

ROSSENDALE BOROUGH COUNCIL – LOCAL PLAN EXAMINATION HEARINGS

WEEK ONE

PRELIMINARY LIST OF MAIN MODIFICATIONS

Please note that the following Main Modifications may be subject to change, depending on the outcomes of the further actions requested by the Inspectors during the Hearings.

Day 1, 24th September 2019

Matter 1 – Legal and Procedural Matters

Matters 2 – Vision and Spatial Strategy

1. Produce an appendix to the Local Plan listing which policies have been superseded or include some text to make it clear that the policies in the Local Plan supersede previous Core Strategy policies.
2. Outline the Local Plan's vision, objectives and strategic priorities.
3. Policy SS: Spatial Strategy: Revisit policy to ensure it establishes a clear overarching spatial framework for the Plan which is not just for DM purposes. This will include changes to the hierarchy, with major sites removed from this and inserted as an exception and ensuring all settlements are included. Specific points:
 - add Shawforth, Rising Bridge and the settlement of Edenfield to the hierarchy;
 - change the reference "built heritage" to "historic environment";
 - clarify the settlement hierarchy and the methodology;
 - provide further thoughts on whether the SS will be used as a DM policy and how this will work (if it is to be used for this purpose, need greater clarity on the type of development that would be expected in each settlement).
4. SD2: Clarify policy by providing a reference to "rural exception sites" in the supporting text.
5. Glossary: Consult on the new NPPF definition of "Previously Developed Land" in the glossary of the Plan.
6. SD1: Modify policy so that it is in accordance with NPPF.

7. Check reference to the South Pennine Moors Phase 2 SPA / South Pennine Moors SAC / South Pennines to ensure it is consistent throughout the Plan.

Day 2, 25th September 2019

Matter 5 – Employment need and supply

Matter 3 – Housing need and requirement

Employment policies

1. EMP1 Provision for Employment: Modify paragraph 116 of the Plan relating to the Employment Land Requirement to reflect the Local Plan period (2019-2034).
2. EMP2 Employment Site Allocations:
 - a. Include cross-reference to policy R1 in EMP2 (in relation to office development);
 - b. Change table headings in EMP2 Table 2 (change "Gross Area" to "Total Site Area" and "Net Developable Area" to "Remaining/Available Net Developable Area");
 - c. Consider how the mixed use allocations relate to the wording of policy EMP2;
 - d. Clarify how the policy applies to other uses outside of B uses.
3. EMP3 Employment Site and Premises: Modify criterion 'b' in policy to provide more flexibility.
4. EMP4 Development Criteria for Employment Generating Development:
 - a. Modify policy to make it clearer in relation to employment generating development; consider whether both EMP4 and EMP5 are necessary;
 - b. Consider modification required to ensure EMP4 does not conflict with SD2 and R1.

Housing policies

5. HS1 Meeting Rossendale's Housing Requirement:
 - a. Change paragraph 51 in relation to the Local Housing Need to reflect Standard Method calculation for 2018 of 208 dpa;
 - b. Policy HS1 should be modified to refer to the neighbourhood area rather than the neighbourhood forum;
 - c. Add Edenfield Community Neighbourhood Area to the Policies Map (consult alongside associated Main Mod)
6. HS18 Gypsies, Travellers and Travelling Showpeople: Specify pitch target requirements in Policy prior to referring to how the need will be met through site allocations, and consider reclassifying as a strategic policy in line with para 21 in the NPPF.

Day 3, 26th September 2019

Matter 8 – Approach to site allocations and Green Belt release

Matter 4 (Part 1) – Other housing needs: Gypsies, Travellers and Travelling Showpeople

1. SD2 Urban Boundary and Green Belt: Remove reference to openness from Policy SD2 and either add reference to character and/or cross reference to ENV3.

WEEK TWO

PRELIMINARY LIST OF MAIN MODIFICATIONS

Day 4 – 1st October 2019

Matter 4 (Part 2) – Other housing needs

Matter 6 – Retail

1. HS6 Affordable Housing
 - a. Amend site size threshold to 0.5ha, in line with para. 63 of NPPF (and definition of “major development” for housing);
 - b. The amendment to the definition of Affordable Housing in the Local Plan glossary should be consulted on as a Main Modification (see also Day 1 Main Mods);
 - c. Make clear that the requirement for 10% of housing to be made available for affordable home ownership is referring to 10% of the total number of houses to be provided in a proposed development (in line with para. 64 of NPPF);
 - d. Move current criteria b) relating to rural exception sites to a stand-alone section headed “Rural Exception Sites” – to be addressed separately, not as part of the other bullet points; include reference to HS15;
 - e. Criteria c – move sentence beginning “In particular, the SHMA indicates....” to a separate section (this should not form part of the criteria to be addressed); amend the wording of this sentence to be clear that it should be considered in conjunction with HS8 and insert wording “The Council will expect, where appropriate, a proportion of the Affordable Housing provided to meet these needs”;
 - f. Text stating “Social rented housing in rural communities” should be one of the bullet points currently listed above.
2. HS7 Housing Density: Reverse paragraph 1 and 2 of policy text; begin policy with “Densities of at least 40 dwellings per hectare shall be provided within town and district centres....”; remove reference to transport corridors.
3. HS8 Housing Standards: subject to the findings of the technical note (see list of Actions):
 - a. refer to a site threshold of 5 dwellings or more;
 - b. make reference to M4(2) Building Regulations;
 - c. move text beginning “In this regard the Council will adopt a flexible....” to the end of the two criteria as this should be applicable to both a) access and b) internal space.

4. HS9 Private Residential Garden Development: delete policy as duplicates other policies.
5. HS10 Open Space Requirements:
 - a. review policy in light of updated open space assessment (see list of Actions)
 - b. change site size threshold to 0.5ha;
 - c. remove reference to SANGs and any associated text i.e. third paragraph starting "In Whitworth and Bacup" and last sentence of policy explanation;
 - d. Amend policy text to remove reference to the 100 dwelling threshold, as follows: "Where there is an identified local deficiency in quantity and/or accessibility to open space, **on-site** provision will be required. ~~This should be on-site for housing schemes of 100 or more dwellings. For smaller schemes or w~~Where this is not appropriate, payment of a financial contribution towards off-site provision or improvements to existing open spaces and recreation facilities will be required".
6. HS11 Playing Pitch Requirements in New Housing Developments:
 - a. review policy in light of updated open space assessment (see list of Actions);
 - b. change site size threshold to 0.5ha;
 - c. consider the need to include reference to on-site provision
7. HS13 House Extensions and HS14 Replacement Dwellings: delete final sentence in policy text referring to increases of up to 30%
8. HS15 Rural Exception Sites:
 - a. Review criteria in terms of necessity in light of definitions given in the local plan – consider removing criteria c, d and e
9. HS16 Conversion and Re-Use of Rural Buildings:
 - a. review for consistency/duplication with other policies;
 - b. delete 4th bullet point referring to nearby Listed Buildings or Conservation Areas
 - c. check whether 10th bullet point beginning "If an agricultural building..." duplicates any criteria in para 79 and delete if necessary
 - d. move reference to SPD from policy text to Explanatory text and state that "All applications should have *regard* to guidance..." rather than should accord with guidance.
10. HS19 Specialist Housing: include number of dwellings to be provided on the specific sites referred to.

11. HS20 Self Build and Custom Built Houses: amend wording to make clear that the requirement should be subject to the Council's self-build register and site viability.
12. R1 Retail and Other Town Centre Uses:
 - a. Add more detail regarding the function of the hierarchy and the role of each of the settlements within the Borough (this needs to link into the further work being done on the Vision and Spatial Strategy);
 - b. amend third paragraph to read "Development proposals will be expected to maintain or strengthen the retail offer and vitality and viability of....in line with Policy R3"; also consider relationship to policy R4 and amend if necessary;
 - c. Inspector to confirm if Toll Bar should be taken out of the designated Stacksteads Neighbourhood Parade (although this would only involve a change to the Policies Map).
17. R3 Development and Change of Use in District and Local Centres:
 - d. Amend policy title to "Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades";
 - e. Amend first sentence to read "The following criteria apply for change of use and development in these centres";
 - f. Amend criteria a) to read "Planning permission will be granted for A1, A2, A3 and A4 uses which support the role and function of these centres".
18. R4 Existing Local Shops:
 - a. add "neighbourhood parades" to the list of centres and to the explanatory text;
 - b. clarify that that the policy applies to shops outside of those areas covered in R3.
19. R5 Hot Food Takeaways: subject to the Inspector considering the soundness of the policy, amend some criteria to align with LCC Public Health's suggested wording including:
 - a. amend 3rd bullet point to remove reference to primary schools;
 - b. amending the 4th bullet point to state that new a5 uses within wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese will be refused;
 - c. remove 5th bullet point referring to healthy eating options.

20. R6 Shopfronts:
 - a. Add text to first sentence to state "...would better preserve the character **and appearance** of the building and the wider area";
 - b. Remove reference to SPD from policy text and move to explanatory text; amend wording to state proposals will "have regard to" rather than be "assessed against" the SPD.

21. Infrastructure Delivery: Need to provide additional document providing more detail on the delivery of infrastructure proposals, including actions that will be taken if key infrastructure is not delivered as per the expected timescales; this needs to link in with an improved Monitoring Framework

Day 5 – 2nd October 2019

Matter 16 – Environment

Matter 6 – Leisure and Tourism

Matter 7 – Transport

1. ENV1 High Quality Development in the Borough:
 - a. review the policy to avoid duplication e.g. d) and e) are duplicates – amalgamate or remove one of them;
 - b. remove criteria f) as this is already covered in Policy ENV2;
 - c. Inspector to consider whether criteria o) (requirement for Development Brief or Design Code for major development) and r) (requirement for Health Impact Assessment) are necessary

2. ENV2 Heritage Assets:
 - a. review in light of national requirements;
 - b. amend policy title to “Historic Environment” instead of Heritage Assets;
 - c. add “Less than substantial harm” at the beginning of sentence 2, paragraph 2 to read “Less than substantial harm to such elements will be permitted only.....”;
 - d. add text relating to historic landscape and make reference to ENV3;
 - e. add comma to first sentence of 2nd paragraph page 75 to read “Proposals which would remove, harm or undermine...” [this has already been amended in the Submission Version of the Local Plan]
 - f. delete “...to the character of the local area” from the end of 2nd paragraph on page 75.

3. ENV3 Landscape Character and Quality:
 - a. add the words “where appropriate” to the end of the 4th paragraph after “should” and before the list of criteria.

4. ENV4 Biodiversity, Geodiversity and Ecological Networks:
 - a. remove all references to SANGs, along with associated text;
 - b. delete sentence beginning “Developments of 100 dwellings or more....” (2nd paragraph, page 82) and replace with “Development proposals should demonstrate they will not adversely affect the integrity of any European site of nature conservation” (final wording to be agreed with Natural England);
 - c. ensure reference to SPA/SAC is consistent throughout document (see Day 1 Main Modifications);
 - d. Add the following wording to the policy: “Any adverse effects should be first of all avoided; if this is not possible, minimised

and mitigated against, and where this cannot be achieved, compensated for. All development proposals should seek to protect and enhance biodiversity and geodiversity, and will be requested to quantify any net gains.”

5. ENV5 Green Infrastructure:
 - a. subject to the technical note (see list of Actions), amend wording to clarify exactly what developers are expected to provide to demonstrate compliance; include the requirements in the policy;
 - b. move text “The Council will seek a minimum of 20% net gain unless the applicant can demonstrate to the satisfaction of the Council...” from the explanatory text to the policy text (before “Schemes which would...”);

6. ENV6 Environmental Protection:
 - a. delete “Provision of electric charging points will be expected...” from the last bullet point and delete last paragraph relating to electric charging points from the explanatory text [this is to be covered by policy TR4].

7. ENV7 Wind Turbines:
 - a. include further detail on de-commissioning of wind turbines, setting out what a de-commissioning scheme would be expected to contain (could be in the explanatory text);
 - b. amend Policies Map to correct the map colours and legend in relation to “Enclosed Uplands” (which should be shown in red to the north of the Borough) and “High Moorland Plateau” (which should be shown in blue around the Scout Moor area);
 - c. Inspector to consider whether any criteria relating to “clustering” of turbines (in relation to efficiency) is a planning consideration and whether this should be included in the policy;
 - d. move reference to good practice to the explanation.

8. ENV8 Other forms of Energy Generation:
 - a. delete paragraph starting “Consideration of energy generation through...” from policy text and move to the end of the explanatory text;
 - b. move reference to carbon based resources to the explanation.

9. ENV9 Surface Water Run-off, Flood Risk, Sustainable Drainage and Water Quality:
 - a. United Utilities (UU) requested removal of text starting "Discharge of surface water into the public sewer network...", currently at the top of page 94 - agree revised wording with UU and amend policy text accordingly;
 - b. Delete "as identified by the Town and Country Planning (Development Management Procedure) (England) Order 2015 and subsequent amendments" from para. 2, page 94 – just needs to state "Proposals for major development will be expected...."

10. ENV10 Trees and Hedgerows:
 - a. Amend wording at start of list of criteria to read "Development proposals should (**where appropriate**):";
 - b. Minor modification: where replacement trees are required, consider making clear that these should be native species i.e. wording in para 218 could state "Provision of new trees of appropriate **native** species..."

11. LT1 Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities: subject to technical note (see list of Actions) include text on commitment to carry out Built Facilities Assessment as per Sport England comments.

12. LT2 Community Facilities:
 - a. Delete "and" after criteria a), b) and c);
 - b. Delete criteria d) and e);
 - c. Add further text to criteria c) to state "The use is no longer financially viable and a marketing exercise has taken place to demonstrate this" and provide an explanation.

13. TR4 Parking: subject to the technical note (see list of Actions):
 - a. Make clear in the policy text and in Appendix 1 that the parking standards are *maximum* standards;
 - b. Clarify the number of electric charging points expected and where this will apply e.g. per dwelling? Other non-residential uses?; also consider how this will apply to apartment schemes– RBC to confirm exact wording

Day 6 – 3rd October 2019

Matter 9 – Housing Site Allocations: Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

Matter 10 – Housing Site Allocations: Bacup, Stacksteads, Britannia and Weir

Matter 11 – Housing Site Allocations: Haslingden and Rising Bridge

Matter 12 – Housing Site Allocations: Waterfoot, Lumb, Cowpe and Water

Please note that some of the following modifications are subject to further evidence being produced (see list of Actions).

Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

1. H4 – Turton Hollow
 - a. Move delivery to Years 6-10, starting in 2024/25;
 - b. Change site boundary to exclude land which is not in Council ownership (this will involve an amendment to the Policies Map)

2. H5 – Swinshaw Hall / HS5 Swinshaw Hall
 - a. Move delivery to Years 6-10, starting in 2024/25;
 - b. Include a specific map which makes clear which part of the site is to be excluded from the developable area i.e. the area which is to be kept open in order to protect the setting of Swinshaw Hall; further wording should be provided in the policy text to explain how this is to be achieved;
 - c. State the number of dwellings to be provided within the policy text;
 - d. Check the appropriateness of criteria p) to ensure consistency with NPPF re. heritage and statutory duties – amend if necessary

3. H6 – Land S. of 1293 Burnley Rd., Loveclough
 - a. Move delivery to Years 6-10, starting in 2024/25.

4. H7 – Land adjacent Laburnum Cottages, Goodshaw
 - a. Subject to open space assessment (see list of Actions), provide site specific policy setting out detailed requirements with regard to open space and other elements; may need to move delivery to Years 6-10.

5. H8 – Oak Mount Garden, Rawtenstall
 - a. Move delivery to Years 6-10, starting in 2024/25.

6. H9 – Land off Oaklands and Lower Cribden Avenue
 - a. Change capacity to 9 in year 2019/20 (to reflect the number of dwellings remaining to be built).
7. H10 – Land at Bury Road, Rawtenstall
 - a. Move delivery to Years 6-10, starting in 2024/25;
 - b. Amend site boundary to exclude area with Flood Risk Zone 3 (will involve amending Policies Map)
8. H12 – Reedsholme Works, Rawtenstall
 - a. Amend capacity to 97 dwellings (to reflect planning permission), still 20 dpa starting in 2020/21 but ending with 17 dpa in 2024/25
9. H13 – Loveclough Working Mens Club and land at rear / HS4 Loveclough
 - a. Amend capacity to 92, starting with 30dpa in years 2020/21 and 2021/22 and 20 dpa and 12 dpa thereafter;
 - b. Add number of dwellings to policy HS4;
 - c. Add explanation to policy HS4 to explain that the site already has planning permission and, if implemented, a masterplan would not be required;
 - d. Check wording in criteria e) re. Conservation Area to ensure consistency with NPPF and amend if necessary
10. H14 – Carr Hall Farm
 - a. Move delivery to Years 6-10, starting in 2024/25
11. H15 – Willow Avenue off Lime Tree Grove
 - a. Change capacity to 5 dwellings
 - b. Amend site boundary to show a reduced developable area, moving development away from Listed Building and area at risk of surface water flooding;
12. H18 – Carr Barn and Carr Farm
 - a. Produce a specific policy, in consultation with landowner/developer, including: clarification of need for Access Study (to also take account of proposed wider infrastructure improvements affecting the site including Rawtenstall Gyratory) – to be prepared in consultation with landowner/developer; include further details on heritage, possibly including summary of existing Heritage Impact Assessment; suitable landscaping plan; guidance on Public Right of Way (if necessary – see list of actions)
13. H19 – Land off Lower Clowes Road, New Hall Hey
 - a. Move delivery to Years 11-15, starting in 2029/30

Bacup, Stacksteads, Britannia and Weir

14. H20 – Old Market Hall
 - a. Change delivery to all 16 dwellings in year 2021/22
15. H21 – Reed Street, Bacup
 - a. Change capacity to 22 dwellings (to reflect pending permission), starting in 2021/22 at 11dpa
16. H22 – Former Bacup Health Centre
 - a. Change delivery to all 22 dwellings in year 2020/21
 - b. Amend description in Table 1 to “Specialist housing”
17. H25 – Land at Blackwood Road, Stacksteads
 - a. Move delivery to Years 6-10, starting in 2024/25
18. H28 – Sheephouse Reservoir, Britannia
 - a. Produce a specific policy, in consultation with landowner (United Utilities), including: need to address drainage/SuDS, landscaping, ecology, education and general site improvements
 - b. Move delivery to Years 1-5, starting in 2021/22 (30dpa, then 3 dpa in 2023/24) – Inspector to confirm whether this is considered appropriate (see List of Actions)
19. H29 – Land off Pennine Road, Bacup: subject to open space assessment (see List of Actions):
 - a. Amend capacity to 71 dwellings (to reflect pending permission) starting in 2021/22 at 25 dpa for 2 years then 21 dpa
20. H30 – Tong Farm, Bacup: subject to note regarding access (see List of Actions):
 - a. Move delivery to Years 6-10, starting with 16 dwellings in 2024/25, then 17dpa, then 18dpa
21. H31 – Lower Stack Farm
 - a. Move delivery to Years 6-10, starting in 2024/25
22. H32 – Booth Road/Woodland Mount, Brandwood
 - a. Amend capacity to 14 dwellings (to reflect landowner suggestion), starting in 2020/21 with 4dpa, then 10dpa

23. H33 – Land off Rockcliffe Road and Moorland Terrace, Bacup
 - a. Amend delivery timeframe to Years 1-10;
 - b. Amend trajectory to show 3 dwellings to be delivered 2019/20, then 23 in 2020/21 (on the part of the site which has planning permission); move remaining dwellings to be delivered later in the plan period with 20dpa in 2027/28, then 17 dpa
24. H35 – Shadlock Skips, Stacksteads: subject to consideration of suitability of the site by the Inspector (see list of Actions):
 - a. Produce a specific policy, in consultation with landowner/developer, including: need to address flood risk, contamination, relocation of existing employment use
 - b. Move delivery to Years 11-15, with 11dpa starting in 2032/33
25. H38 – Land off Burnley Road and Meadows Avenue, Bacup
 - a. Move delivery to Years 1-5 (to reflect extant planning permission), with 6 dwellings in 2021/22
26. H39 – Land off Cowtoot Lane, Bacup: subject to the note specified in the list of Actions:
 - a. Produce a specific policy, in consultation with landowner/developer, including: need to address relationship to football club, access, coal mining risk, landscape, contamination
 - b. Amend site boundary to exclude football club land (will involve change to Policies Map)
 - c. Reduce dwelling capacity to 82 to reflect reduction in site area, with 20dpa from 2021/22 then 22 dwellings in 2024/25
27. H40 – Land off Todmorden Road, Bacup: subject to the note specified in the list of Actions:
 - a. Produce a specific policy, in consultation with landowner/developer, including: need to address landscape, confirm access from Todmorden Road, land stability (coal mining), drainage, ecology
 - b. Show developable area on a specific site plan (which reflect above constraints)
28. H41 – Thorn Bank, Bacup: subject to the note specified in the list of Actions:
 - a. Produce a specific policy, including: need to improve or relocate existing open space, recreational facilities on site;

Haslingden and Rising Bridge

29. H46 – 1 Laburnum Street, Haslingden
 - a. Move delivery to Years 6-10, starting in 2024/25
30. H47 – Land at Kirkhill Avenue, Haslingden: subject to the note specified in the list of Actions:
 - a. Move delivery to Years 6-10, starting in 2024/25
 - b. Produce a specific policy, in consultation with landowner/developer, including: need to address open space, recreation access, highway access
31. H48 – Land off Highfield Street, Haslingden
 - a. Move delivery to Years 6-10, starting in 2024/25
32. H49 – Land adj. to 53 Grane Road, Haslingden
 - a. Move delivery to Years 6-10, starting in 2024/25
33. H52 - Land to the rear of Haslingden Cricket Club (see also list of Actions re. draft policy to be produced for the Inspector)
 - a. Amend trajectory to show delivery of 10 dwellings in 2021/22 and 20 dwellings in 2022/23

Waterfoot, Lumb, Cowpe and Water

34. H53 – Waterfoot Primary
 - a. Remove allocation from Table 1 and Housing Trajectory as now complete
 - b. Delete reference to this allocation in policy HS19 (Specialist Housing) – same for H67 which is also complete
35. H57 – Foxhill Drive
 - a. Move delivery to Years 6-10, starting in 2024/25
36. H59 – Land adj. Dark Lane Football Club
 - a. Amend capacity to 95 dwellings (to reflect planning permission), starting in 2021/22 with 25 dpa until 2024/25 (20dpa);
 - b. Consider site specific policy regarding replacement sport provision.
37. H60 – Johnny Barn Farm and land to the east, Cloughfold
 - a. Produce a specific policy, in consultation with landowner/developer, including: need to address surface water, drainage and heritage
 - b. Change start year to 2021/22 with 20 dpa

38. H61 - Hareholme, Staghill: subject to open space assessment (see list of Actions):
 - a. Site Specific Policy which sets out detailed requirements with regard to open space and other elements. If allocation can be justified amend trajectory.

39. H62 – Land off Peel Street: subject to open space assessment (see list of Actions):
 - a. Site Specific Policy for H62 which sets out detailed requirements with regard to open space and other elements. If allocation can be justified amend trajectory.

WEEK THREE

PRELIMINARY LIST OF MAIN MODIFICATIONS

Day 7 – 8th October 2019

Matter 13 – Housing Site Allocations: Whitworth, Facit and Shawforth

Matter 14 – Housing Site Allocations: Edenfield, Helmshore, Irwell Vale and Ewood Bridge

Matter 15 – Mixed Use Site Allocations: Futures Park, Bacup

1. H68 – Former Spring Mill, Whitworth: change the number of dwelling from 111 to 119.
2. H69 – Cowm Water Treatment Works, Whitworth: subject to note specified in the list of Actions:
 - a. provision of a site specific policy to assist the delivery of the site
3. H72 - Land west of Market Street, Edenfield:
 - a. add a reference to secondary school contribution in Policy HS3;
 - b. add information about landscape to Policy HS3, especially regarding mitigation;
 - c. modify table 1 to change the net developable area to 13.74ha;
 - d. include a reference to land stability in Policy HS3 and to the need for geotechnical investigation, noise mitigation and the avoidance of SuDS;
 - e. trajectory should be amended to include 10 dwellings within year 1 of the Plan (2019/2020);
 - f. add in extra detail from Highways England's comments including SuDS.
 - g. Minor Modification - include a reference to Edenfield Community Neighbourhood Forum in paragraph 60
4. H73 – Edenwood Mill, Edenfield:
 - a. change Policies Map to include the car park area within the allocation;
 - b. change to Table 1 regarding the net developable area (capacity would remain unchanged);
 - c. site specific policy – regarding enabling development, heritage statement/justification for the policy, implications for site capacity.
5. H74 – Grane Village, Helmshore:
 - a. capacity to be reduced to 148 dwellings
6. Delete reference to transit site for Gypsies and Travellers in Policy EMP6 and in Table 1 HS2

Day 8 – 9th October 2019

Matter 15 – Employment and Mixed Use Site Allocations: Other Sites

Matter 20 – Plan Viability and Monitoring

Mixed Use Allocations

1. M1 – Waterside Mill, Bacup:
 - a. Include a specific policy in order to assist delivery (site has a number of constraints and required mitigations)
2. M2 – Spinning Point:
 - a. cross reference with R2 and EMP2
3. M5 – Park Mill, Helmshore:
 - a. include B1 use in this mixed use allocation

New Employment Allocations

4. NE1 – Extension to Mayfield Chicks:
 - b. site specific policy on landscape impact; compensatory improvements for GB loss
5. NE3 – Carrs Industrial Estate:
 - a. site specific policy to address any issues (see List of Actions)

Plan viability

1. Consideration as to whether policy TR4 should provide some wording regarding the provision of electric charging point for apartment schemes.

Day 9 – 10th October 2019

Matter 19 – Housing Supply and Delivery

1. Include a housing supply table in policy HS1, which lists *all* sources of supply (with new supporting text);
2. Include five year housing supply figures and workings in supporting text to Policy HS1;
3. Amend housing trajectory in Appendix 4 to include *all* sources of supply (including other committed sites) and include link to annual update documents.