

**APPENDIX 2:
LIST OF SITES REJECTED
AFTER REGULATION 18**

The list of sites rejected after Regulation 18 stage are listed in table 1.

Table 1: List of sites not taken forward after Regulation 18

Draft Local Plan Allocation Ref (Reg 18)	Site name	Gross Area (ha)	Net developable area (ha)	No. of units proposed	Delivery Timescale	Greenfield/Brownfield	Urban Boundary/Countryside/Green Belt	Draft Local Plan Allocation (Reg 18)	Pre-submission version Allocation (Reg 19)	Planning permission	Route number or Hub name	Buffer (crow fly)	Notes
HS2.2	Land near Greensnook Farm	0.11	0.11	7	Year 1-5	Brownfield	UB	Housing	Site not going forward	Yes			The site is under construction and likely to be completed before the beginning of the Local Plan period.
HS2.11	Land at Huttock Farm, Bacup	0.74		22	Years 6-15	Mixed	CS	Housing	Site not going forward	No			Serious concerns from LCC regarding highways.
HS2.12	Huttock Top, Bacup	1		30	Years 6-15	Greenfield	UB	Housing	Site not going forward	No			Serious concerns from LCC regarding highways.
HS2.13	Land south of Huttock Top Farm, Bacup	1.34		40	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Serious concerns from LCC regarding highways.
HS2.20	Land off Douglas Road, Bacup	1.09		27	Years 1-5	Greenfield	UB	Housing	Site not going forward	Completed			The site is completed.
HS2.27	Land adj 83 Booth Road, Tunstead	0.14		5	Years 1-5	Mixed	GB	Housing	Site not going forward	2017/0423			Outline (2017/0423) granted for a single dwelling. The site is too small for an allocation
HS2.29	Land west of Sow Clough, Stacksteads	1.21	1.08	32	Years 6-15	Greenfield	CS	Housing	Site not going forward	No	464	300m	LCC highways objection and landowner intentions unknown
HS2.32	Land off Newchurch Old Road	1.57		47	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Serious concerns from LCC regarding highways

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HS2.34	Land Rear of Highfield Nursing Home	0.25		2	Years 1-5	Greenfield	UB	Self-Build	Site not going forward	Yes for 2 dwellings			Potential land contamination as historic landfill (EA). Existing permission for 2 dwellings. The site is too small for an allocation..
HS2.39	Land at Holme Lane, Haslingden	0.18	0.18	5	Years 6-15	Greenfield	GB	Housing	Decision not yet taken	No	X41 and 464	300m	Green Belt site which not identified for potential release in the Green Belt Review.
HS2.44	Land at Hollin Lane, Rawtenstall	2.59		51	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Access issue via Hollin Lane which is a narrow single lane with no possibility of widening.
HS2.54	Land Between Newchurch Road and Bacup Road and to the west of Dobbin Lane	5.63	1.83	82	Years 1-5	Greenfield	UB	Housing	Site not going forward	No			LCC stated it could not accommodate 55 houses. Badger setts are present on site. Strong community objection. Highways England: commented that the site should be assessed within Highways Capacity Study. Potential land instability.
HS2.56	Land at Hurst Platt, Waingate Road	0.15		8	Years 1-5	Greenfield	UB/CS	Housing	Site not going forward	Under construction			Site under construction. 4 houses remaining which is too small for allocation
HS2.57	Land at Conway Road	0.25	0.16	5	Years 1-5	Greenfield	CS	Self-Build	Site not going forward	No			Delivering 5 units is over-optimistic so the site is no longer proposed for allocation, though there is a change proposed to bring the land into the urban boundary
HS2.58	Land At Higher Cloughfold	0.25		7	Years 6-15	Greenfield	CS	Self-Build	Site not going forward	No			Too small to deliver 5 or more houses. Also, vehicle access issues raised.

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HS2.59	Land to the north side of Hall Carr Road	0.3		5	Years 1-5	Mixed	UB	Self-Build	Site not going forward	No			Site too small to deliver 5 or more dwellings.
HS2.60	Haslam Farm, north of Duckworth Lane	1.63	0.71	21	Years 1-5	Greenfield	GB	Housing	Site not going forward	No			Site located in the Green Bel, too small to advocate exceptional circumstances. Presence of infrastructure and Stepping stone habitat limiting the developable area. Strong objection from the local community.
HS2.62	Former Hospital, Haslingden Road	1.87		41	Years 1-5	Brownfield	GB	Housing	Site not going forward	Almost completed			The site is completed
HS2.64	Land at Oakenhead Wood, Rawtenstall	0.75		22	Years 1-5	Greenfield	CS	Housing	Site not going forward	No			LCC raised an objection due to unsuitable vehicle access
HS2.66	Land behind no. 173 to 187 Haslingden Old Road	0.45		13	Years 1-5	Greenfield	CS	Housing	Site not going forward	No			LCC raised an objection due to unsuitable vehicle access
HS2.68	Land east of Lower Clowes Road	0.19	0.19	5	Years 6-15	Brownfield	CS	Housing	Site not going forward	No			Site is too small to deliver 5 or more dwellings. An Urban Boundary change is proposed to facilitate development
HS2.71 (part)	Land to the west of Moorland View, Edenfield	2.63	2.63	45	Years 6-15	Greenfield	GB	Housing	Site not going forward				Green belt land that is not identified for potential release in the Green Belt Review. Potential land instability.

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HS2.72	Croft End, Stubbins	0.8	0.8	11	Years 1-5	Brownfield	UB	Housing	Site not going forward	Yes (2016/0228)	X41	300m	Site under construction and likely to be completed before the beginning of the Local Plan period.
HS2.75	Wavell House	0.25		32	Years 1-5	Brownfield	UB	Housing	Site not going forward	Under construction			Site under construction and likely to be completed before the beginning of the Local Plan period.
HS2.76	Land at Snig Hole, Helmshore	0.25		7	Years 1-5	Greenfield	GB	Housing	Site not going forward	No			A landowner requested withdrawal of site. Green belt site too small to advocate exceptional circumstances. Strong objection from the local community.
HS2.77	Land Off Curven Edge	0.18		5	Years 1-5	Greenfield	UB	Housing	Site not going forward	No			Potential land contamination. Recreational use. Strong objection from the local community.
HS2.79	Rossendale Golf Club, Haslingden	0.58	0.52	15	Years 6-15	Greenfield	GB	Housing	Housing	No	X41	300m	Green Belt site not identified for potential release in the Green Belt Review. Green infrastructure present on site.
HS2.84	Land behind Myrtle Grove Mill, Waterfoot	3.57	1.35	40	Years 6-15	Greenfield	CS	Housing	Site not going forward	No	464	300m	Vehicular access issues to the site.
HS2.86	Land by St Peter's School	0.32	0.32	9	Years 6-15	Mixed	CS	Housing	Site not going forward	No			Landscape and heritage impact.
HS2.88	Former Kearns Mill	1.01		14	Years 1-5	Brownfield	CS	Housing	Site not going forward	Under construction			Site under construction and likely to be completed before the beginning of the Local Plan period.

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HS2.91	Park Road Garage Site	0.36		11	Years 1-5	Mixed	UB	Housing	Site not going forward	No			Drainage issues, presence of a culvert, garage colony in existing use.
HS2.92	Field at Scout Road, Whitewell Bottom	0.17	0.17	5	Years 1-5	9	CS	Housing	Site not going forward	No			Site in flood zone 2. Too small to deliver 5 or more dwellings. An Urban Boundary change is proposed to facilitate development
HS2.98	Land south of Shawclough Road, Scout Bottom	1.08		32	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Site close to a main river and within flood zone 3 and 2.
HS2.99	Land South of Isle of Man Mill	2.12	1.58	47	Years 6-15	Greenfield	CS	Housing	Site not going forward	No			Landscape impact. Fairly isolated location.
HS2.101	Waterhouse, Cowpe	0.09	0.07	5	Years 6-15	Brownfield	CS	Housing	Site not going forward	No			Site near a main river and within flood zone 3 and 2. Too small to deliver 5 houses. An Urban Boundary change is proposed to facilitate development
EMP2.38	Land adj Hollin Gate Farm	4.43	3.35	N/A	N/A	Greenfield	GB	Employment	Site not going forward	No			Site access issues. Green Belt release would lead to the merging of Rising Bridge with Haslingden.

The rejected sites together with the proposed allocations are shown in Appendix 3.