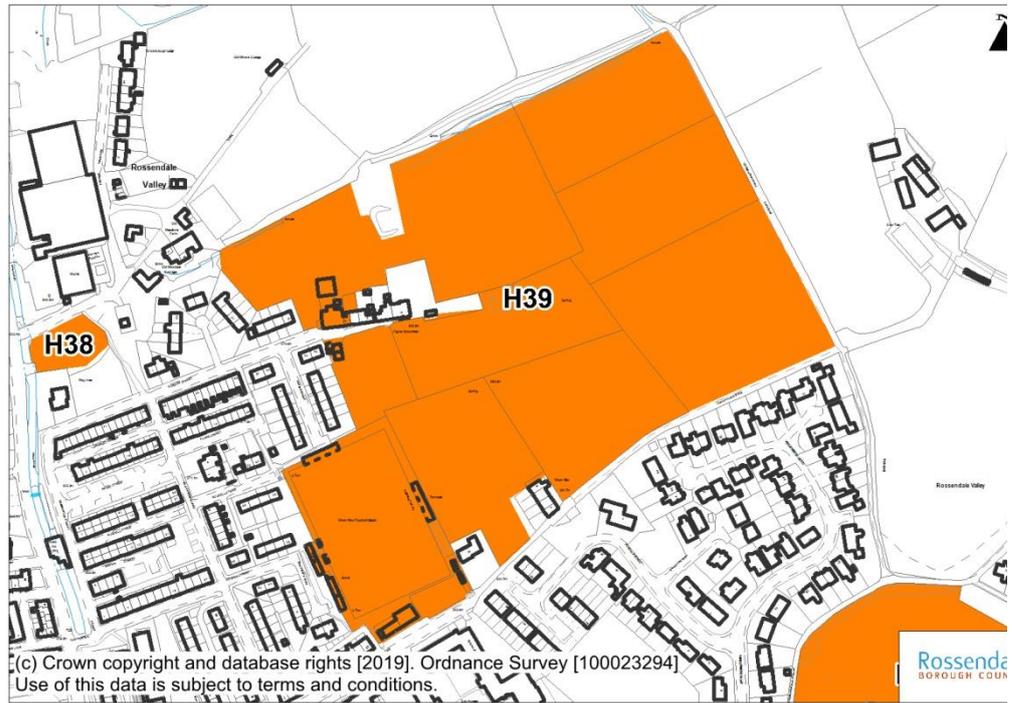
<b>Site Allocation Ref and Name</b>	<b>H37 – Land off Gladstone Street, Bacup</b> (Reg 18 Ref: HS2.23)		
<b>SHLAA Ref</b>	SHLAA16066	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is considered to be



<b>Site Allocation Ref and Name</b>	<b>H38 - Land off Burnley Road and Meadows Avenue, Bacup (Reg 18 Ref: HS2.14)</b>		
<b>SHLAA Ref</b>	N/A	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>		Planning permission 2017/0551	
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>		N/A	
<b>SFRA Ref (where relevant)</b>	n/a	<b>SFRA Conclusion</b>	n/a
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H39: Land off Burnley Road and Meadows Avenue	<b>SA Conclusion</b>	5 minor positive impacts, 6 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>			
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

<b>Site Allocation Ref and Name</b>	<b>H39 - Land off Cowtoot Lane, Bacup (Reg 18 Ref: HS2.7)</b>		
<b>SHLAA Ref</b>	SHLAA16067	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years);
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable so long as the site boundary is reduced, totally proposed yield is also lowered in line with the boundary being reduced. Careful consideration of design would be required ensuing that they look to the local architectural style of the immediate and wider area. The dwelling would have to have the highest quality materials, making use of natural stone and slates, with the use of timber for doors and windows. No use of UPVC. A highly detailed landscaping scheme would be required to provide softening and natural buffering to the site.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA30	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Land above Bacup FC, Bacup (Vol 2 July 2017)	<b>Landscape Study Conclusion</b>	Large part of the site not suitable for development on landscape grounds
<b>SA Ref</b>	H40: Land off Cowtoot Lane	<b>SA Conclusion</b>	4 minor positive impacts, 7 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	The site has a number of constraints, which will need to be overcome with suitable mitigation measures. Previously it had been considered that the Football Club was to relocate, and so the land to the south west would be redeveloped for housing. However, it is now confirmed that the Club will be investing in the facility here at this location.		

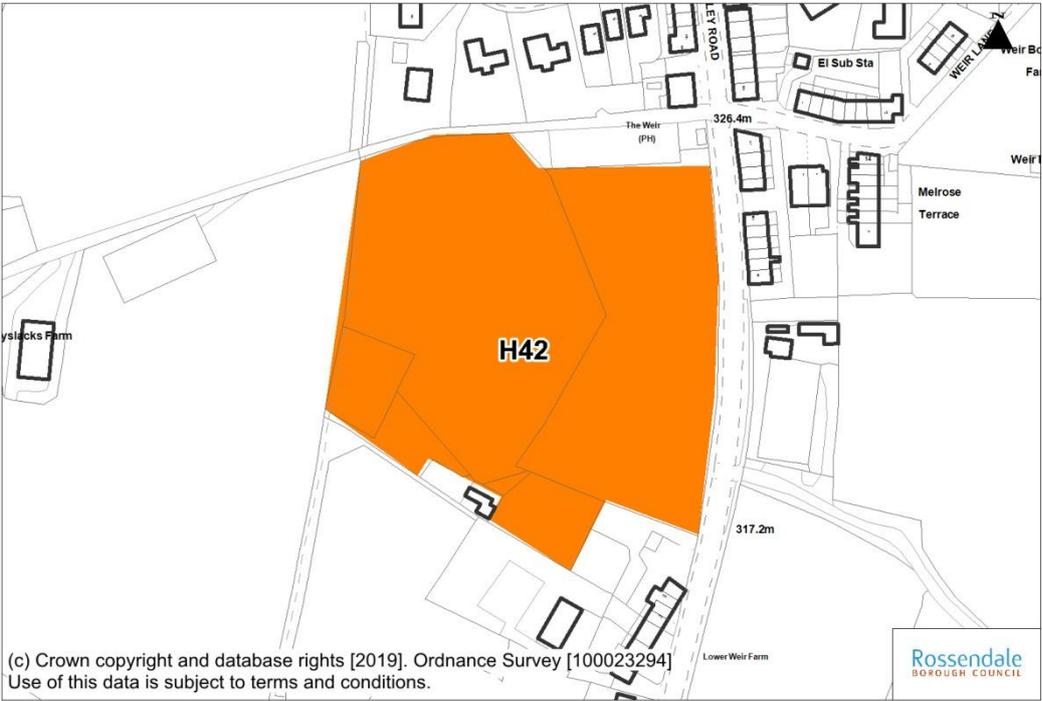
Map (not at a standard scale)



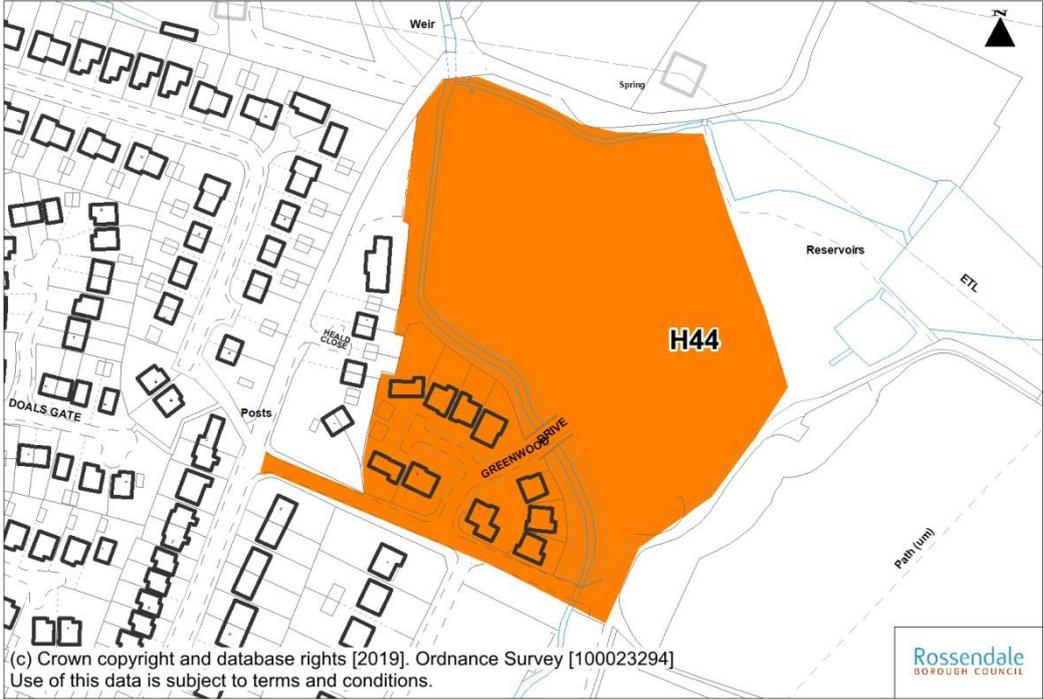
<b>Site Allocation Ref and Name</b>	<b>H40 – Land off Todmorden Road, Bacup (Reg 18 Ref: HS2.6)</b>		
<b>SHLAA Ref</b>	SHLAA16051 Bull Hall Barn, Todmorden Road, Bacup (middle part)	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is deliverable in the short term.
	SHLAA16052 Greens Farm, Todmorden Old Road, Bacup (western part)		Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available now and the southern half of the site is considered suitable in the medium term provided that the constraints identified are adequately addressed. The development is considered viable, achievable in the medium term. Overall, the site is developable in the medium term.
	SHLAA18419 Land off Todmorden Road (eastern part)		Developable in the medium to long term (within 6 to 10 years, or after 10 years). 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 medium term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	<p><b>SHLAA 16051:</b> Acceptable so long as the number of dwellings is reduced from 29, the boundary of the site is pulled further. The design of the dwelling should look to the local vernacular and ensure that they are constructed from natural stone, roofs finished in natural slates and windows to be constructed from timber. They shall be restricted to two stories and ensure that roof pitches look to the surrounding area. Standard design will not be acceptable and there shall be no use of render or brick. Landscaping plan will be essential to ensure that natural buffering is created.</p> <p><b>SHLAA 16052:</b> Careful consideration is required to design a scheme that has minimal impact on the setting of the asset in development of H43. Subject to design, layout and materials and reduction of site boundary or a buffer zone to the north western edge of the site, may be acceptable.</p>		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SHLAA16051 : SFRA284; SHLAA16052 : SFRA25	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study</b>	Greens Farm	<b>Landscape Study</b>	Southern part (Area A) suitable for development with mitigation. Northern part (Area B) not suitable

<b>(where relevant)</b>		<b>Conclusion</b>	for development on landscape grounds
<b>SA Ref</b>	H41: Land off Todmorden Road, Bacup	<b>SA Conclusion</b>	5 minor positive impacts, 7 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	There is developer interest and the site is suitable subject to suitable mitigation, with no development to be located in the northern part of the site.		
<b>Map (not at a standard scale)</b>			

<b>Site Allocation Ref and Name</b>	<b>H41 - Thorn Bank, Bacup (Reg 18 Ref: HS2.22)</b>		
<b>SHLAA Ref</b>	SHLAA16058	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is considered developable in the medium term. The number of dwellings has been reduced to reflect the playgrounds and MUGA currently on site and which would be kept as part of a residential scheme.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>		No predicted heritage impacts	
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>		N/A	
<b>SFRA Ref (where relevant)</b>	SFRA156	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H42: Thorn Bank	<b>SA Conclusion</b>	5 minor positive impacts, 5 minor negative impacts and 3 neutral impacts
<b>Conclusion</b>	Subject to suitable mitigation and enhancement of the public open space for local residents, this site is suitable.		
<b>Map (not at a standard scale)</b>			

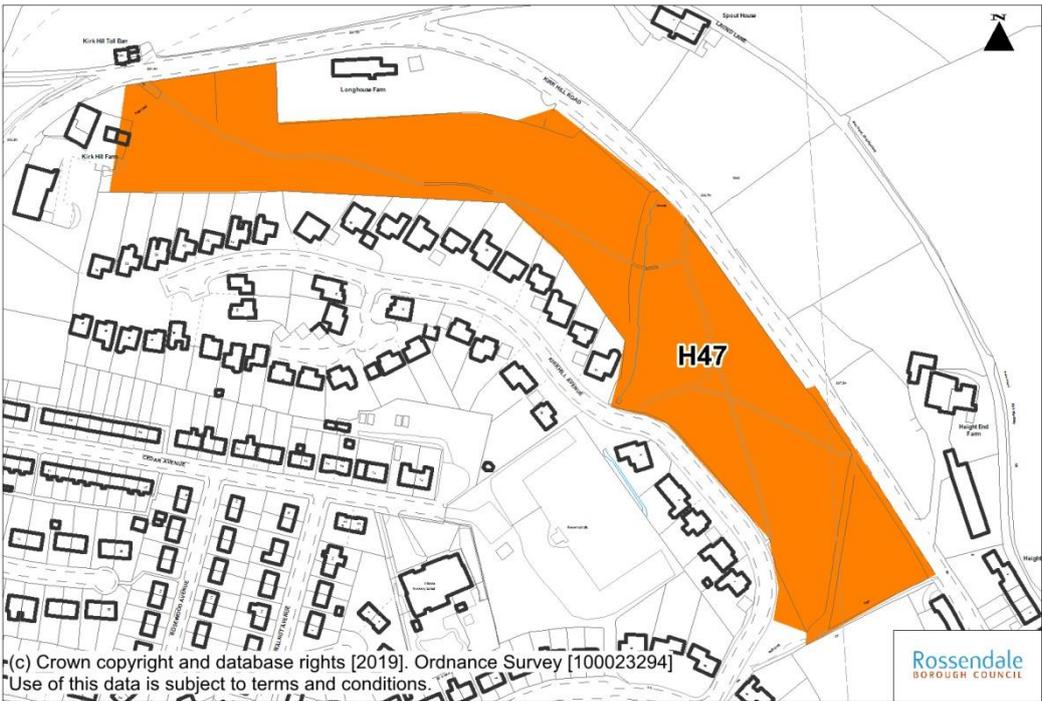
<b>Site Allocation Ref and Name</b>	<b>H42 - Land south of The Weir Public House (Reg 18 Ref: HS2.8)</b>		
<b>SHLAA Ref</b>	SHLAA16070	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is considered suitable and the development achievable, but only part of the site is currently available (0.79 ha with a potential for 21 dwellings). So part of the site is deliverable in the short term (21 dwellings), while the remaining part of the site is developable in the long term.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>		Not included	
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>		N/A	
<b>SFRA Ref (where relevant)</b>	SFRA205	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H43: Land south of the Weir Public House	<b>SA Conclusion</b>	5 minor positive impacts, 6 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	There is developer interest in part of the site, and the site is considered suitable and available.		
<b>Map (not at a standard scale)</b>			

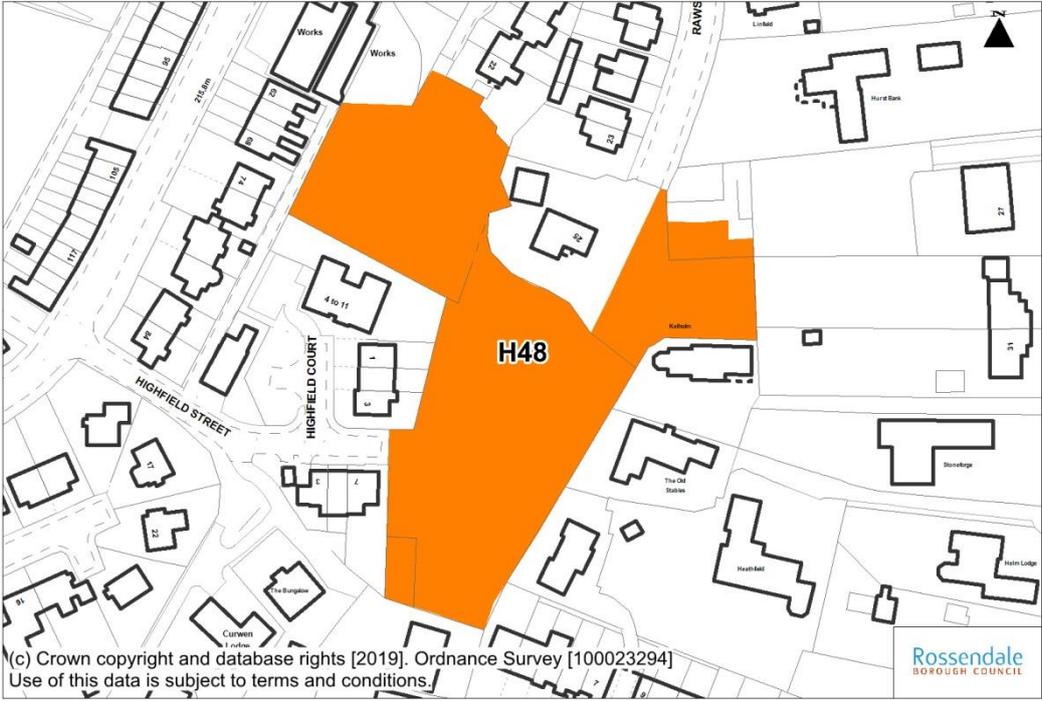


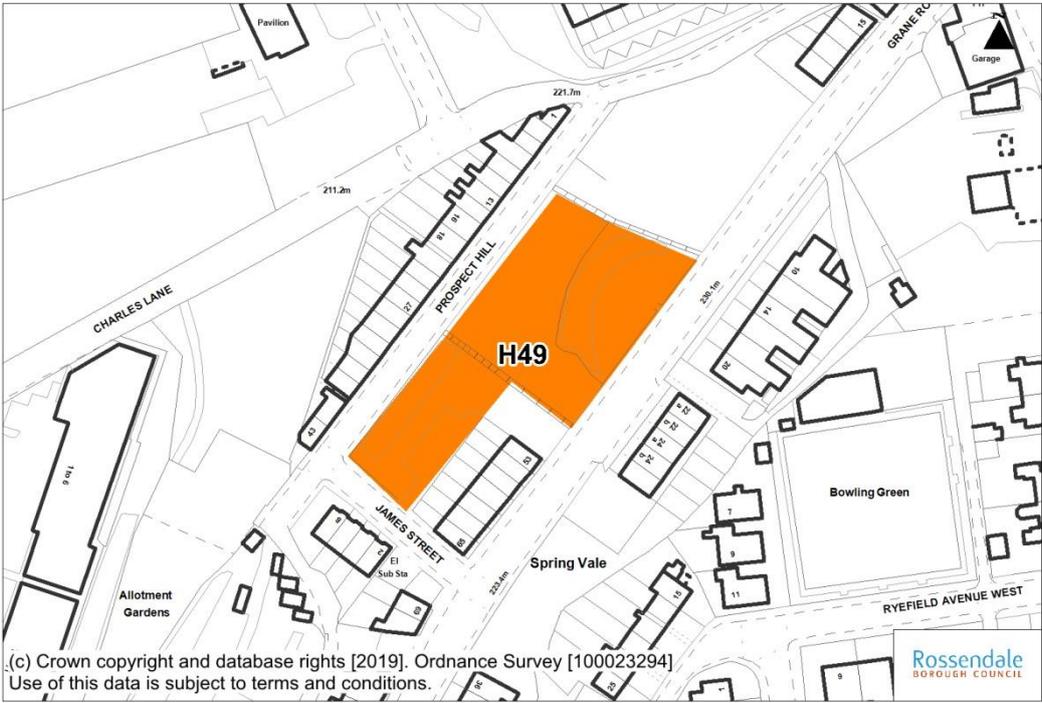
<b>Site Allocation Ref and Name</b>	<b>H44 - Irwell Springs, Weir (Reg 18 Ref: HS2.10)</b>		
<b>SHLAA Ref</b>	N/A	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	n/a	<b>SFRA Conclusion</b>	n/a
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H45: Irwell Springs, Weir	<b>SA Conclusion</b>	5 minor positive impacts, 6 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	After completing 10 units this site stalled. However, there is now renewed developer interest and works are expected to recommence and complete the development.		
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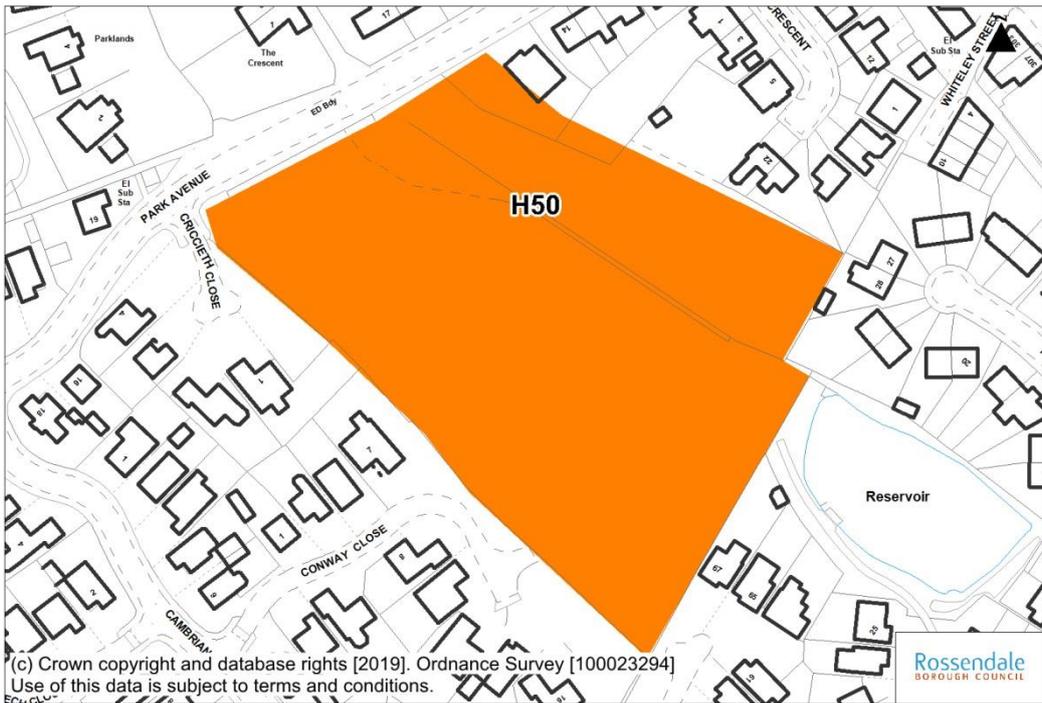
<b>Site Allocation Ref and Name</b>	<b>H45 - Former Haslingden Police Station, Manchester Road (Reg 18 Ref: HS2.36)</b>		
<b>SHLAA Ref</b>	SHLAA16329	<b>SHLAA Conclusion</b>	N/A;
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Planning permission 2016/0320		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H46: Former Haslingden Police Station	<b>SA Conclusion</b>	Two strong positive impacts for health (good location and access) and for Employment (skills - access to schools); 5 minor positive impacts, 2 minor negative impacts and 4 neutral impacts.
<b>Conclusion</b>	There is an extant planning consent but works have not yet started.		
<b>Map (not at a standard scale)</b>	<p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

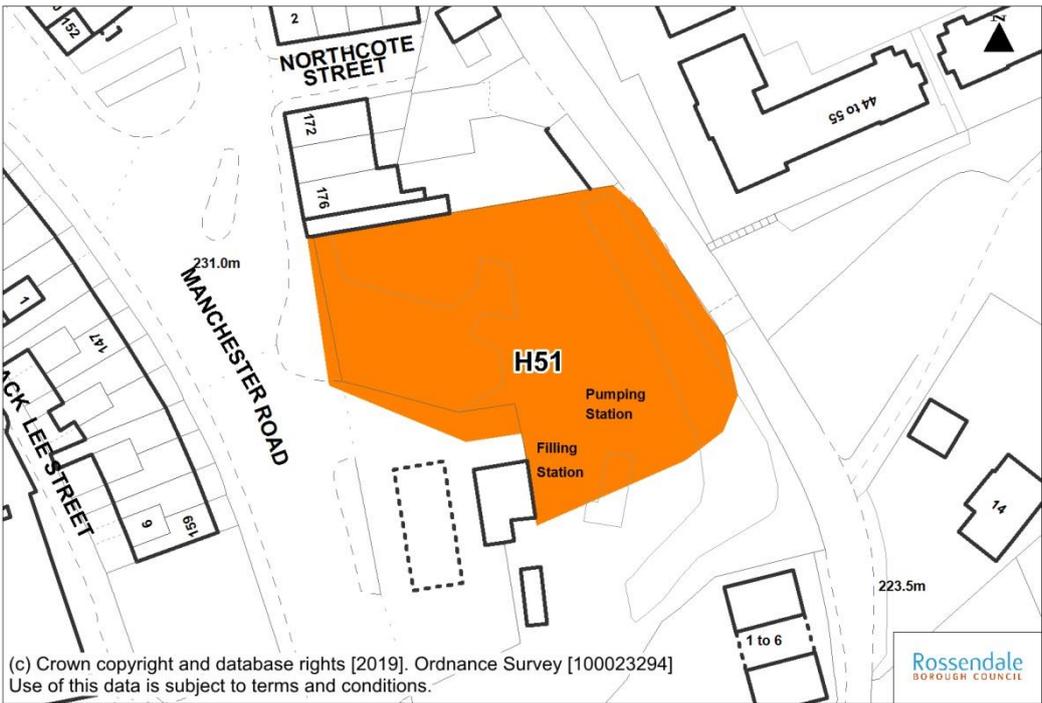
<b>Site Allocation Ref and Name</b>	<b>H46 - 1 Laburnum Street, Haslingden (Reg 18 Ref: HS2.41)</b>		
<b>SHLAA Ref</b>	SHLAA16374	<b>SHLAA Conclusion</b>	The site is deliverable within the 5 year timescale but some concerns must exist as to why the site has not been brought forward;
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts (site visit)		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H47: 1 Laburnum Street	<b>SA Conclusion</b>	Two strong positive impact for Health (good location and access) and for Employment (skills - access to schools); 3 minor positive impacts, 1 minor negative impact and 5 neutral impacts
<b>Conclusion</b>	Although this site has still not come forward, it is considered suitable with no obvious constraints.		
<b>Map (not at a standard scale)</b>			

<b>Site Allocation Ref and Name</b>	<b>H47 - Land at Kirkhill Avenue, Haslingden (Reg 18 Ref: HS2.33)</b>		
<b>SHLAA Ref</b>	SHLAA16319	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available now. Some constraints are associated with the site (e.g. landscape impact, surface water flood risk), but subject to these constraints adequately addressed, the site is considered suitable in the short term. The site is considered viable and achievable in the short term subject to the issues being addressed.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA44	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>	Kirkhill and Moorland (Areas A and B)	<b>Landscape Study Conclusion</b>	Not suitable for development on landscape grounds
<b>SA Ref</b>	H48: Land at Kirkhill Avenue, Haslingden	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 4 minor positive impacts, 6 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	There is developer interest in this site and it is considered suitable, subject to significant mitigation of the landscape impacts in particular and agreement on a satisfactory access.		
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<b>Site Allocation Ref and Name</b>	<b>H48 - Land off Highfield Street (Reg 18 Ref: HS2.35)</b>		
<b>SHLAA Ref</b>	SHLAA16325	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; Potentially a good site but attention would need to be given to the proximity of nearby properties and overlooking. The wooded area should be retained.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA49	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H49: Land off Highfield Street	<b>SA Conclusion</b>	One strong positive impact for Health (good location and access); 5 minor positive impacts, 4 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	Subject to suitable mitigation the site is considered suitable with no significant constraints.		
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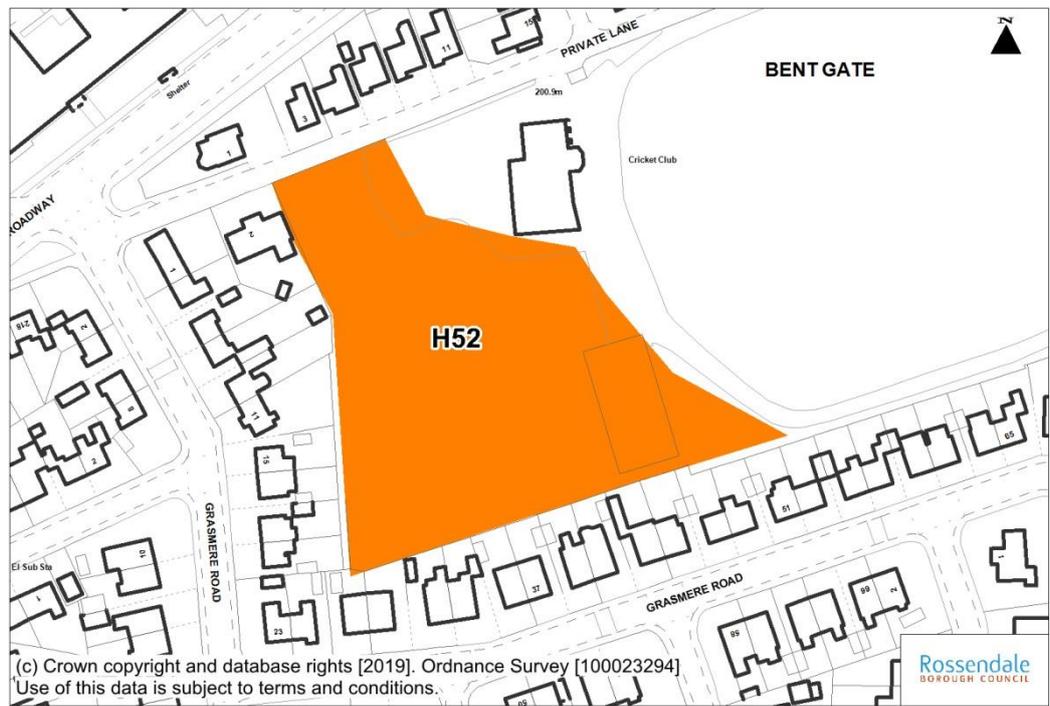
<b>Site Allocation Ref and Name</b>	<b>H49 - Land adjacent 53 Grane Road, Haslingden (Reg 18 Ref: HS2.40)</b>		
<b>SHLAA Ref</b>	SHLAA16388	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; Site is capable of being brought forward expeditiously.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	<p>Providing mitigation measures are in place, primarily materials and design the site is acceptable.</p> <p>Design of the site should be of traditional style and form representing the style in the neighbouring properties of the local vernacular, using natural stone for construction and slate roof tiles.</p> <p>Following the pattern of the adjacent historic terrace would be a positive approach. The windows should be of timber construction and should be of a traditional sash.</p>		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H50: Land adjacent 53 Grane Road	<b>SA Conclusion</b>	Two strong positive impacts for Health (good location and access) and Employment (skills - access to schools); 4 minor positive impacts, 4 minor negative impacts and 3 neutral impacts
<b>Conclusion</b>	The site is considered suitable with no significant constraints.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

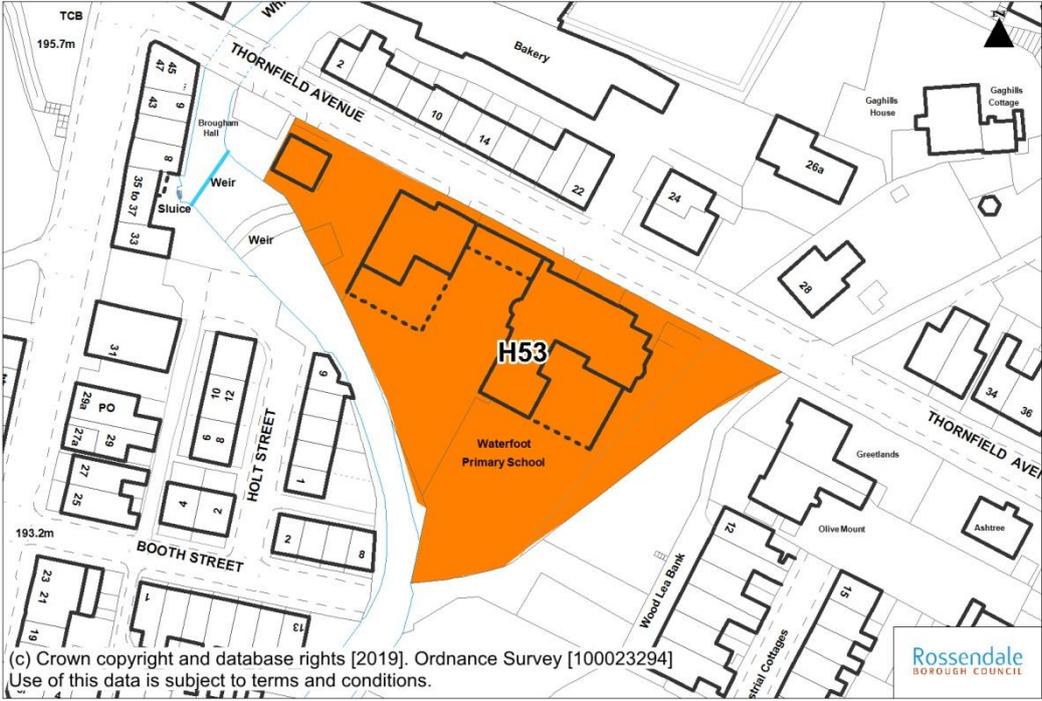
<b>Site Allocation Ref and Name</b>	<b>H50 - Land Adjacent Park Avenue/Cricceth Close, Haslingden (Reg 18 Ref: HS2.37)</b>		
<b>SHLAA Ref</b>	SHLAA16308	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available now and can become suitable provided that the constraints identified are adequately addressed. Since a developer is interested in developing the site, it is considered that the constraints can be addressed in the short term and that the development can be achieved in the short term. Overall, the development is considered deliverable in the next five years.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA54	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA (northern part of site only)
<b>Environmental Network Study (where relevant)</b>	Site 8	<b>Environmental Network Study Conclusion</b>	Greenland could be considered for release for development
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H51: Land Adjacent Park Avenue/Cricceth Close	<b>SA Conclusion</b>	Two strong positive impacts for Health (good location and access) and Employment (skills - access to schools); 4 minor positive impacts, 4 minor negative impacts and 3 neutral impacts
<b>Conclusion</b>	There is developer interest and subject to suitable mitigation (especially in relation to environmental matters, including flood and drainage measures) the site could be developed.		
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<b>Site Allocation Ref and Name</b>	<b>H51 - Land To Side And Rear Of Petrol Station, Manchester Road, Haslingden</b> (Reg 18 Ref: HS2.38)		
<b>SHLAA Ref</b>	SHLAA16323	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); Site is deliverable but subject to landowner interest and decontamination costs. A very small site if considered for allocation
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	The development is acceptable so long as mitigation measures are followed. The proposed dwelling should be restricted to 2 storeys, mirroring the surrounding properties. They need to be of the high quality design and materials, using natural stone, Welsh or English roof slates and timber for windows and doors. Landscaping would be required to mitigate the issues of site lines between the development and the Grane Mill. The setting of the developments also needs to be taken into consideration to ensure minimal impact, pushing the development to the west of the site and possibly losing 2 of the yield to facilitate this.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA45	<b>SFRA Conclusion</b>	Site allocation acceptable on flood risk grounds
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H52: Land To Side And Rear Of Petrol Station, Manchester Rd	<b>SA Conclusion</b>	Two strong positive impacts for Health (good location and access) and Employment (skills - access to schools); 5 minor positive impacts, 3 minor negative impacts and 3 neutral impacts
<b>Conclusion</b>	Subject to suitable mitigation (contamination and heritage matters) the site is considered suitable.		
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<b>Site Allocation Ref and Name</b>	<b>H52 - Land Rear Of Haslingden Cricket Club, Haslingden (Reg 18 Ref: N/A)</b>		
<b>SHLAA Ref</b>	SHLAA16284	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available although the south-eastern corner has a planning permission for a cricket practice area and the northern part is currently used as a car park for the cricket club. The site is suitable for a housing development subject to Sports England and Highways agreements due to concern on cricket pitch availability in the Borough and loss of car parking.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Site could have a very limited impact on the setting of the Grade II Woolpack Inn, but with mitigation this could be reduced. Main consideration is for a good detailed landscaping scheme to the eastern boundary of the site. Of course consideration to the cricket club needs to be given however good tree planting will help to soften the built form. The dwelling shall be restricted to two storeys and be of a character to fit the local area. Consideration will need to be given to the materials palette as there is a mix of building stock within the area however the use of standard housing design and poor quality materials will not be considered acceptable. Spacing of housing on the site will need to be considered ensuring that they are reasonably spaced.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA48	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H54: Land Rear Of Haslingden Cricket Club	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 5 minor positive impacts, 6 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	The landowner has undertaken preliminary works to secure Sport England's support, by relocating the training ground to the nearby High School and is working with a developer to bring this site forward in conjunction with improvements to the Club House and associated changing facilities. Subject to mitigation and sufficient parking the site is considered suitable.		

Map (not at a standard scale)

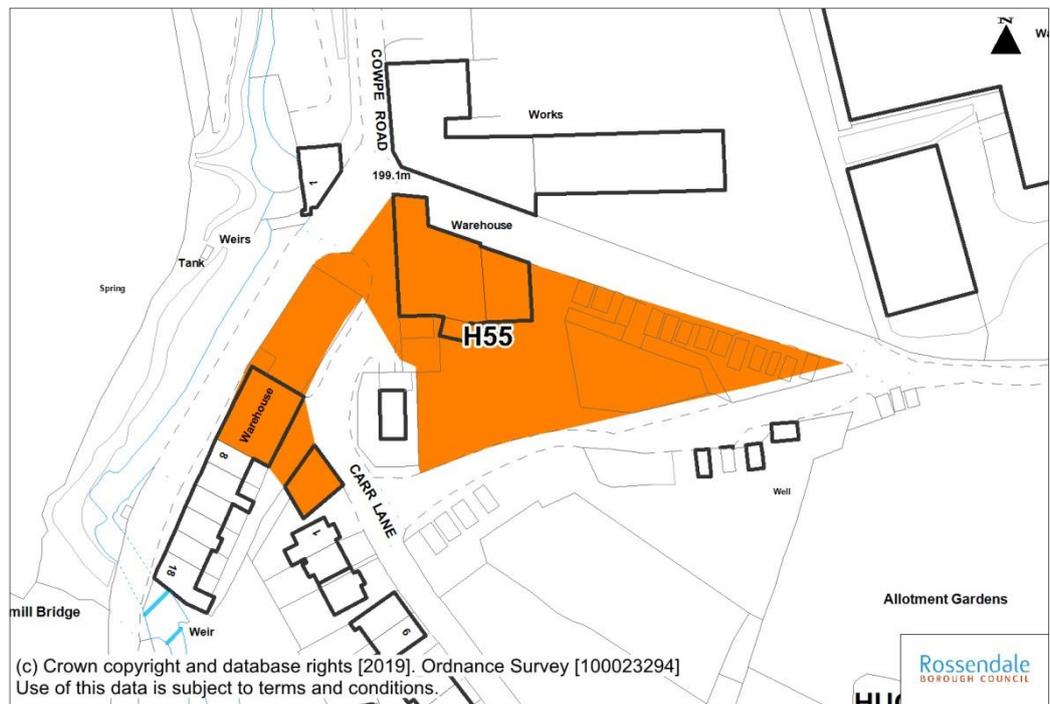


<b>Site Allocation Ref and Name</b>	<b>H53 - Waterfoot Primary School</b> (Reg 18 Ref: HS2.90)		
<b>SHLAA Ref</b>	SHLAA16128	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	
<b>Heritage Impact Assessment Conclusion</b>	Providing mitigation measures followed, H73 is acceptable.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA11	<b>SFRA Conclusion</b>	
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H55: Waterfoot Primary School	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); one strong adverse impact for Water and Flooding (Flood Zone 3); 5 minor positive impacts, 1 minor negative impacts and 5 neutral impacts
<b>Conclusion</b>	This building has been converted for 21 supported living units, now completed (planning ref: 2016/0599)		
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<b>Site Allocation Ref and Name</b>	<b>H54 - Land at Ashworth Road, Water</b> (Reg 18 Ref: HS2.95)		
<b>SHLAA Ref</b>	SHLAA16390	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	
<b>Heritage Impact Assessment Conclusion</b>	Planning permission 2016/0440		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H56: Land at Ashworth Road, Water	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 4 minor positive impacts, 5 minor negative impacts and 3 neutral impacts
<b>Conclusion</b>	This site has planning consent for 6 dwellings, and work has started on site.		
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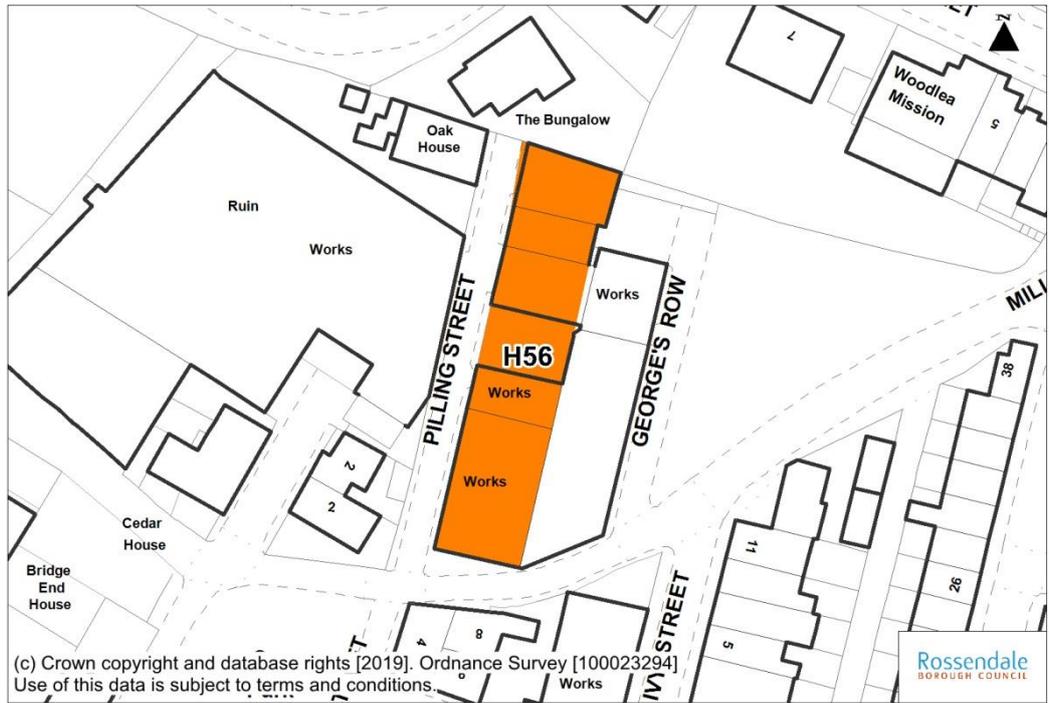
<b>Site Allocation Ref and Name</b>	<b>H55 – Carr Mill and Bolton Mill, Cowpe</b> (Reg 18 Ref: HS2.87 & HS2.96)		
<b>SHLAA Ref</b>	SHLAA16116 (Bolton Mill); SHLAA16117 (Carr Mill)	<b>SHLAA Conclusion</b>	SHLAA16116: Deliverable in the next 5 years; The site is available now as the landowners have expressed an interest to develop the site for residential use. The site is suitable for housing development and the mill conversion is considered viable and achievable in the short term; SHLAA16117: Deliverable in the next 5 years; The site is available now and is considered suitable provided that the constraints identified (e.g. potential land contamination) are adequately addressed. The development is considered viable and can be achieved in the short term.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	Not within Green Belt but adjacent to Parcel 55
<b>Heritage Impact Assessment Conclusion</b>	<p><b>Bolton Mill:</b> Acceptable so long as mitigation measures are adhered to;</p> <p><b>Carr Mill:</b> Provided that mitigating measures are taken into account then this would be acceptable. Conversion of the Mill there is opportunity for the reuse of a now redundant building and there is the potential to enhance the understanding of the building. The redevelopment of the site should be undertaken in a sympathetic manner and should be treated as if it were designated. Works should be undertaken using traditional techniques and materials. The use of artificial and synthetic materials will not be acceptable. If there are proposed elements of new build/ extension then this could be achieved however this would need to be to the highest standard of design and be to enhance the existing building.</p>		
<b>Employment Land Review</b>		<b>Employment Land Review Conclusion</b>	Retain for employment use
<b>Employment Site Access Study Conclusion</b>			
<b>SFRA Ref (where relevant)</b>	SFRA266 (Bolton Mill) SFRA264 and 265 (Carr Mill)	<b>SFRA Conclusion</b>	SFRA266: Development could be allocated subject to FRA; SFRA264 and 265: Site allocation acceptable on flood risk grounds
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H57: Carr Mill and Bolton Mill	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 6 minor positive impacts, 2 minor negative impacts and 4 neutral impacts
<b>Conclusion</b>	Suitable in principle, subject to suitable mitigation.		

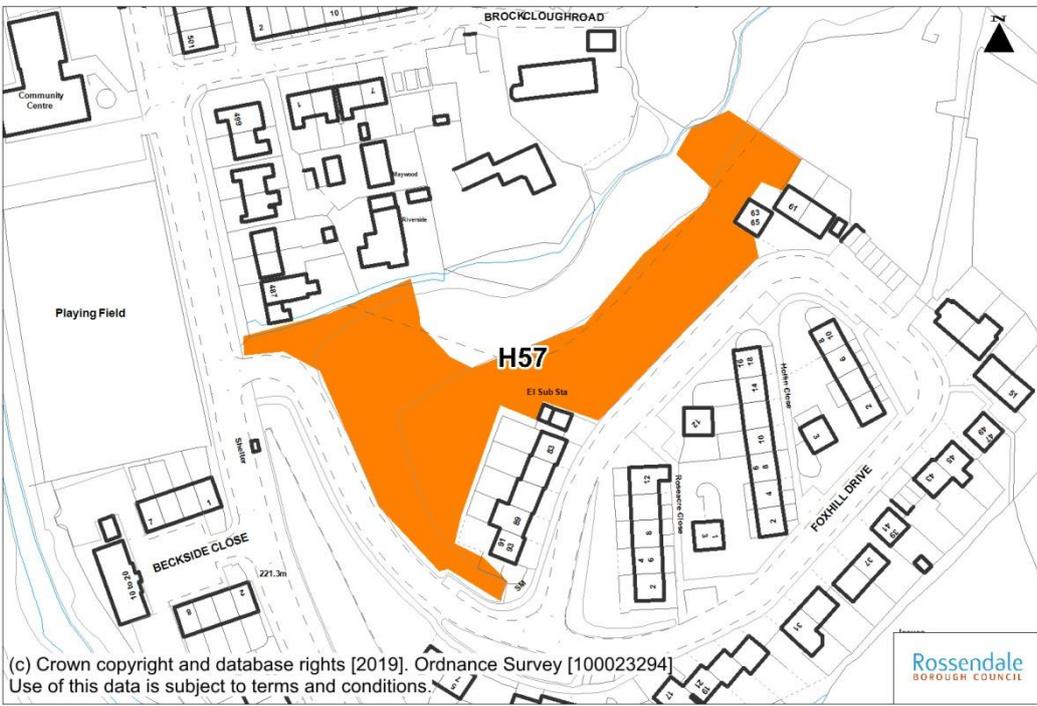
Map (not at a standard scale)

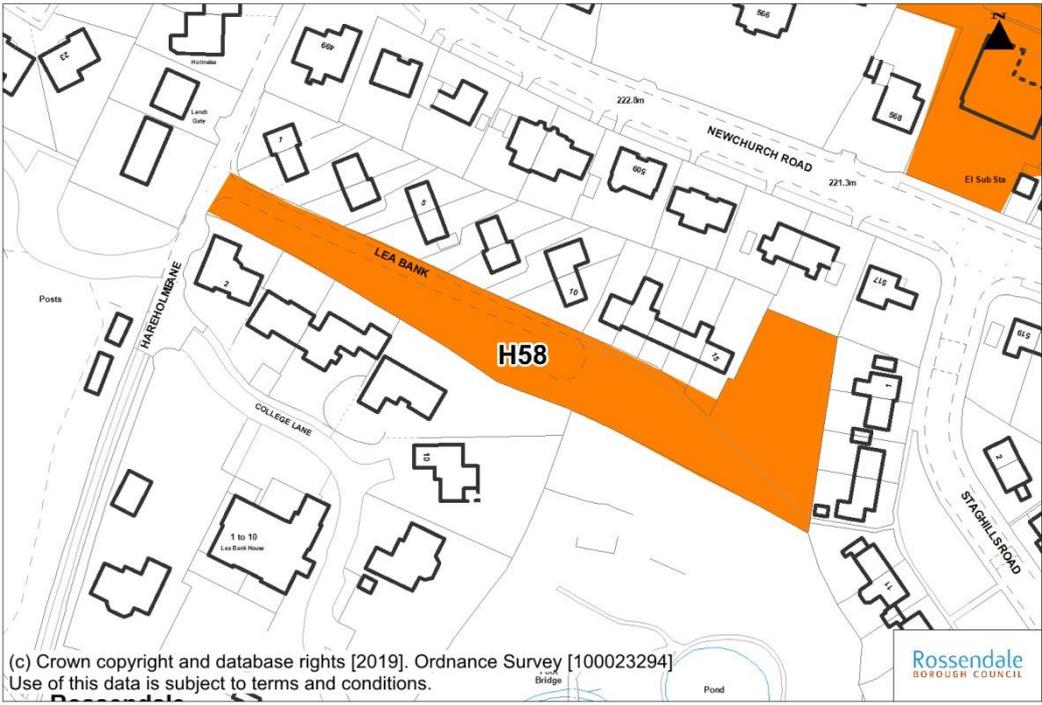


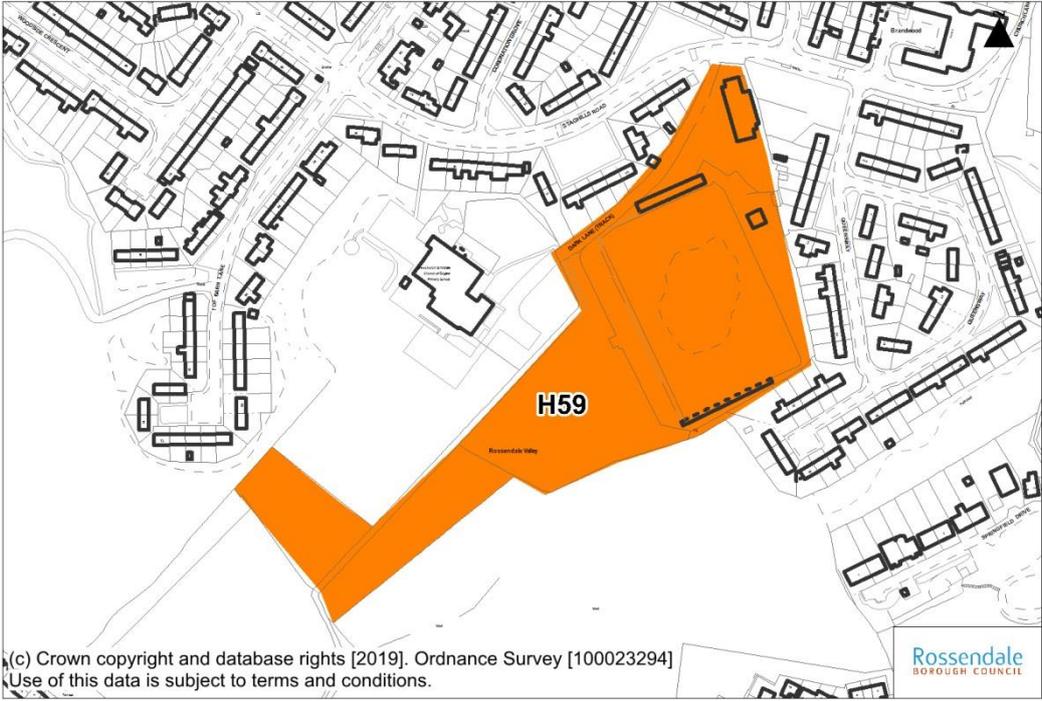
<b>Site Allocation Ref and Name</b>	<b>H56 - Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane</b> (Reg 18 Ref: HS2.89)		
<b>SHLAA Ref</b>	SHLAA16127	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available now (promoted by landowners during the call for sites) , suitable for housing development in the short term provided that the land contamination constraint is adequately addressed. The development is also considered viable and achievable in the short term. The site is therefore deliverable in the short term.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable so long as the highest standards of design and materials are met to ensure the sympathetic reuse of the site. Use of modern material (PVC) will be resisted.The redevelopment and retention of the building does present the opportunity to enhance the understanding and significance of the site, in that the key features can be retained and reused within the development which would focus on the former use of the site.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA281	<b>SFRA Conclusion</b>	Suitable for allocation
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H58: Knott Mill works, Pilling Street and Orchard Works, Miller Barn Lane	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 6 minor positive impacts, 2 minor negative impacts and 4 neutral impacts
<b>Conclusion</b>	Subject to suitable design and use of materials, the site is suitable in principle.		

Map (not at a standard scale)



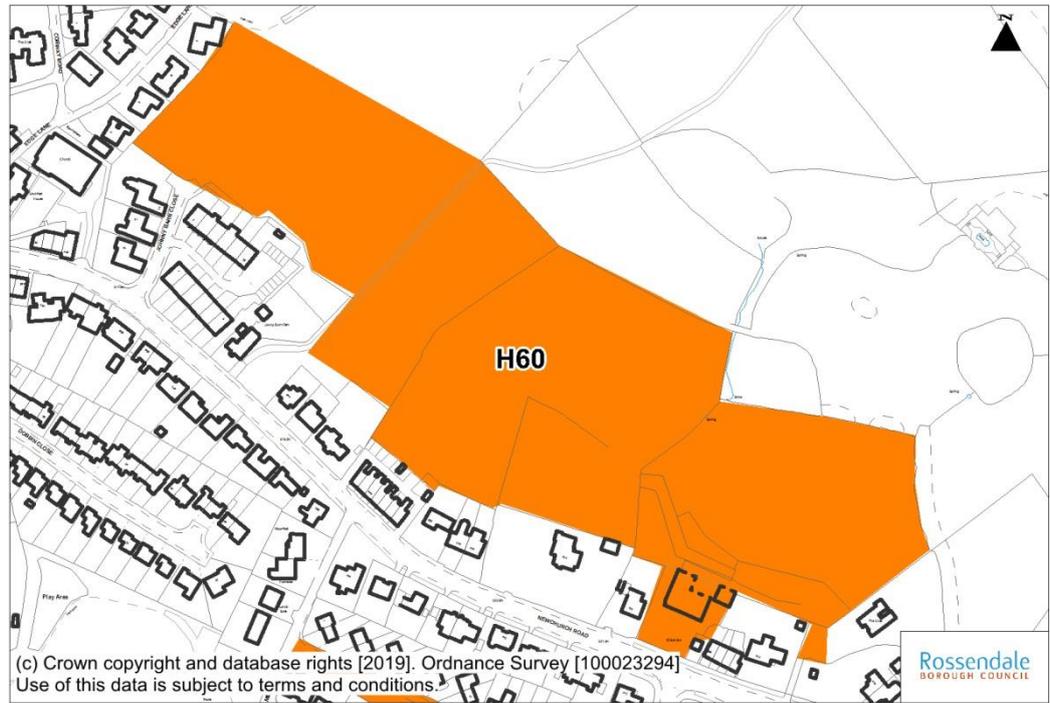
<b>Site Allocation Ref and Name</b>	<b>H57 - Foxhill Drive, Whitewell Bottom</b> (Reg 18 Ref: HS2.94)		
<b>SHLAA Ref</b>	SHLAA16147	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available now as it is in public ownership. The site is suitable for housing development provided that the potential land contamination is addressed and the public footpath maintained. The development is viable and achievable within the short term.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA127	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H59: Foxhill Drive	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 4 minor positive impacts, 6 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	In principle the site is suitable with no known major constraints		
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<b>Site Allocation Ref and Name</b>	<b>H58 - Land off Lea Bank</b> (Reg 18 Ref: HS2.80)		
<b>SHLAA Ref</b>	SHLAA16166	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available, suitable and achievable for housing development in the next five years.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA89	<b>SFRA Conclusion</b>	Site allocation acceptable on flood risk grounds
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H60: Land off Lea Bank	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 5 minor positive impacts, 5 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	In principle the site is suitable with no known major constraints		
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<b>Site Allocation Ref and Name</b>	<b>H59 - Land Adjacent Dark Lane Football Ground, Newchurch (Reg 18 Ref: HS2.82)</b>		
<b>SHLAA Ref</b>	SHLAA16159	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years;
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA93	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H61: Land Adjacent Dark Lane Football ground	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 5 minor positive impacts, 6 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	The developer has been working with Sport England to mitigate impacts associated with loss of a playing pitch. Development Control Committee (Feb 2019) minded to approve outline application for upto100 units 2016/0563.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

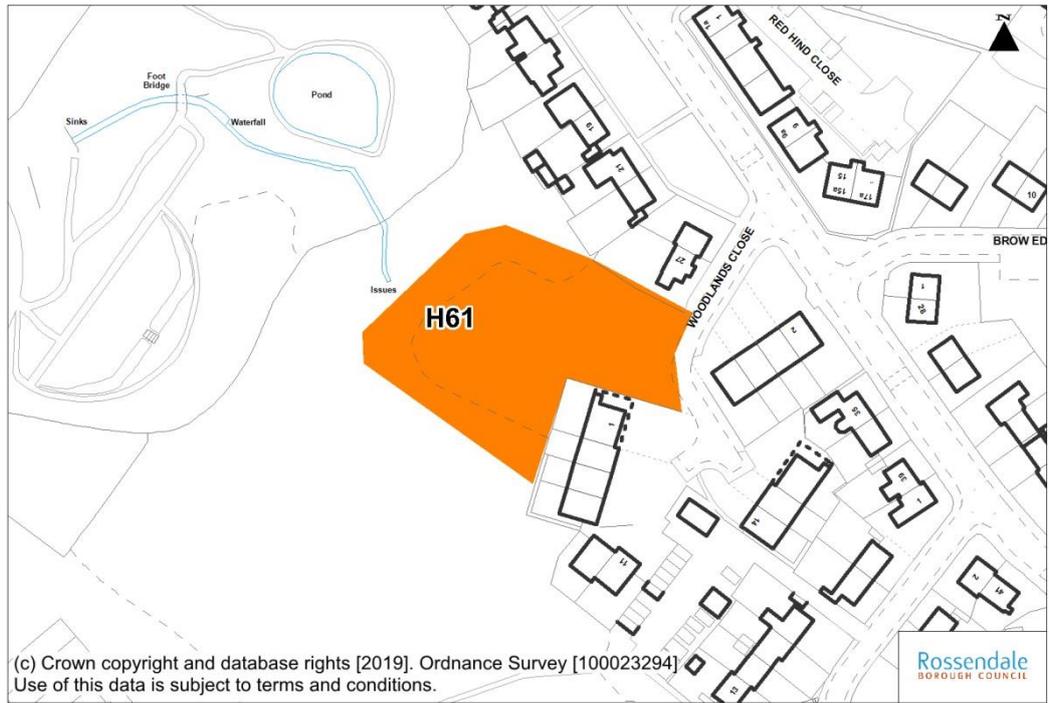
<b>Site Allocation Ref and Name</b>	<b>H60 – Johnny Barn Farm and land to the east, Cloughfold</b> (Reg 18 Ref: HS2.53)		
<b>SHLAA Ref</b>	SHLAA16171 (Johnny Barn Farm, Cloughfold); SHLAA16393 (Land off Newchurch Road, east of Johnny Barn, Rawtenstall)	<b>SHLAA Conclusion</b>	SHLAA16171: N/A; SHLAA16393: Deliverable in the next 5 years; Site is attractive for development and is reasonably sustainable. Attention would need to be paid to overall setting and design should be of a high standard. Construction is likely to start within the next 5 years with completion expected in the medium term. The eastern area beyond the wooded clough has been excluded.
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	SHLAA16171: Providing mitigation measures proposed are implemented, the site H11 is acceptable. SHLAA16393: The proposed boundary of the site needs to be reduced and the proposed yield for the site needs to be reduced from 105, possibly reducing the allocation below 50. The boundary needs to be pulled from the boundary of Heightside House and brought in at the western boundary. Development should be sited closest toward the road.. The impact on the setting of the Heightside House is currently too great. The design of the dwellings should look to the local vernacular ensuring the design is sympathetic to the local area and making use of natural materials only, of stone, slate and timber, there has to be no use of PVC or synthetic materials. There will be a detailed landscaping scheme making use of only native species and shall be a mix of tree and lower level planting.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SHLAA16171: SFRA74 SHLAA16393: Part of SFRA223	<b>SFRA Conclusion</b>	SFRA74: Development could be allocated subject to FRA; Part of SFRA223: Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>	Johnny Barn, Rawtenstall	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	H62: Johnny Barn Farm, Cloughfold	<b>SA Conclusion</b>	Two strong positive impacts for Health (good location and access) and Employment (skills - access to schools); 3 minor positive impacts, 7 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	Subject to mitigation there are no known other constraints. Land to the west has outline planning consent (2015/0517) for up to 30 units.		

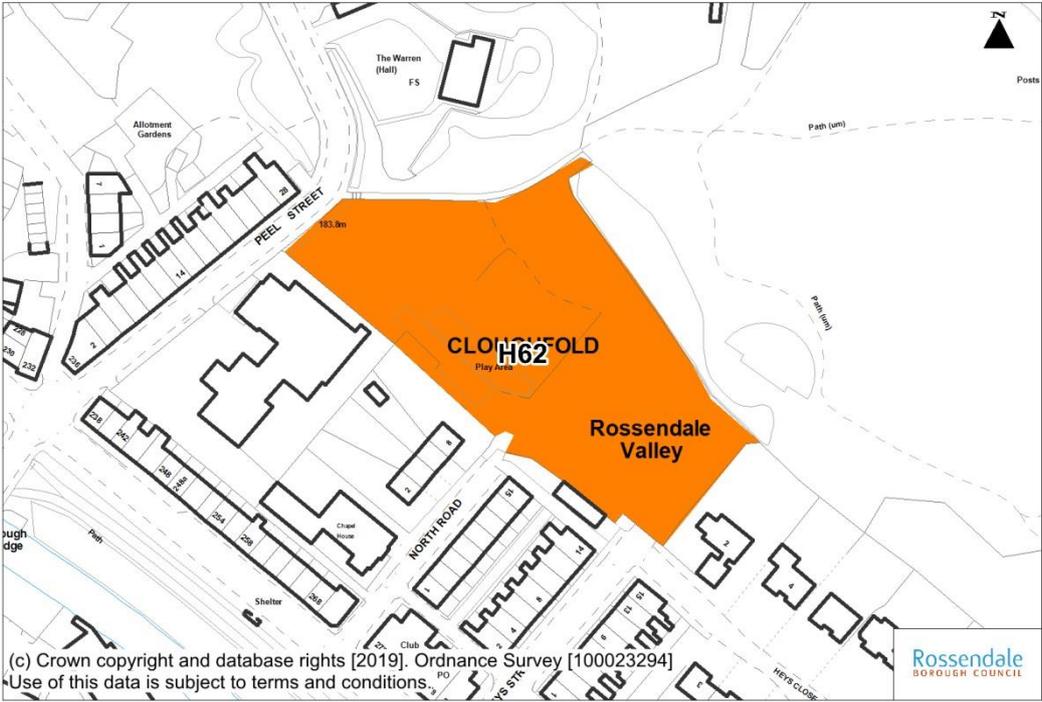
Map (not at a standard scale)

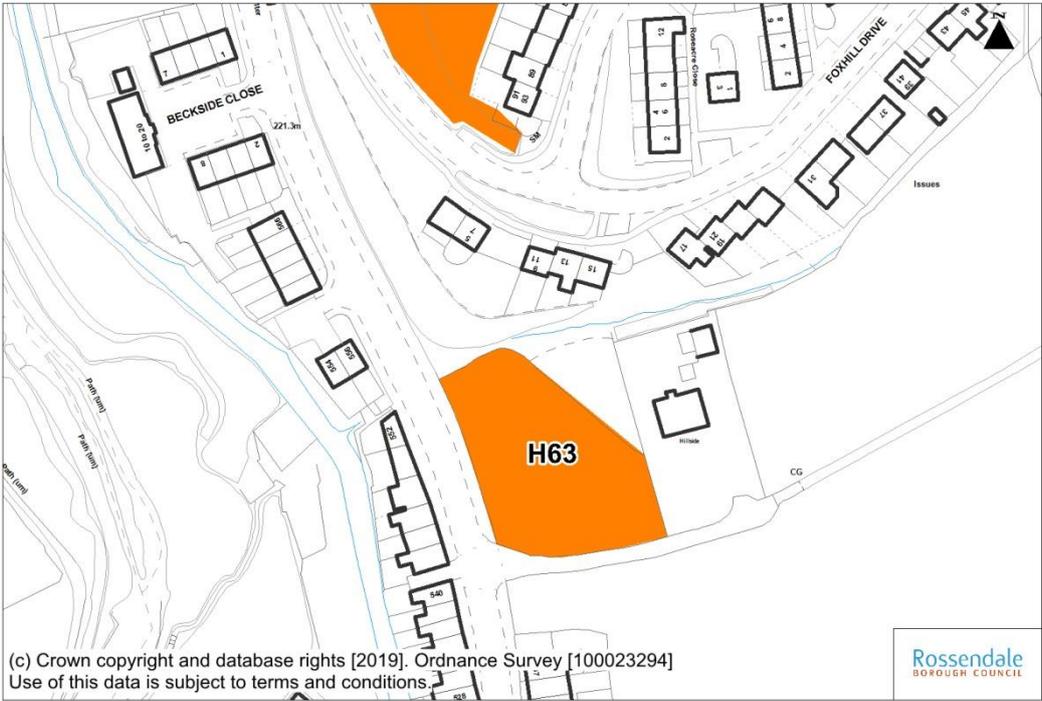


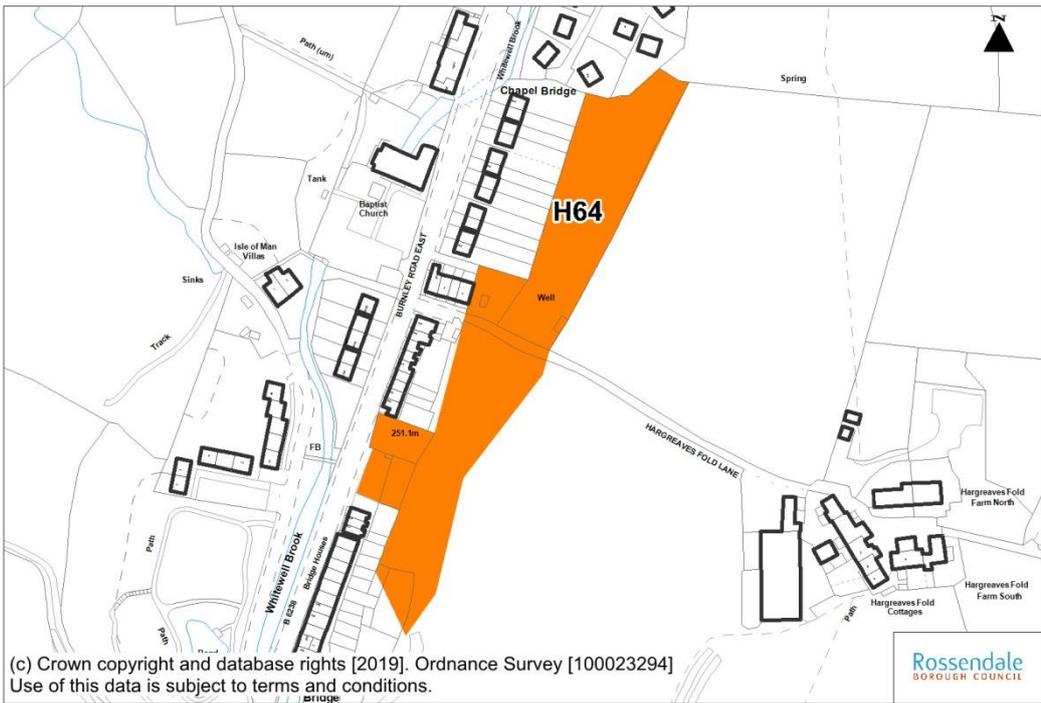
<b>Site Allocation Ref and Name</b>	<b>H61 - Hareholme, Staghills</b> (Reg 18 Ref: HS2.83)		
<b>SHLAA Ref</b>	SHLAA16161 (part)	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available now and the development it considered viable and achievable in the short term as the landowner is willing to release the site and a developer has expressed an interest in developing the site. However the grassland area of the site (off Woodlands Close) is not currently suitable due to land contamination issues and its ecological and recreational values. The site can however be developable in the long term if those constraints can be adequately addressed and mitigated.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts for H20 (small part of larger site)		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H63: Hareholme	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 5 minor positive impacts, 6 minor negative impacts and 1 neutral impacts
<b>Conclusion</b>	Subject to suitable mitigation for ecology, recreation and contamination.		

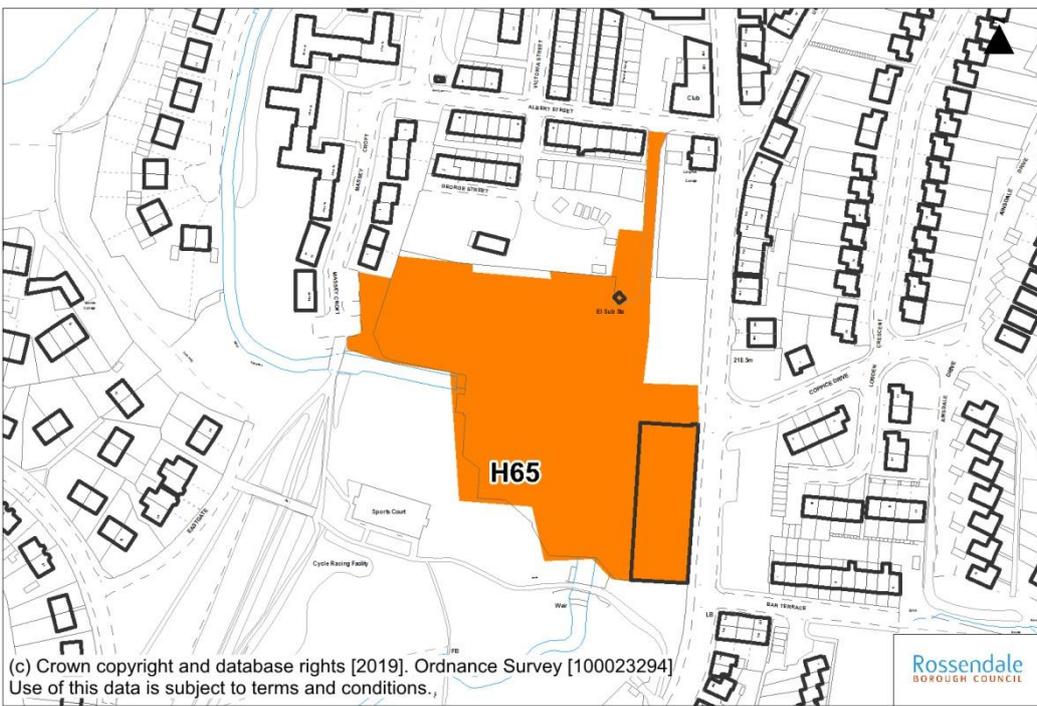
Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>H62 - Land off Peel Street, Cloughfold</b> (Reg 18 Ref: HS2.85)		
<b>SHLAA Ref</b>	SHLAA16168	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available for development and can become suitable in the medium term. The development is considered viable.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable if the numbers are reduced, proposed area is reduced and pull out and back from the Conservation Area, ensuring that key views and sights lines are retained. Highest standard of design and materials would be required including the use of natural stone and slates. No use of artificial materials.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA267	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H64: Land off Peel Street, Cloughfold	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 4 minor positive impacts, 6 minor negative impacts and 8 neutral impacts
<b>Conclusion</b>	Subject to suitable mitigation (design and materials) the site is considered suitable.		
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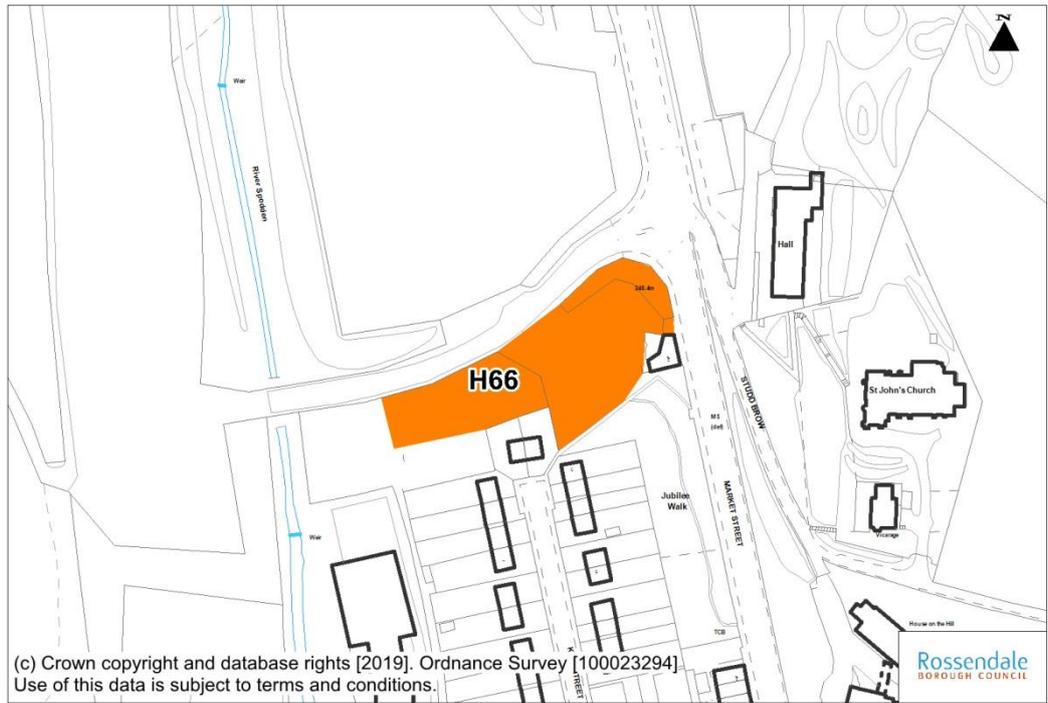
<b>Site Allocation Ref and Name</b>	<b>H63 - Hollin Farm, Waterfoot</b> (Reg 18 Ref: HS2.93)		
<b>SHLAA Ref</b>	SHLAA16146	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available now as the landowners expressed an interest to develop the site during the call for sites 2008. The site is suitable provided that the site can be flattened to accommodate 5 dwellings. The development is considered viable and achievable in the short to medium term.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA216	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H65: Hollin Farm, Waterfoot	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 4 minor positive impacts, 7 minor negative impacts and 1 neutral impacts
<b>Conclusion</b>	No known constraints identified.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

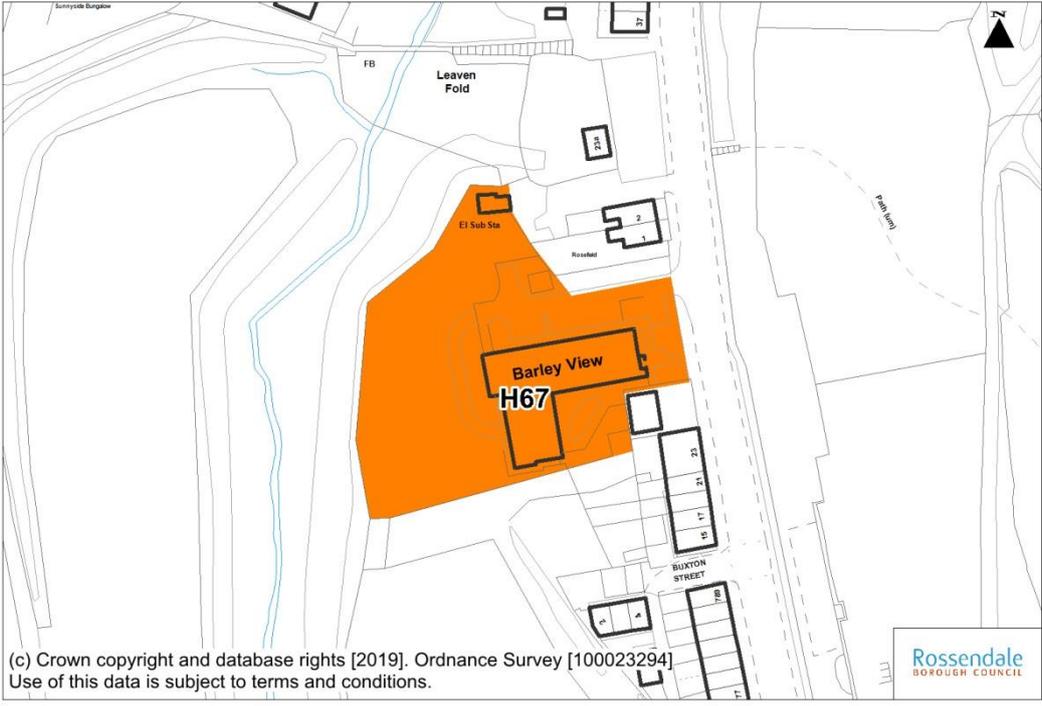
<b>Site Allocation Ref and Name</b>	<b>H64 - Hargreaves Fold Lane, Chapel Bridge, Lumb</b> (Reg 18 Ref: HS2.100)		
<b>SHLAA Ref</b>	SHLAA16149	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available now and the development is considered viable. However, due to its isolated location in respect to local services, the site is not considered suitable for a residential development.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable so long as mitigation measures are adhered to. The numbers of proposed dwelling shall be reduced to have a lesser impact. The existing trees to the eastern boundary should be retained and TPO'd to ensure their retention. The properties should look to be terraced as these will ensure continuity within the area and also manage the impact. The existing line of trees to be retained and TPO'd, further planting required to add to the buffering. The houses should be set facing towards the hillside to reduce visual impact.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA217	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H66: Hargreaves Fold Lane, Chapel Bridge, Lumb	<b>SA Conclusion</b>	5 minor positive impacts, 7 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	No known constraints that cannot be mitigated against.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

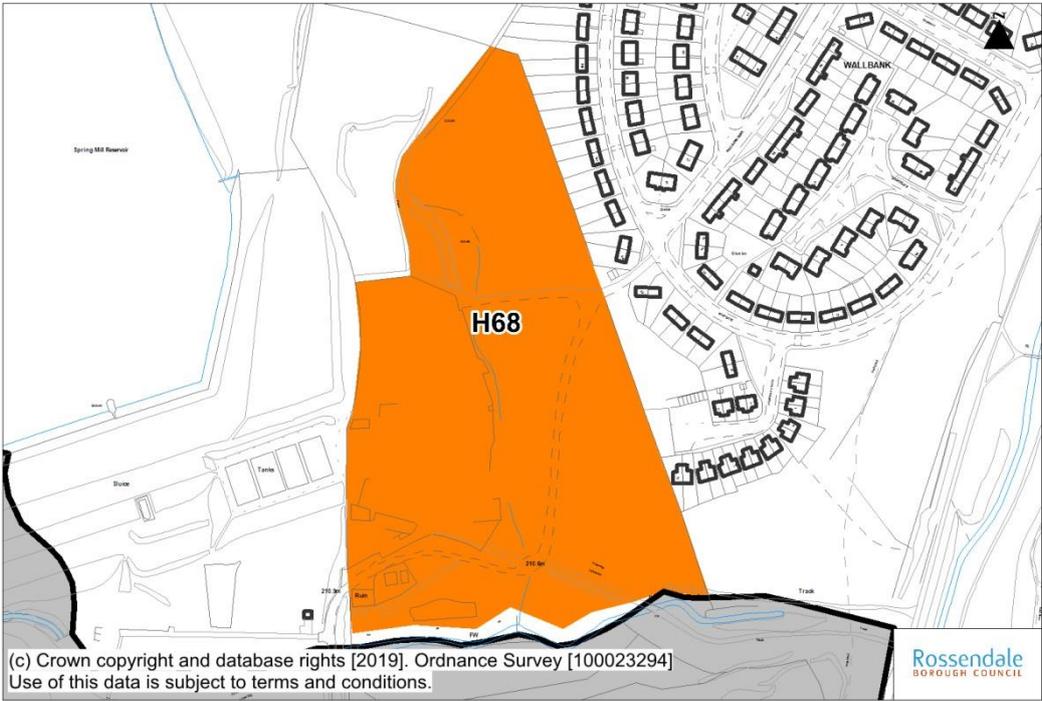
<b>Site Allocation Ref and Name</b>	<b>H65 - Albert Mill, Whitworth (Reg 18 Ref: HS2.105)</b>		
<b>SHLAA Ref</b>	SHLAA16006	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA306 (incorrect site name in SFRA as Side By Pass – Ewood Bridge)	<b>SFRA Conclusion</b>	Consider withdrawal of site
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H67: Albert Mill, Whitworth	<b>SA Conclusion</b>	Two strong positive impacts for Health (good location and access) and Employment (skills - access to schools); one strong negative impact for Water and Flooding (Flood Zone 3); 4 minor positive impacts, 3 minor negative impacts and 3 neutral impact
<b>Conclusion</b>	The developer has been working with the Environment Agency to try to resolve the flood risk issues and it is the Council's understanding that a solution is achievable.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

<b>Site Allocation Ref and Name</b>	<b>H66 - Land North Of King Street, Whitworth (Reg 18 Ref: HS2.102)</b>		
<b>SHLAA Ref</b>	SHLAA16019	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The parcel in public ownership is available now and achievable now. The site is suitable for housing development provided that a land contamination survey is carried out and if contamination is found that the land be appropriately decontaminated. The development should also preserve the setting of St John's the Evangelist Church which situated on the other side of Market Street. The site is considered suitable in the short term, and overall the site is developable in the short term.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Providing mitigation measures in place the site is acceptable. Use of natural stone and slate would ensure continuity of the local distinctive character of the area. Restricted to two storey dwellings, no use of dormer windows. They should be set closer to the road as this will reduced the visibility from the Church and Churchyard. Constructed in a terrace formation to blend with the local vernacular.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	N/A
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA43	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H68: Barlow Bottom (east of river) - note that assessed as larger site for mixed use, including proposed gypsy and traveller site	<b>SA Conclusion</b>	Two strong positive impacts for Employment (skills - access to schools) and (location - increase in employment opportunities); 3 minor positive impacts, 7 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	No known constraints that cannot be mitigated against.		

Map (not at a standard scale)

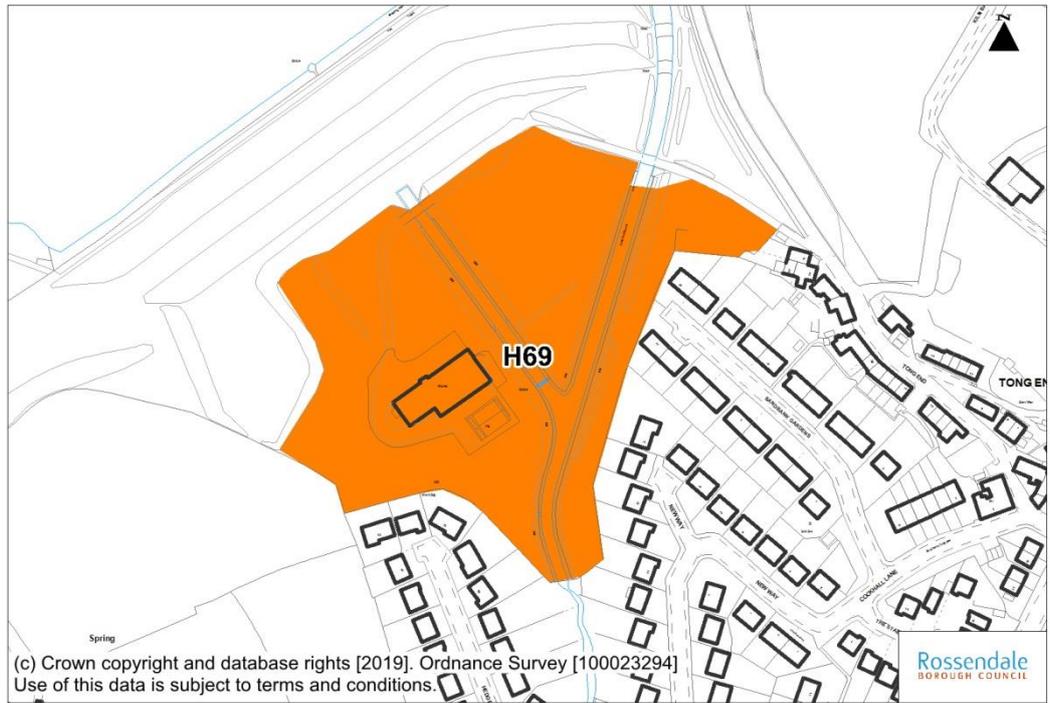


<b>Site Allocation Ref and Name</b>	<b>H67 - Land Behind Buxton Street, Whitworth (Reg 18 Ref: HS2.103)</b>		
<b>SHLAA Ref</b>	SHLAA16021	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Providing mitigation measures in place, is acceptable.		
<b>Employment Land Review</b>	N/A	<b>Employment Land Review Conclusion</b>	Adjacent but not in an Employment site
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA120	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H69: Land behind Buxton Street	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); 5 minor positive impacts, 6 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	The site has been developed for sheltered housing.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

<b>Site Allocation Ref and Name</b>	<b>H68 - Former Spring Mill (land off Eastgate and Westgate) (Reg 18 Ref: HS2.107)</b>		
<b>SHLAA Ref</b>	SHLAA16005	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available now and is deliverable in the short term. Extant permission for part of the site and a new application recently submitted for entire site. Overall, the site is considered to be developable in the short term.
<b>Green Belt Review Parcel Ref</b>	Parcel 74	<b>Green Belt Review Conclusion</b>	Retain- Parcel 74 (only a small northern part of site)
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	H60	<b>Employment Land Review Conclusion</b>	Do not allocate for employment
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA296	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H70: Former Spring Mill (land off eastgate and westgate)	<b>SA Conclusion</b>	Two strong positive impacts for Housing (major net increase in housing) and Employment (skills - access to schools); 3 minor positive impacts, 6 minor negative impacts and 2 neutral impacts
<b>Conclusion</b>	Development Control Committee minded to approve subject to s.106.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

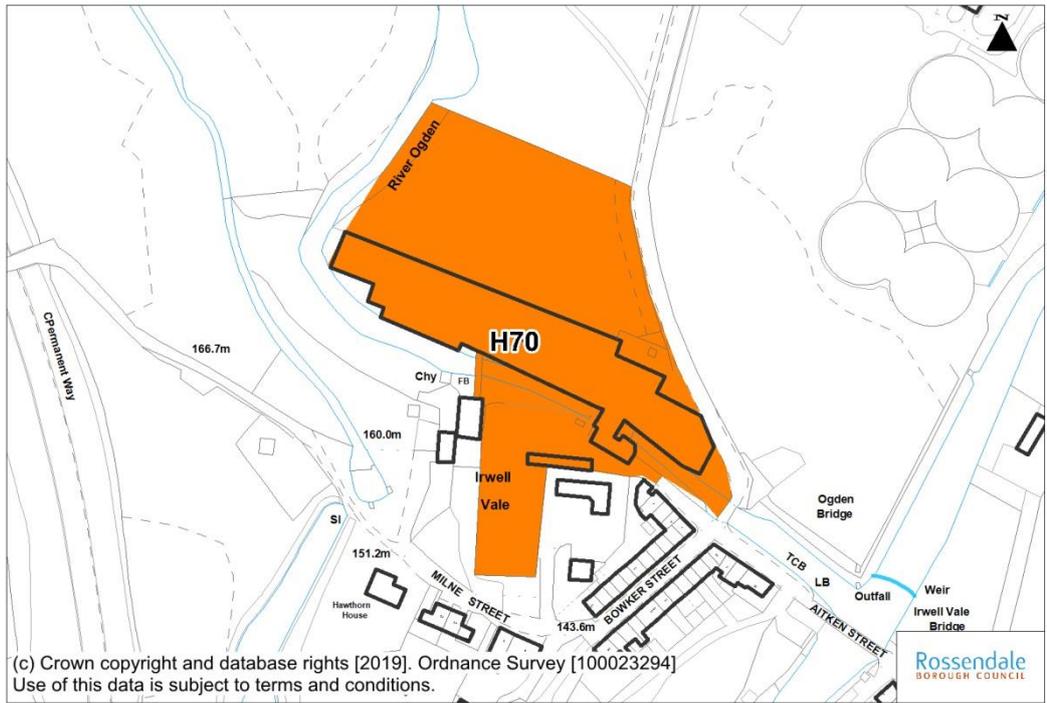
<b>Site Allocation Ref and Name</b>	<b>H69 - Cowm Water Treatment Works, Whitworth (Reg 18 Ref: HS2.108)</b>		
<b>SHLAA Ref</b>	SHLAA16016	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available and achievable now, however the site is considered to become suitable in the medium to long term, once the constraints are adequately addressed.
<b>Green Belt Review Parcel Ref</b>	Parcel 69	<b>Green Belt Review Conclusion</b>	Release-Parcel 69; This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. The parcel performs moderately against purpose 1a and 1b, makes no contribution to purpose 2, and performs weakly against purpose 3 and purpose 4. This parcel contains the dam wall of the Cowm Reservoir and other associated infrastructure, it does not perform strongly against any of the Green Belt purposes, its removal from the Green Belt is not considered to have a substantial negative effect neighbouring parcels or the integrity of the wider Green Belt.
<b>Heritage Impact Assessment Conclusion</b>	No predicted heritage impacts		
<b>Employment Land Review</b>	EMP32	<b>Employment Land Review Conclusion</b>	Do not allocate for employment
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA299	<b>SFRA Conclusion</b>	Exception Test
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H71: Cowm water treatment works, Whitworth	<b>SA Conclusion</b>	Two strong positive impacts for Health (good location and access) and Employment (skills - access to schools); one strong negative impact for Water and Flooding; 2 minor positive impacts, 7 minor negative impacts and 1 neutral impact
<b>Conclusion</b>	No negative impacts on the Green Belt and subject to the Exception Test there are no other known constraints.		

Map (not at a standard scale)



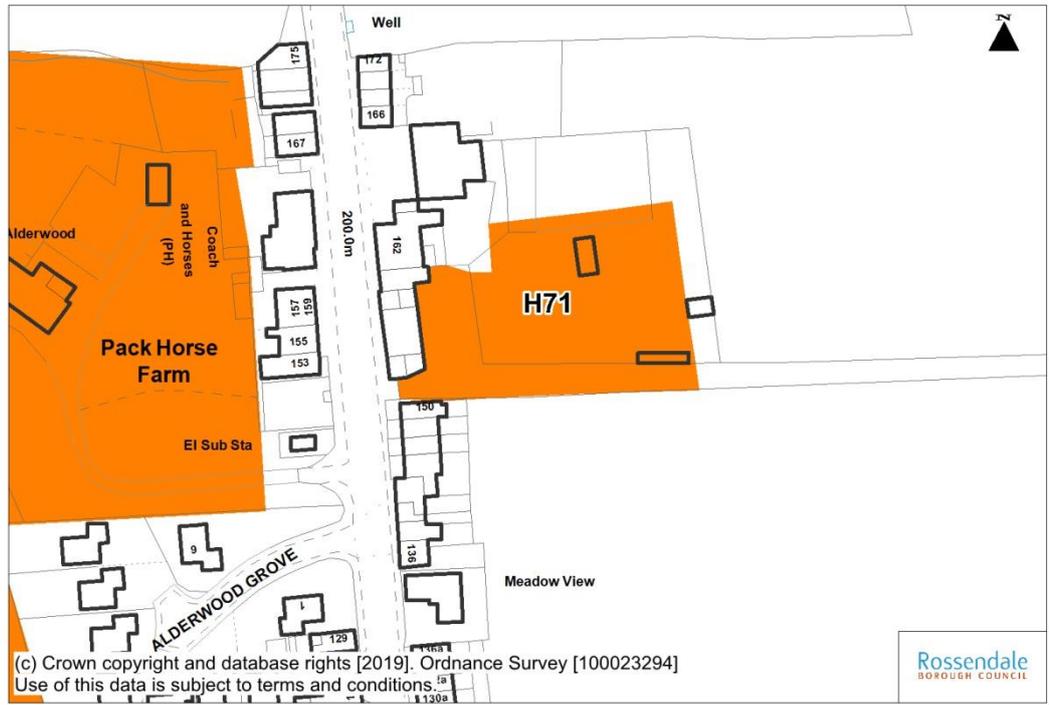
<b>Site Allocation Ref and Name</b>	<b>H70 - Irwell Vale Mill</b> (Reg 18 Ref: HS2.110)		
<b>SHLAA Ref</b>	SHLAA16278	<b>SHLAA Conclusion</b>	Not developable or not to be included in the SHLAA; The site is not developable due to the high risk of flooding from the river and from surface water.
<b>Green Belt Review Parcel Ref</b>	Parcel 33	<b>Green Belt Review Conclusion</b>	Parcel 33-release; This small parcel of land does not lie adjacent to the defined 'large built up area', therefore it rates as not applicable against purpose 1a and 1b. The parcel performs weakly against purpose 2 and purpose 3, and makes no contribution to purpose 4. This parcel does not perform strongly against any of the Green Belt purposes. Although not considered a strong defensible barrier, the line of trees along the eastern boundary of the parcel plays important role in separating it from the larger area of open Green Belt to the east (P27). It is considered that the removal of parcel P33 from the Green Belt is not likely to have a substantial negative effect on neighbouring parcels or the integrity of the wider Green Belt.
<b>Heritage Impact Assessment Conclusion</b>	Not assessed		
<b>Employment Land Review</b>	EMP27	<b>Employment Land Review Conclusion</b>	Retain for employment use
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	Part of SFRA178	<b>SFRA Conclusion</b>	Part of parcel 178- recommendation B; exception test
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>	Irwell Vale (Area A)	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	H72: Irwell Vale Mill	<b>SA Conclusion</b>	One strong positive impact for Employment (skills - access to schools); one strong adverse impact for Water and Flooding (Flood Zone 3, SFRA recommends Exception Test); 2 minor positive impacts, 9 minor negative impacts
<b>Conclusion</b>	The developer is keen to work with the Environment Agency to resolve flood risk issues associated with the re-development of the site for residential use.		

Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>H71 - Land East of Burnley Road, Edenfield (Reg 18 Ref: HS2.74)</b>		
<b>SHLAA Ref</b>	SHLAA16259	<b>SHLAA Conclusion</b>	Deliverable in the next 5 years; The site is available in the short term and is suitable for a residential development, provided that the vehicular access is approved by LCC Highways. The development is considered viable and achievable in the short term. Overall, the site is considered developable in the short term.
<b>Green Belt Review Parcel Ref</b>	Parcel 41	<b>Green Belt Review Conclusion</b>	Retain-Parcel 41
<p>Performs strongly for purpose 1: parcel adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel apart a caravan storage area on the western boundary. The influence of this urbanising feature on the parcel is very limited with the parcel displaying a strong sense of openness.</p> <p>Performs weakly against purpose 2: parcel is adjacent to Edenfield and lies directly between Edenfield and Rawtenstall. At this point these settlements are more than 2km apart and have very little intervisibility due to the intervening steep valley sides. The parcel forms part of the gap between these two settlements, but is not of critical importance and plays a limited role in preventing their merger. A loss of openness within the parcel is unlikely to be perceived as reducing the gap between the settlement areas.</p> <p>Performs moderately against purpose 3: There is a limited sense of encroachment within the parcel as a result a caravan storage area in the west of the parcel and the visual influence the adjoining settlement edge. The parcel contains areas of open pastoral land; it displays characteristics of the open countryside but has a somewhat weakened rural character. The centre of the parcel contains a collection of agricultural buildings, although these are in keeping with the countryside character. The Green Belt designation in this parcel is contributing to safeguarding a large area of open countryside to the east.</p> <p>No contribution to purpose 4: Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has little to no intervisibility with Ramsbottom. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of any historic settlements considered under purpose 4.</p> <p>All parcels make an equally significant contribution to purpose 5.</p>			
<b>Heritage Impact Assessment Conclusion</b>	Providing appropriate layout, looking to the surround area, house types to look to the local vernacular, plot sizes should also reference the immediate building stock and materials shall be of natural stone, slate and timber making no use of artificial or synthetic materials.		
<b>Employment Land Review</b>		<b>Employment Land Review Conclusion</b>	Previous Housing allocation
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA145	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	H73: Land east of Market Street, Edenfield	<b>SA Conclusion</b>	6 minor positive impacts, 4 minor negative impacts and 3 neutral impacts
<b>Conclusion</b>	This brownfield site used for storage is partly situated within the Green Belt. The re-development of the site for residential is an opportunity to enhance the local character of the area.		

Map (not at a standard scale)

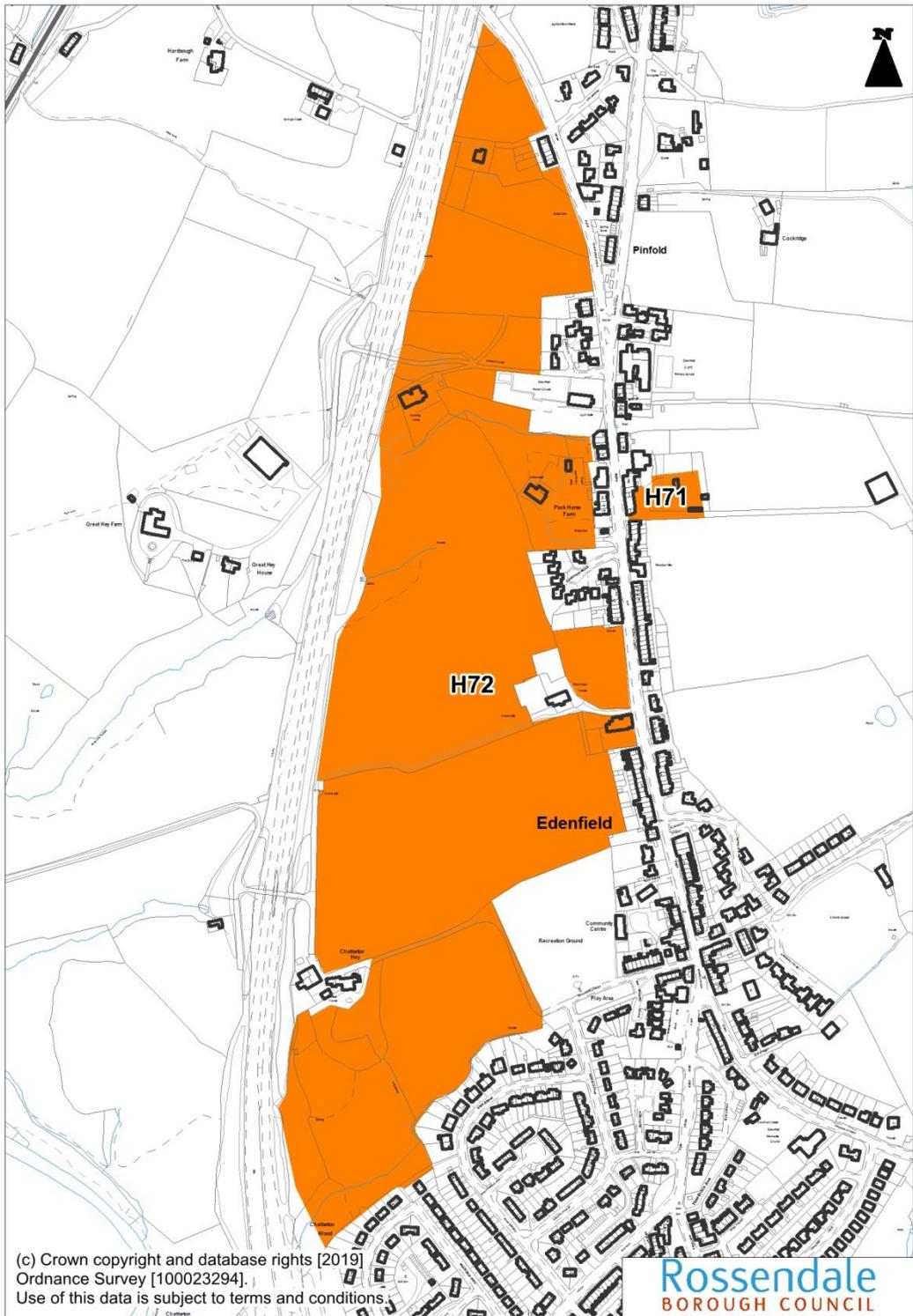


<b>Site Allocation Ref and Name</b>	<b>H72 – Land West of Market Street, Edenfield (Reg 18 Ref: HS2.71)</b>		
<b>SHLAA Ref</b>	SHLAA16256 Land between Blackburn Road and A56, Edenfield;	<b>SHLAA Conclusion</b>	SHLAA16256 : Developable in the medium to long term (within 6 to 10 years, or after 10 years); The land is available now. The site can also become suitable in the short to medium term provided that the constraints identified above are adequately
<b>SHLAA Ref</b>	SHLAA16262 – Land west of Market Street, Edenfield	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is considered to be developable in the medium to long term for part of the dwellings according to a lead in time of 2 years and a build-out rate of 20 dwellings a year. The site would constitute a substantial extension to the existing settlement and careful attention should be paid to detailed design and infrastructure enhancements.
<b>SHLAA Ref</b>	SHLAA16263 Land off Exchange Street, Edenfield	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available now and can become suitable for development provided that the vehicular access is improved, the potential landscape impacts are mitigated, the woodland area is preserved and the character of the local area is maintained or enhanced. The development is considered viable and considered achievable in the medium to long term.
<b>SHLAA Ref</b>	SHLAA16358 Horse and Jockey Hotel, 85 Market Street, Edenfield, BL0 0JQ	<b>SHLAA Conclusion</b>	N/A
<b>Green Belt Review Parcel Ref</b>	SHLAA16256 Parcel 39	<b>Green Belt Review Conclusion</b>	Parcel 39-release
<p>This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. The parcel performs moderately against purpose 1a and 1b, weakly against purpose 2, moderately against purpose 3 and makes no contribution to purpose 4. Although this parcel does not perform strongly against purpose 1, its release would not relate well to the existing settlement form and would introduce an element of sprawl to the north-western edge of Edenfield and along the B6527 (Blackburn Road). However, it is considered that the strategic release of the neighbouring parcels P44 and P43 to the south, before parcel P39 may not be perceived as sprawl as the development would be contained by a strong boundary (the A56), which would limit the potential for future sprawl. The planned release of parcel P44, P43 and P39, in that order, could be perceived as the main block of settlement within Edenfield growing incrementally north and filling the gap between the A56 and the linear settlement along Market Street. This could create a stronger Green belt boundary and settlement edge.</p>			
<b>Green Belt Review Parcel Ref</b>	SHLAA16262: Parcel 43	<b>Green Belt Review Conclusion</b>	Parcel 43-release
<p>This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. The parcel performs moderately against purpose 1a and 1b, weakly against purpose 2, moderately against purpose 3 and makes no contribution to purpose 4. Although this parcel does not perform strongly against purpose 1, its release would not relate well to the existing settlement form and would introduce an element of sprawl to the north-western edge of Edenfield. However, it is considered that the strategic release of the neighbouring parcels P44 to the south, before parcel P43 may not be perceived as sprawl as the development would be contained by a strong boundary (the A56), which would limit the potential for future sprawl. The planned release of parcel P44 and then P43 would be perceived as the main block of settlement within Edenfield growing incrementally north and filling the gap between the A56 and the linear settlement along Market Street. This could create a stronger Green belt boundary and settlement edge.</p>			

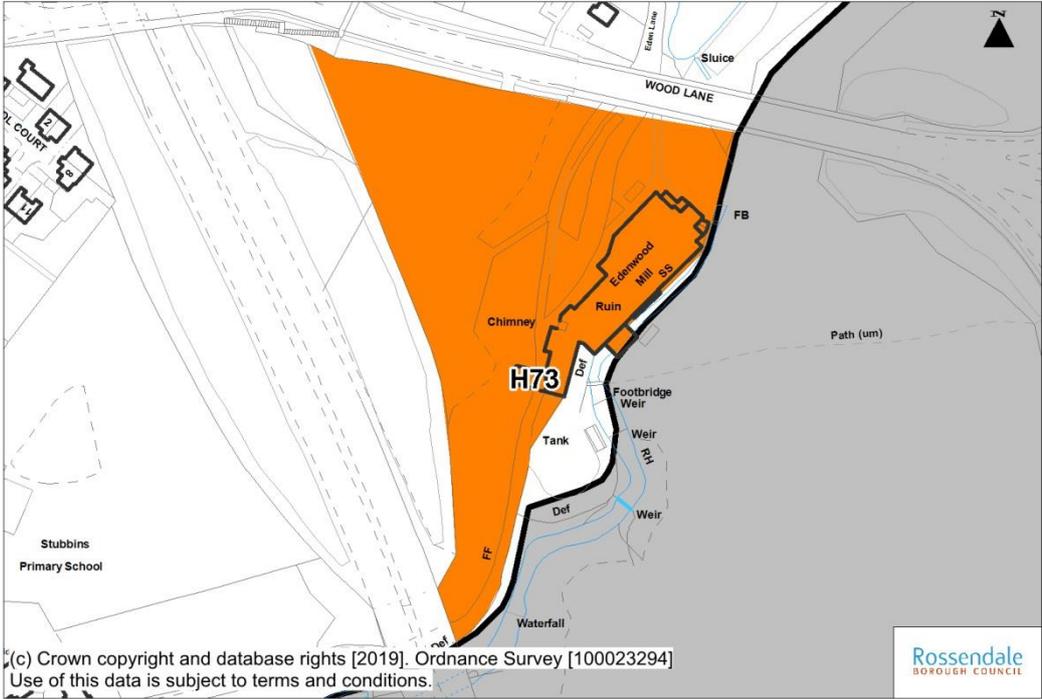
<b>Green Belt Review Parcel Ref</b>	SHLAA16263: Parcel 44	<b>Green Belt Review Conclusion</b>	Parcel 44-release
<p>This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. The parcel performs moderately against purpose 1a and 1b, weakly against purpose 2 and purpose 3 and makes no contribution to purpose 4. The A56 dual-carriageway defines the western boundary forms a strong barrier feature to prevent the possible outward sprawl of development. The northern boundary of the parcel comprises an access road and dry stone wall and does not form a strong defensible barrier to prevent the outward sprawl of development. The parcel contains little urban development, although the presence of the A56 and adjacent urban edge has weakened its rural character. Its release is unlikely to have substantial negative effect on the function of neighbouring parcels under purpose 3. Releasing this parcel is unlikely to have a substantial negative effect on the integrity of the wider Green Belt.</p>			
<b>Heritage Impact Assessment Conclusion</b>	<p>SHLAA16256 : Need to determine  SHLAA16262: Acceptable if the site is significantly reduced, inclusive of proposed numbers and boundary shall be pulled south of Mushroom House. Highest quality materials and design will be required and standard modern construction will not be acceptable. Materials shall be natural stone, natural roofing slates and timber for doors and windows with no exceptions. The houses will be restricted to two stories on the entire site. A highly detailed landscaping plan will be essential, this will need to include strong buffering to the north of the amended boundary. Landscaping will also be required to buffer against any new roads of access which is created;  SHLAA16263: Acceptable so long as the site is and yield is reduced and all mitigation measures are adhered to.  SHLAA16358: Providing mitigation in place, is acceptable.</p>		
<b>Employment Land Review</b>	SHLAA16256 EMP77; SHLAA16262: EMP78; SHLAA16263: EMP79	<b>Employment Land Review Conclusion</b>	Do not allocate for employment
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SHLAA16256: SFRA183; SHLAA16262: SFRA184; SHLAA16263: SFRA182	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>	SHLAA16256: Land at Blackburn Road Edenfield / Land at Pinfold, Edenfield (Area A);	<b>Landscape Study Conclusion</b>	Land at Blackburn Road Edenfield: Not suitable for development on landscape grounds Land at Pinfold, Edenfield (Area A): / Site suitable for development with mitigation.
	SHLAA16262: Land east of the motorway Edenfield (Areas A – large area in middle of site and C – small area to north) / Alderwood and Packhorse Farm (not assessed)		Area A: Not suitable for development on landscape grounds Area C: Suitable for development with mitigation /
	SHLAA16263: Land east of the motorway Edenfield (Area D)		Area D: Site suitable for development with mitigation
	SHLAA16358: Land east of the motorway Edenfield (Area B)		Area B: Site suitable for development
<b>SA Ref</b>	H74: Land west of Market Street	<b>SA Conclusion</b>	One strong positive impact for housing (major net increase in housing); three strong adverse impacts for Natural Resources, Climate Change Adaptation and

			Material Assets; 3 minor positive impacts, 6 minor negative impacts
<b>Conclusion</b>	<p>The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release of Green Belt land (see also Green Belt Topic Paper for further details). It is considered that this site plays an important role in contributing to a balanced housing supply in the following ways:</p> <ul style="list-style-type: none"> <li>• It is located in the popular south west of the Borough where there is high demand.</li> <li>• Given the substantial number of houses proposed in the East of the Borough the site helps to ensure a balanced supply between the east and west of the Borough</li> <li>• The site is large enough to ensure a mix of housing types and sizes, including affordable provision in an area of the Borough where affordability ratios are highest.</li> </ul> <p>The site is in a viable location with willing landowners. It is recognised that a strategic Masterplan led approach is required, including landscaping and infrastructure provision, and this is set out in Policy HS3.</p>		

Map (not at a standard scale)

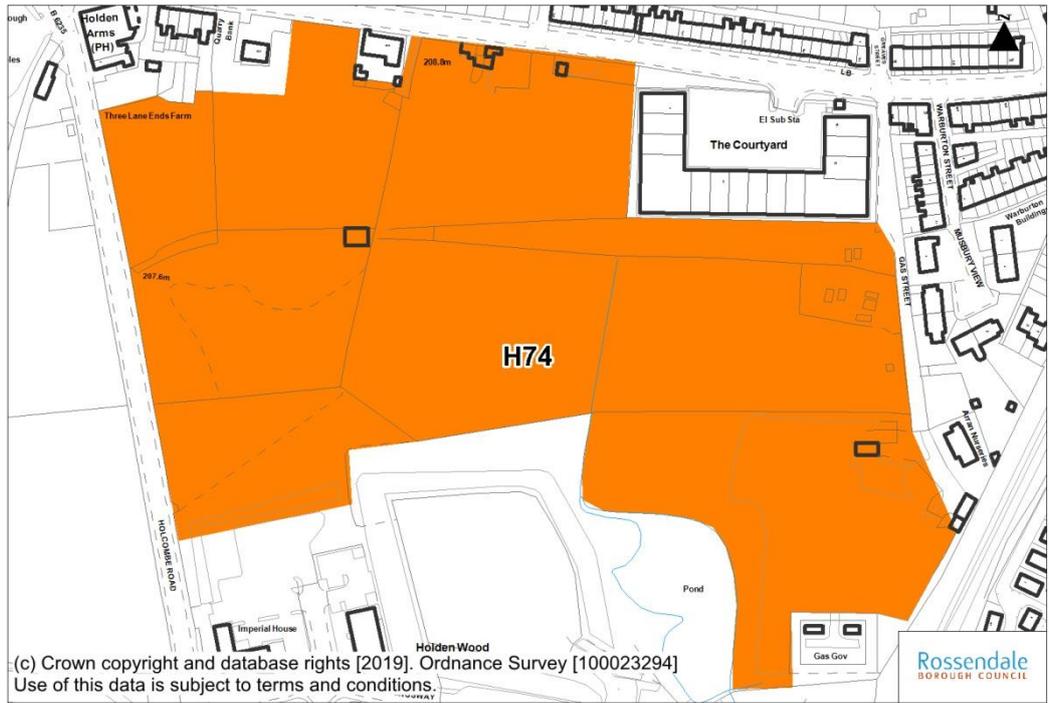


<b>Site Allocation Ref and Name</b>	<b>H73 – Edenwood Mill, Edenfield</b> (Reg 18 Ref: HS2.73)		
		<b>SHLAA Conclusion</b>	
<b>SHLAA Ref</b>	SHLAA16270:Land off Wood Lane, Edenfield	Deliverable in the next 5 years; The site is available now and is suitable for a housing development, the development is also considered viable and achievable in the short term. The site is considered deliverable in the short term based on a policy "off" assessment.	
	SHLAA1627: Edenwood Mill, Ramsbottom	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is considered to be available as the landowner submitted a planning application for the conversion of the mill into 25 apartments in 2004 and renewed an interest in developing the site in January 2017. The site can become suitable if the vehicular access is improved or if a new access is created. The woodland habitat should also be preserved and the flood risk should be adequately mitigated. The development is considered viable as the site is situated in a high market value area. Overall, the site is developable in the medium term.	
<b>Green Belt Review Parcel Ref</b>	Parcel 49	<b>Green Belt Review Conclusion</b>	Retain-Parcel 49;
<p>Performs moderately against purpose 1: This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel, apart from a detached property in the north and a derelict historic mill (Edenwood Mill) in the south. The influence of these urbanising features is limited with the parcel displaying a sense of openness, although this is compromised by the A56 dual-carriageway which dissects east to west through the parcel.</p> <p>Performs strongly against purpose 2: The western extent of this parcel is located between the settlements of Stubbins and Edenfield. The settlements are within very close proximity at this point (within 0.5km) and have partly merged to the northwest of the parcel. The parcel along with P50 forms part of a gap between the settlements which is of critical importance. Any new urban development within the west of the parcel may lead to further erosion of the visual and physical gap between settlements and the perception of merging.</p> <p>Performs weakly against purpose 3: There is a relatively strong sense of encroachment within the parcel as a result of the visual influence of M66 motorway and motorway roundabout that defines the eastern boundary, the A56 (with flyover) which dissects the parcel, the settlement edge to the north-east, and the presence of the derelict Edenwood Mill within the parcel. The parcel comprises an incised valley landscape with areas of woodland and open rough grassland; it displays some of the characteristics of the open countryside, although the road infrastructure substantially detracts from any rural character.</p> <p>No contribution to purpose 4: Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historical significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlement.</p> <p>All parcels make an equally significant contribution to purpose 5.</p>			
<b>Heritage Impact Assessment Conclusion</b>	<p>SHLAA16270: Acceptable if the proposed yield is reduced and consideration given to the redevelopment of the neighbouring Mill site. Mitigation should be followed ensuring that design is considered looking to the local vernacular, ensuring that all dwellings are restricted to two stories. Dwellings to be constructed from natural stone, natural roof slates with timber doors and window. A detailed landscaping plan will be required, making use of native species.</p> <p>SHLAA1627: Acceptable with the retention and conservation and conversion of the Mill. Focus is placed on the early section of the Mill dating to the early 19th C and a lesser importance to the later red brick extension. There have been previous consent for this however they have not been implemented and housing numbers could have been improved. The site should be converted and section of new building in a contemporary style could be achieved. The material palette should be to a minimum. Retention of industrial architectural features to be retained and used within the scheme. There should be no development outside the footplate of the existing mill site. A good scheme of landscaping will be required and there is particular focus boundaries especially toward the main Bury Road.</p>		

<b>Employment Land Review</b>	EMP82	<b>Employment Land Review Conclusion</b>	Do not allocate for employment
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA180	<b>SFRA Conclusion</b>	Consider site layout and design
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>	SHLAA16270: Eden Mill (Area B)	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
	SHLAA1627: Eden Mill (Area C)		Suitable for development with mitigation
<b>SA Ref</b>	H75: Edenwood Mill	<b>SA Conclusion</b>	One major adverse impact for Water and Flooding (Flood Zone 3); 4 minor positive impacts, 5 minor negative impacts and 3 neutral impacts
<b>Conclusion</b>	Edenwood Mill is an existing though dilapidated building in the Green Belt so its development could be acceptable in Green Belt terms. The wider area (Green Belt Study Parcel 49) does not recommend release of the area for housing though the landscape study considers release of this particular area would be acceptable. The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release of Green Belt land (see Green Belt Topic Paper for further details).		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

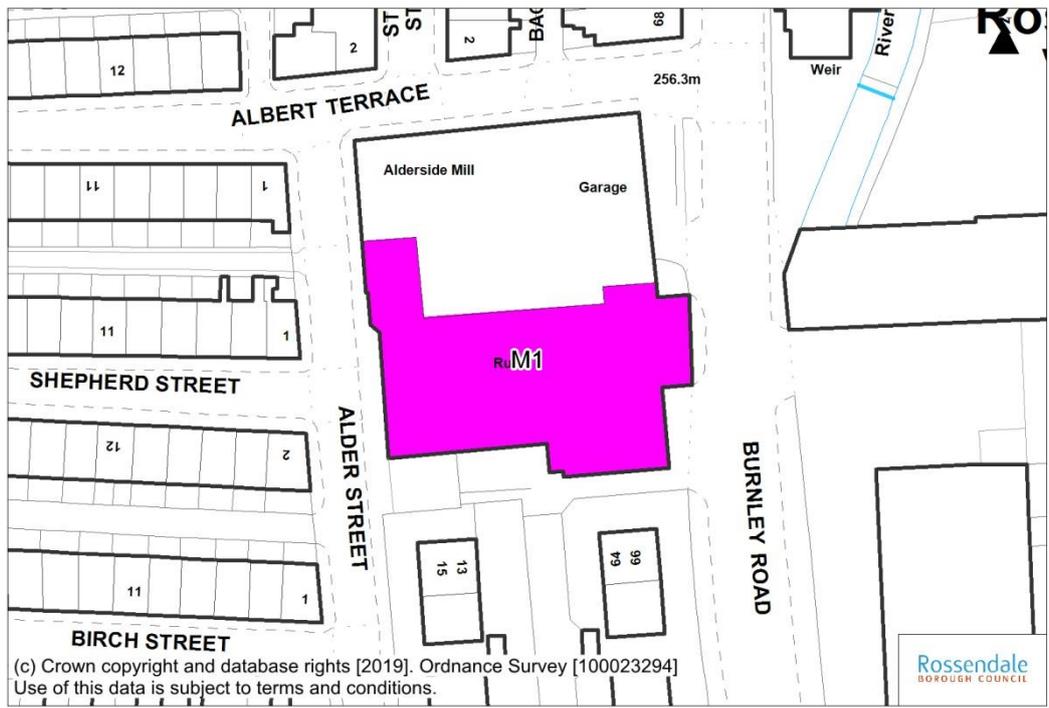
<b>Site Allocation Ref and Name</b>	<b>H74 – Grange Village, Helmshore</b> (Reg 18 Ref: HS2.78)		
<b>SHLAA Ref</b>	SHLAA16304 Grane Village, Land south of Grane Road/ east of Holcombe Road, Helmshore  SHLAA16402: Land off Holcombe Road, Helmshore	<b>SHLAA Conclusion</b>	SHLAA16304: Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available now, and the site can become suitable in the short term if the constraints identified are adequately addressed. The development is considered viable and since a developer has expressed an interest in developing the site (call for sites 2016), the site is considered achievable in its entirety in the medium term. However, the first phase of the delivery is expected to be sooner (year 0 to 5).  SHLAA16402: Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is available now and can become suitable for a housing scheme in the medium term. The development is considered viable and deliverable in the medium term.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	SHLAA16304: No predicted heritage impacts (site visit) SHLAA16402: No predicted heritage impact		
<b>Employment Land Review</b>	H84	<b>Employment Land Review Conclusion</b>	Allocate for mixed-use development
<b>Employment Site Access Study</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SHLAA16304: SFRA295  SHLAA16402: SFRA254	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>	The Courtyard, Grane Road, Haslingden	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	H76: Grane Village	<b>SA Conclusion</b>	One strong positive impact for housing (major net increase in housing); 5 minor positive impacts, 7 minor negative impacts
<b>Conclusion</b>	The site is currently in countryside but otherwise has no other significant known constraints. There is a willing landowner and developer interest in the site.		

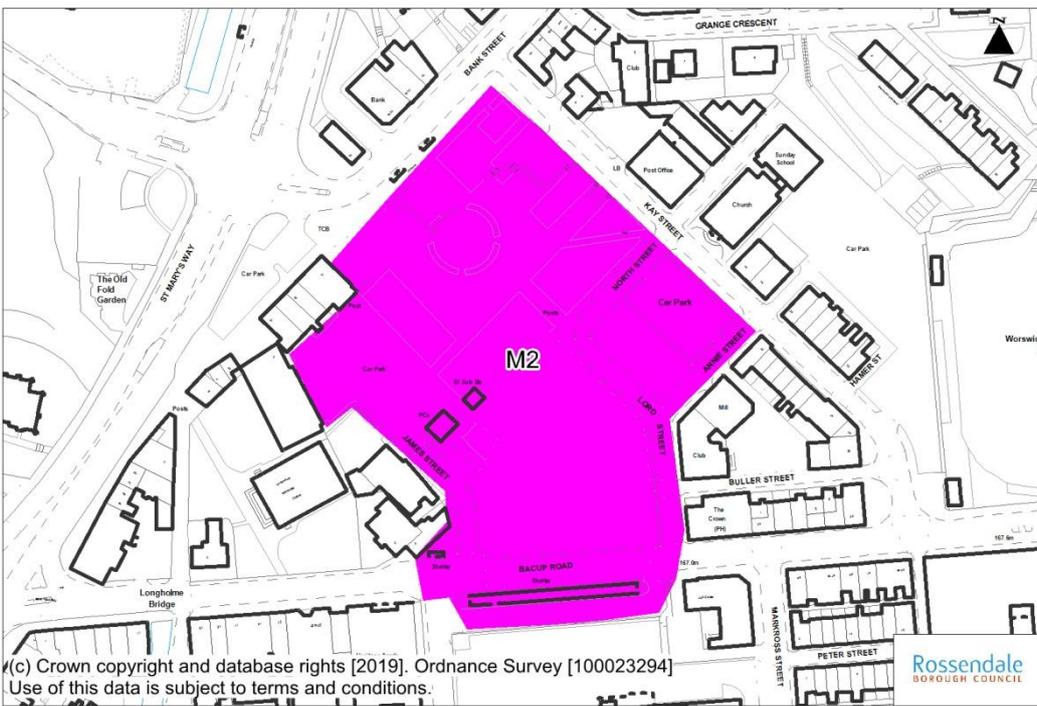
Map (not at a standard scale)



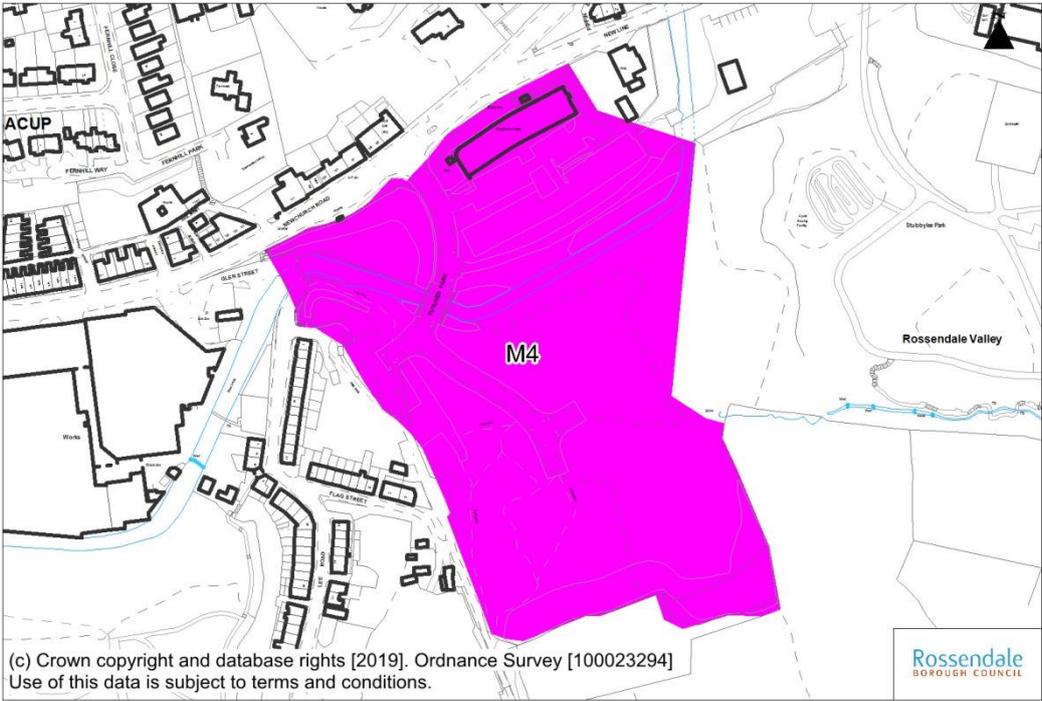
<b>Site Allocation Ref and Name</b>	<b>M1 - Waterside Mill, Burnley Road, Bacup, OL13 8AW (Reg 18 Ref: N/A)</b>		
<b>SHLAA Ref</b>	SHLAA16069	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); The site is suitable and the development is achievable in the short term, however the land is not available now, but can become available in the long term. Overall, the site is developable in the long term.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	The proposed reused of the site as residential is possible with the retention of the Mill and while taking note of the poor condition, as it is a Listed site that the historic fabric is retained and where possible any remaining fixtures and fittings retained and created into features within the site. High standard of conservation works will be expected, making use of traditional materials and techniques. Where possible contemporary insertions may be possible which should be to a high standard and further enhance the site.		
<b>Employment Land Review</b>	EMP89	<b>Employment Land Review Conclusion</b>	Release for potential mixed use development
<b>Employment Site Access Study Conclusion</b>			
<b>SFRA Ref (where relevant)</b>	SFRA307	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	M1: Waterside Mill Burnley Road Bacup OL13 8AW	<b>SA Conclusion</b>	One strong positive impact for Employment (location - increase in local employment opportunities); 3 minor positive impacts, 4 minor negative impacts, 3 neutral impacts
<b>Conclusion</b>	It is a brownfield site in a sustainable location and its allocation provides an opportunity for the viable re-use of a heritage asset.		

Map (not at a standard scale)



<b>Site Allocation Ref and Name</b>	<b>M2 - Spinning Point (former Valley Centre), Rawtenstall (Reg 18 Ref: HS2.55)</b>		
<b>SHLAA Ref</b>	SHLAA16238	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable so long as the highest possible design and standards are met and the mitigating measures are adhered to. The site would need to consider the impact on the setting of the large number of designated and none designated Heritage assets and also the impact on the wider Conservation Area. The materials to be used will depend up the proposed design. Either a high standard traditional design could be achieved and would be acceptable, or the use of a more contemporary design could be achieved. Material palettes should be kept to a minimum. The use of poor quality and synthetic materials will be refused. Given the sensitive nature of site this will require extensive consideration ensuring that heights scale and massing is kept to an appropriate and sympathetic level to the surrounding area.		
<b>Employment Land Review</b>	EMP01	<b>Employment Land Review Conclusion</b>	Retain as employment use
<b>Employment Site Access Study Conclusion</b>			
<b>SFRA Ref (where relevant)</b>	SFRA02	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>	<b>Environmental Network Study Conclusion</b>		
<b>Landscape Study (where relevant)</b>	<b>Landscape Study Conclusion</b>		
<b>SA Ref</b>	M2: Spinning Point, Rawtenstall	<b>SA Conclusion</b>	One strong positive impact for Employment (location - increase in local employment opportunities); 3 minor positive impacts, 4 minor negative impacts, 3 neutral impacts
<b>Conclusion</b>	This site has planning permission for a mixed use development; work is already underway of Phase 1 of the scheme and permission has been granted for Phase 2 which includes an element of residential use.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rosendale BOROUGH COUNCIL</p>		

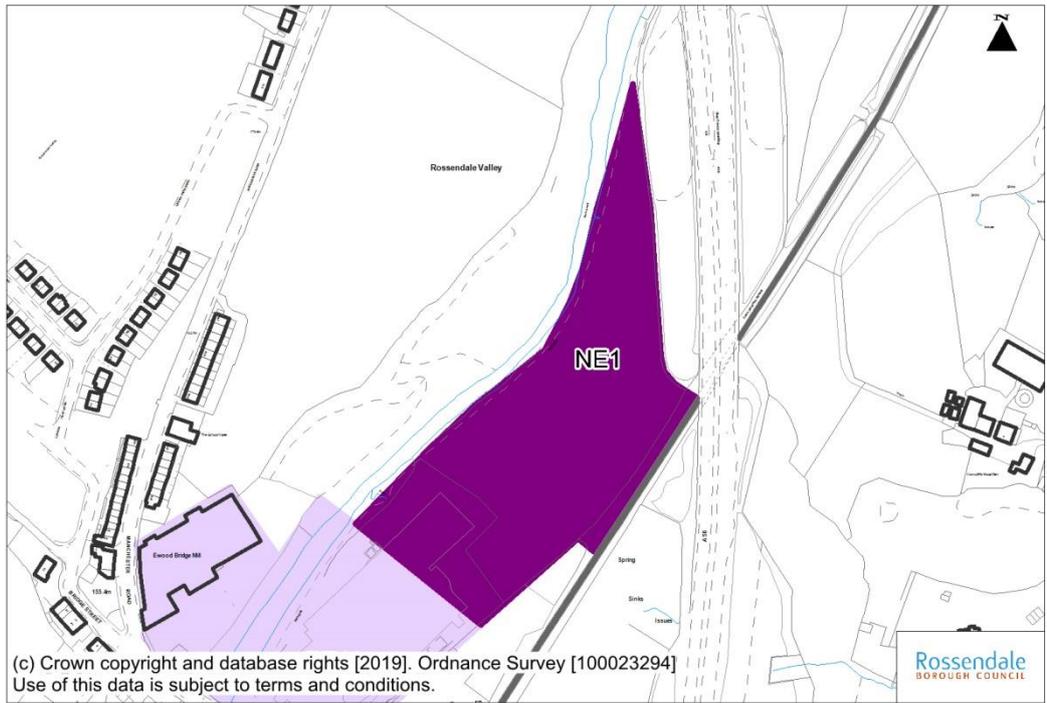
<b>Site Allocation Ref and Name</b>	<b>M3 - Isle of Man Mill, Water</b> (Reg 18 Ref: HS2.97)		
<b>SHLAA Ref</b>	SHLAA16397	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years); If the greenfield element of the site could be separated from the Mill building it would be possible to bring forward development of the land within the short to medium term. The housing number has been reduced to take the mill building out from the calculation.
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Acceptable, so long as all mitigation measures are considered and adhered to. Total yield needs to be reduced ensuring that all development is situated to the north of the site. The site needs to ensure good spacing and siting of dwellings to ensure there is no overcrowding and overdevelopment of the site. The dwelling should ensure appropriate design and materials. Use of natural stone, slate roof tiles and timber for windows and doors.		
<b>Employment Land Review</b>		<b>Employment Land Review Conclusion</b>	Release for mixed-use development
<b>Employment Site Access Study Conclusion</b>			
<b>SFRA Ref (where relevant)</b>	SFRA114 (part of site)	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	M3: Isle of Man Mill and Garage	<b>SA Conclusion</b>	One strong positive impact for Employment (location - increase in local employment opportunities); 4 minor positive impacts, 6 minor negative impacts, 2 neutral impacts
<b>Conclusion</b>	Suitable in principle, subject to suitable mitigation.		
<b>Map (not at a standard scale)</b>			

<b>Site Allocation Ref and Name</b>	<b>M4 - Futures Park, Bacup</b> (Reg 18 Ref: EMP2.5)		
<b>SHLAA Ref</b>	N/A	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>		<b>Green Belt Review Conclusion</b>	
<b>Heritage Impact Assessment Conclusion</b>	N/A		
<b>Employment Land Review</b>	EMP18	<b>Employment Land Review Conclusion</b>	Committed
<b>Employment Site Access Study Conclusion</b>	EMP 18 site can be accessed by an existing priority junction with the A681 Newchurch Road. Preferred access option: Upgrading the existing priority junction to a signalised junction. On street parking for the adjacent residential properties and the Royal		
<b>SFRA Ref (where relevant)</b>	SFRA21 (Plot 1), SFRA22 (Plot 5) – only includes parts of the overall site	<b>SFRA Conclusion</b>	SFRA21 Development could be allocated subject to FRA / SFRA22 Should be allocated on flood risk grounds subject to consultation with the LPA / LLFA
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	M4: Futures Park	<b>SA Conclusion</b>	One strong positive impact for Employment (location - increase in local employment opportunities); one strong adverse impact for Water and Flooding (Flood Zone 3); 3 minor positive impacts, 8 minor negative impacts
<b>Conclusion</b>	Suitable in principle, subject to suitable mitigation. Part of the site has planning permission for industrial development.		
<b>Map (not at a standard scale)</b>	 <p>(c) Crown copyright and database rights [2019]. Ordnance Survey [100023294] Use of this data is subject to terms and conditions.</p> <p>Rossendale BOROUGH COUNCIL</p>		

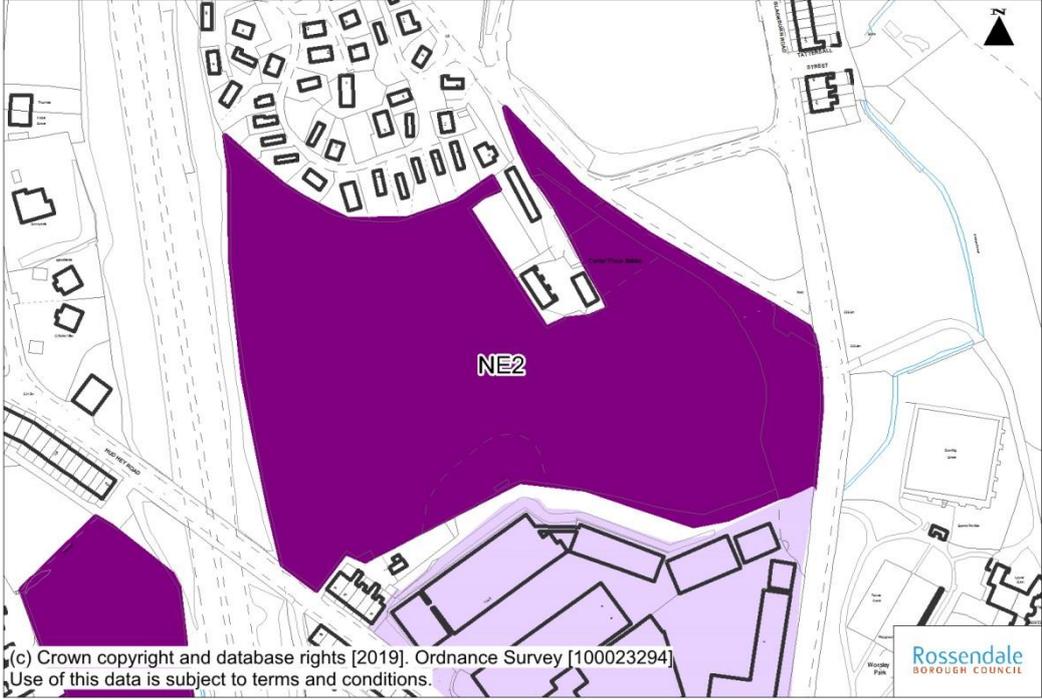
<b>Site Allocation Ref and Name</b>	<b>M5 - Park Mill, Helmshore</b> (Reg 18 Ref: EMP2.22)		
<b>SHLAA Ref</b>	SHLAA16297	<b>SHLAA Conclusion</b>	N/A; N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	N/A		
<b>Employment Land Review</b>	EMP40	<b>Employment Land Review Conclusion</b>	Release for mixed-use development
<b>Employment Site Access Study Conclusion</b>			
<b>SFRA Ref (where relevant)</b>	SFRA56	<b>SFRA Conclusion</b>	Consider withdrawal based on surface water risk
<b>Environmental Network Study (where relevant)</b>		<b>Environmental Network Study Conclusion</b>	
<b>Landscape Study (where relevant)</b>		<b>Landscape Study Conclusion</b>	
<b>SA Ref</b>	M5: Park Mill	<b>SA Conclusion</b>	Two strong positive impacts for Employment (skills - access to schools and location - increase in local employment opportunities); one strong adverse impact for Water and Flooding; 3 minor positive impacts, 6 minor negative impacts and 1 neutral imp;act
<b>Conclusion</b>	Park Mill, Helmshore is a brownfield site in existing use and is proposed to be allocated for retail (A1) with restaurants and cafés (A3). It was assessed for residential use in the SFRA and the study recommended withdrawing the site based on surface water flood risk. However, the proposed use is less vulnerable than the residential use tested.		
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<b>Site Ref.</b>	<b>NE1 – Extension to Mayfield Chicks, Ewood Bridge</b> (Reg 18 Ref: EMP2.12)		
<b>SHLAA Ref</b>	SHLAA16276	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available now and can be suitable for a mixed-use development or for an employment site. The development is considered viable and can be achieved in the medium term.
<b>Green Belt Review Parcel Ref</b>	26	<b>Green Belt Review Conclusion</b>	This parcel of Green Belt land does not lie adjacent to the defined 'large built up area', therefore it rates as not applicable against purpose 1a and 1b. The parcel performs moderately against purpose 2 and purpose 3, and makes no contribution to purpose 4. It is considered that releasing this parcel is unlikely to have a substantial detrimental effect on the integrity of the wider Green Belt.
<b>Heritage Impact Assessment Conclusion</b>	Use as employment will need to be considered in more detail as understanding as to what is proposed is known. Consideration of materials for employment sites will be required and consideration of the layout for the site.		
<b>Employment Land Review</b>	EMP10	<b>Employment Land Review Conclusion</b>	Retain for employment uses but do not allocate undeveloped Green Belt land further north for employment.
<b>Employment Site Access Study Conclusion</b>	The final preferred option is utilising the existing access and upgrading to a signalised junction. Five issues were identified but could be rectified at the detailed design stage. The option is classified as potentially deliverable with associated mitigation costs. The indicative costs amount to £546,406 (the value of the works is approximate only, with a number of variables excluded).		
<b>SFRA Ref (where relevant)</b>	SFRA167	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	NE1	<b>SA Conclusion</b>	The site has: <ul style="list-style-type: none"> <li>• 1 major adverse impact (Water &amp; Flooding)</li> <li>• 7 minor adverse impacts</li> <li>• 2 major positive impacts ((Employment (location), Employment (skills))</li> <li>• 2 minor positive impacts</li> </ul>
<b>Conclusion</b>	An existing employment area already exists to the south of the proposed Green Belt release. The Green Belt Study (Parcel 26) identifies that the parcel is suitable for release and would have defensible boundaries.		

Map (not at a standard scale)

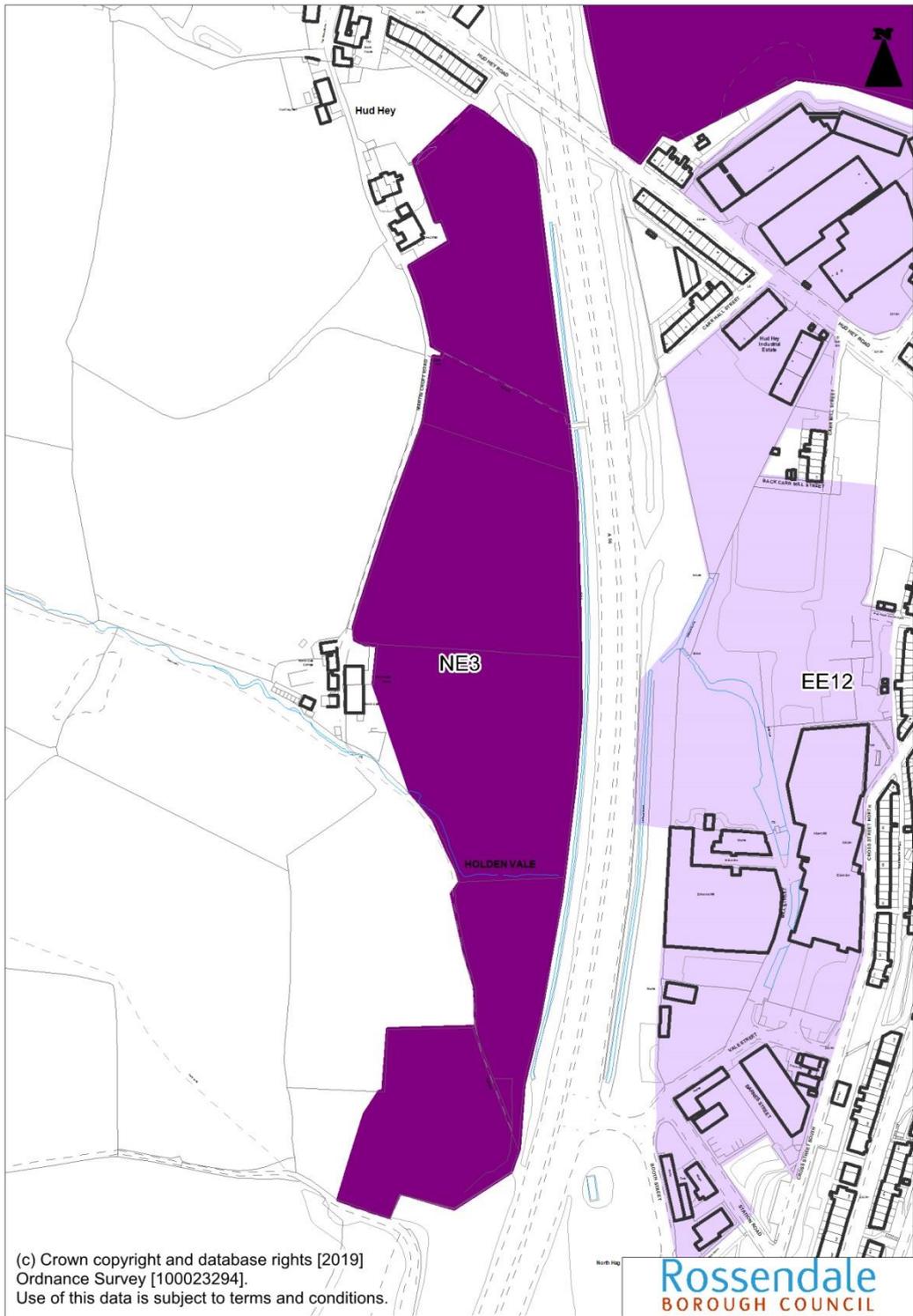


<b>Site Ref.</b>	<b>NE2 – Land North of Hud Hey, Haslingden</b> (Reg 18 Ref: EMP2.15)		
<b>SHLAA Ref</b>	SHLAA16344	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). There is a slight uncertainty about the land ownership but it has been put forward as available through the Call for Sites exercise. Site could be suitable for a range of uses but would need careful design and consideration of the neighbouring uses.
<b>Green Belt Review Parcel Ref</b>	10	<b>Green Belt Review Conclusion</b>	Not identified for release. The parcel performs strong against Purpose 2 as it is located between the settlements of Riding Bridge and Haslingden. The settlements are within relatively close proximity (within 1.5km). The parcel forms part of the gap between these settlements and is of critical importance to their separation. The parcel also forms part of the main transport corridor between the two settlements, any new development that took place within the parcel could lead to perception of narrowing the settlement gap.
<b>Heritage Impact Assessment Conclusion</b>	No predicted Heritage Impact		
<b>Employment Land Review</b>	EMP13	<b>Employment Land Review Conclusion</b>	The Green Belt site would be a natural extension to the existing Hud Hey industrial estate. Topography is a constraint to the eastern most part of the site but the location, within 1 kilometre of the A56, is attractive to the market. Again, an exceptional circumstances case would have to be made through the emerging Local Plan Part 2 process to justify its release from the Green Belt.
<b>Employment Site Access Study Conclusion</b>	The final preferred option is utilising existing access to industrial estate and improve priority junction. Option has not been modelled as there was no readily available traffic flow data for this site. Four issues raised but could be overcome and addressed at the detailed design. This option is classified as potentially deliverable pending further technical work, such as geotechnical investigations near the industrial estate. The indicative costs amount to £341,872 (the value of the works is approximate only, with a number of variables excluded).		
<b>SFRA Ref (where relevant)</b>	SFRA248	<b>SFRA Conclusion</b>	Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Land north of Hud Hey, Acre Haslingden	<b>Landscape Study Conclusion</b>	Suitable for development with mitigation
<b>SA Ref</b>	NE2	<b>SA Conclusion</b>	The site has: <ul style="list-style-type: none"> <li>• 0 major adverse impacts</li> <li>• 5 minor adverse impacts</li> </ul>

			<ul style="list-style-type: none"> <li>• 1 major positive impact ((Employment (Location)))</li> <li>• 3 minor positive impacts</li> </ul>
<b>Conclusion</b>	Land north of Hud Hey is not recommended for release in the Green Belt Study (Parcel 10) because of its role in separating Haslingden and Rising Bridge. However discussions with local developers indicate a strong interest in the site with its proximity to the A56 (T). There is also an overall shortage of suitable employment sites close to the A56.		
<b>Map (not at a standard scale)</b>			

<b>Site Ref.</b>	<b>NE3 – Carrs Industrial Estate North Extension, Haslingden (Reg 18 Ref: EMP2.23)</b>		
<b>SHLAA Ref</b>	Not assessed in SHLAA	<b>SHLAA Conclusion</b>	N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	Development considered to be unacceptable. The level of harm could not be mitigated against.		
<b>Employment Land Review</b>	ADD6	<b>Employment Land Review Conclusion</b>	Site was rated 'very good' and is an obvious extension to the popular Carrs Industrial Estate. The potential site could offer a new strategic employment site for the Borough. Because infrastructure access improvements would be needed the site could be delivered in 5 to 10 years. This timescale could be accelerated if the interested business is engaged in the process at an early stage.
<b>Employment Site Access Study Conclusion</b>	To avoid HE & LCC concerns, there is a need to utilise the existing access to the south of the site off Commerce Street. A new access road would run north from the existing junction off Commerce Street. As noted previously, further investigation into the adjacent embankment may be required due to concerns raised by Highways England. Three issues raised. Specific treatments may need to be incorporated to the design at a later detailed stage. These issues are considered minor and do not suggest that this location cannot accommodate the proposed site access. This option is classified as potentially deliverable pending further technical work, such as geotechnical investigations to determine viability of the access road. If a resolution to this issue cannot be found (which safeguards Highways England's interests whilst providing access to the site), then reversion to an alternative access arrangement location would need to take place. The indicative costs amount to £1,616,831 (the value of the works is approximate only, with a number of variables excluded).		
<b>SFRA Ref (where relevant)</b>	N/A	<b>SFRA Conclusion</b>	N/A
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	NE3	<b>SA Conclusion</b>	The site has: <ul style="list-style-type: none"> <li>• 0 major adverse impacts</li> <li>• 9 minor adverse impacts</li> <li>• 1 major positive impact (Employment (Location))</li> </ul>
<b>Conclusion</b>	Development of the site is considered unacceptable by the Council's Conservation Officer. However, if the proposed scheme can be determined as viable following further technical work with regards to accessing the site then the need to provide suitable employment land outweighs the impact on the local heritage assets. The site was rated very good and could offer a new strategic employment site for the borough.		

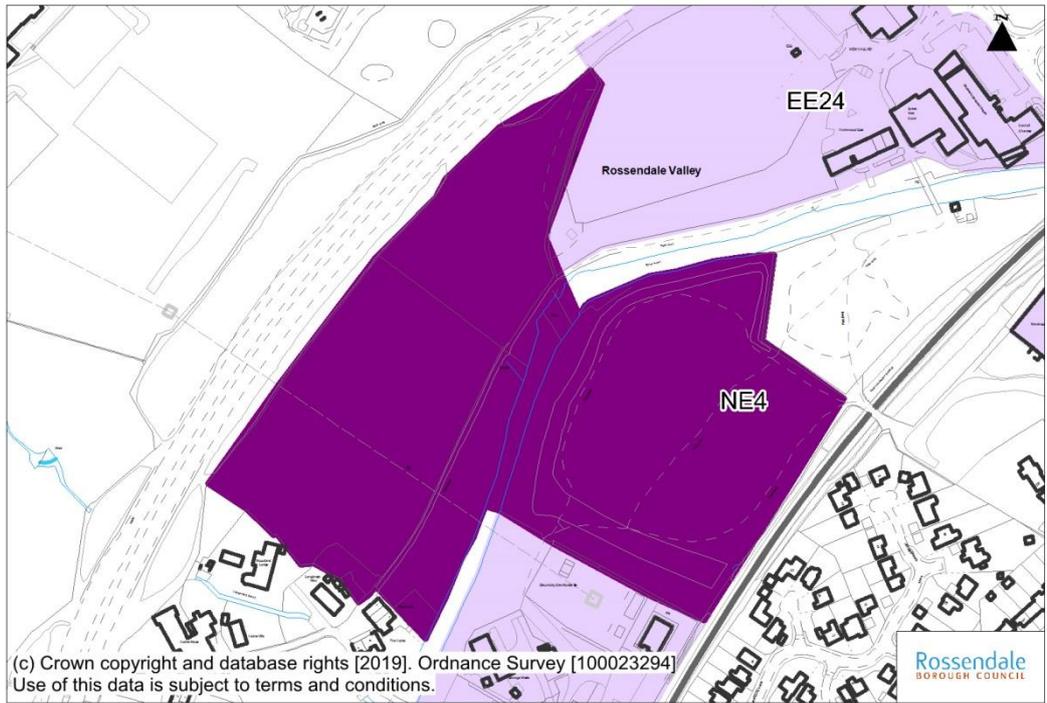
Map (not at a standard scale)



<b>Site Ref.</b>	<b>NE4 – Extension of New Hall Hey, Rawtenstall</b> (Reg 18 Ref: EMP2.34 & EMP2.26)		
<b>SHLAA Ref</b>	SHLAA16251 - (SHLAA16251) relates to the parcel of land east of the River Irwell. The parcel to the west of the river was not assessed.	<b>SHLAA Conclusion</b>	Developable in the medium to long term (within 6 to 10 years, or after 10 years). The site is available now, but it is not currently suitable due in particular to the lack of vehicular access. The site can become suitable in the medium term if the range of other constraints are adequately addressed. Although significant costs are associated with the development, it can still be viable due to its location in a high value market area.
<b>Green Belt Review Parcel Ref</b>	18 (Not all of NE4 falls within the GB)	<b>Green Belt Review Conclusion</b>	Not identified for release. The parcel performs strong against Purpose 2 as it is located between the settlements of Haslingden and Rawtenstall. The parcel forms part of the settlement gap and, along with neighbouring parcels to the west, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. Any new development and subsequent loss of openness within the parcel could be perceived as reducing the gap and lead to the apparent merging of Haslingden and Rawtenstall.
<b>Heritage Impact Assessment Conclusion</b>	N/A		
<b>Employment Land Review</b>	EMP11 – Extension to New Hall Hey to the west  EMP72 – Extension to New Hall Hey	<b>Employment Land Review Conclusion</b>	EMP11 – The site is rated good and it is recommended to be allocated for employment uses. It would help meet the requirement for new strategic employment sites in this part of the Borough. Given the site's constraints, and on the presumption that the extension of the road infrastructure is viable (an assessment of which is outside the scope of this study), it is envisaged that the site would come forward in 5-10 years.  EMP72 – The site is rated average and it is recommended to be allocated for employment uses. Significant infrastructure work and the laying of new roads would be required to support the development of the site. It is therefore considered that if this is found to be deliverable, then the site could come forward in the next 10-15 years.
<b>Employment Site Access</b>	EMP11 – The final preferred option is utilising existing roundabout access from the A682 and extending the existing access road. This option is classified as potentially deliverable with		

<b>Study Conclusion</b>	<p>associated mitigation costs.</p> <p>EMP72 – The final preferred option is utilising existing roundabout access from the A682 and providing a link from the proposed extended access road to EMP 11 site complete with a new bridge. This option is classified as potentially deliverable pending further technical work (geotechnical investigation and environment assessment of the proposed bridge).</p> <p>Two issues raised for both sites which could be overcome and addressed at the detailed design. The indicative costs amount to £2,407,213 (the value of the works is approximate only, with a number of variables excluded).</p>		
<b>SFRA Ref (where relevant)</b>	SFRA155 (East of River Irwell) SFRA175 (West of River Irwell)	<b>SFRA Conclusion</b>	SFRA155 – Exception Test SFRA175 – Development could be allocated subject to FRA
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	Beyond New Hall Hey	<b>Landscape Study Conclusion</b>	<p>New Hall Hey Area A Site suitable for development</p> <p>New Hall Hey Area B Not suitable for development on landscape grounds</p> <p>New Hall Hey Area C Not suitable for development on landscape grounds</p> <p>New Hall Hey Area D Site suitable for development with mitigation</p>
<b>SA Ref</b>	NE4	<b>SA Conclusion</b>	<p>The site has:</p> <ul style="list-style-type: none"> <li>• 0 major adverse impacts</li> <li>• 7 minor adverse impacts</li> <li>• 1 major positive impact (Employment (Location))</li> <li>• 1 minor positive impact</li> </ul>
<b>Conclusion</b>	<p>The land at New Hall Hey (west of the river-the east side of the River is not Green Belt) is not recommended for release in the Green Belt Study (Parcel 18). It is also not supported by the Landscape Study. This is considered to be outweighed by the need to provide suitable employment land close to the A682 and A56 corridor acting as a Gateway site to Rossendale's town of Rawtenstall.</p>		

Map (not at a standard scale)



<b>Site Ref.</b>	<b>NE5 – Baxenden Chemicals Ltd, Rising Bridge (Reg 18 Ref: EMP2.35)</b>		
<b>SHLAA Ref</b>	Not assessed in SHLAA	<b>SHLAA Conclusion</b>	N/A
<b>Green Belt Review Parcel Ref</b>	N/A	<b>Green Belt Review Conclusion</b>	N/A
<b>Heritage Impact Assessment Conclusion</b>	N/A		
<b>Employment Land Review</b>	EMP12	<b>Employment Land Review Conclusion</b>	The site is rated good and it is recommended to be retained for employment purposes. The site has limited development and environmental constraints. Baxenden Chemicals has already stated that they are interested in expanding on to the site. The site is relatively large; however it is considered that at least part of the site could come forward in 1 to 5 years. It is understood that the site is in private ownership and could be available for development subject to discussions with the landlord.
<b>Employment Site Access Study Conclusion</b>	N/A		
<b>SFRA Ref (where relevant)</b>	SFRA246	<b>SFRA Conclusion</b>	Requires further investigation based on surface water risk
<b>Environmental Network Study (where relevant)</b>	N/A	<b>Environmental Network Study Conclusion</b>	N/A
<b>Landscape Study (where relevant)</b>	N/A	<b>Landscape Study Conclusion</b>	N/A
<b>SA Ref</b>	NE5	<b>SA Conclusion</b>	The site has: <ul style="list-style-type: none"> <li>• 0 major adverse impacts</li> <li>• 7 minor adverse impacts</li> <li>• 1 major positive impact (Employment (Location))</li> <li>• 1 minor positive impact</li> <li>•</li> </ul>
<b>Conclusion</b>	The site is allocated for employment in the 2011 Core Strategy and the Employment Land Review recommended the site should be retained for employment purposes.		

Map (not at a standard scale)

