

APPENDIX B

Table 2: Assessment of 10 potential sites and reasons for rejection

Regulation 19 site options - Gypsy and Traveller Topic Paper (p17 -22)	Sustainability Appraisal	Document Names and Page Numbers	Reasons for rejection	Strategic Housing Land Availability Assessment (2018) (EB004) (Appendix E)	Employment Land Review (2017) (EB017) (Appendix 5)	Heritage Impact Assessment of Housing and Employment Sites (2018) (EB034)	Landscape Study (2015) (EB025)	Strategic Flood Risk Assessment (2016) (EB032) (Appendix E)
Plot 1 Futures Park, Bacup	Futures Park (Residential, Employment, G&T, Leisure)	(1) Sustainability Appraisal and Strategic Environmental Assessment of the Rossendale Borough Council Local Plan - Regulation 19 Report (2018) (SD005, Appendix B, page 54) (2) Sustainability Appraisal of the Rossendale Borough Local Pan 2019-2034 - Addendum to the Regulation 19 SA/SEA Report (2019) (SD005.1, page 4).	The site is proposed for mixed-use allocation in the submission version of the Local Plan. However, the proposed use as a Gypsy and Traveller Transit Site is no longer feasible, due to the signature of a lease agreement in August 2019 precluding the development of anything other than employment use on land owned by the Council at or adjacent Futures Park.	N/A	EMP18 - Retain employment allocation	N/A	N/A	SFRA21 - Development could be allocated subject to FRA (Appendix A - Map 14)
Plot 3 Futures Park, Bacup	Futures Park (Residential, Employment, G&T, Leisure)	(1) Sustainability Appraisal and Strategic Environmental Assessment of the Rossendale Borough Council Local Plan - Regulation 19 Report (2018) (SD005, Appendix B, page 54) (2) Sustainability Appraisal of the Rossendale Borough Local Pan 2019-2034 - Addendum to the Regulation 19 SA/SEA Report (2019) (SD005.1, page 4).	The site is proposed for mixed-use allocation in the submission version of the Local Plan. However, the proposed use as a Gypsy and Traveller Transit Site is no longer feasible, due to the signature of a lease agreement in August 2019 precluding the development of anything other than employment use on land owned by the Council at or adjacent Futures Park.	N/A	EMP18 - Retain employment allocation	N/A	N/A	N/A

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Plot 4 Futures Park, Bacup	Futures Park (Residential, Employment, G&T, Leisure)	(1) Sustainability Appraisal and Strategic Environmental Assessment of the Rossendale Borough Council Local Plan - Regulation 19 Report (2018) (SD005, Appendix B, page 54) (2) Sustainability Appraisal of the Rossendale Borough Local Plan 2019-2034 - Addendum to the Regulation 19 SA/SEA Report (2019) (SD005.1, page 4).	The site is proposed for mixed-use allocation in the submission version of the Local Plan. However, the proposed use as a Gypsy and Traveller Transit Site is no longer feasible, due to the signature of a lease agreement in August 2019 precluding the development of anything other than employment use on land owned by the Council at or adjacent Futures Park.	N/A	EMP18 - Retain employment allocation	N/A	N/A	N/A
Plot 5 Futures Park, Bacup	Futures Park (Residential, Employment, G&T, Leisure)	(1) Sustainability Appraisal and Strategic Environmental Assessment of the Rossendale Borough Council Local Plan - Regulation 19 Report (2018) (SD005, Appendix B, page 54) (2) Sustainability Appraisal of the Rossendale Borough Local Plan 2019-2034 - Addendum to the Regulation 19 SA/SEA Report (2019) (SD005.1, page 4).	The site is proposed for mixed-use allocation in the submission version of the Local Plan. However, the proposed use as a Gypsy and Traveller Transit Site is no longer feasible, due to the signature of a lease agreement in August 2019 precluding the development of anything other than employment use on land owned by the Council at or adjacent Futures Park.	N/A	EMP18 - Retain employment allocation	N/A	N/A	SFRA22 (Appendix A - Map 14)
Land adjacent to Haslingden Household Waste Recycling Centre	Land to the north of Haslingden Tip and Under Brow Farm, Haslingden (Employment, G&T)	Sustainability Appraisal of the Rossendale Local Plan - Reasonable Alternatives Report (2017) (SD037, page 32)	The site is steep with access constraints, it has also a high and medium risk of flooding from surface water. SA Addendum (2019) (SD005.1, p27)	SHLAA16341 (p305-307)	EMP83 - Do not allocate for employment	N/A	N/A	N/A

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Ewood Bridge proposed Park and Ride	No assessment	Assessment being undertaken	Site is proposed for an allocation as a Park and Ride in the Local Plan. (Local Plan Submission Version, p108)	Part of SHLAA16276 (p219-222)	Part of EMP10 - Retain existing employment site; do not allocate Green Belt land to the north-east for potential employment use	HIA for employment use	N/A	N/A
Old depot, Knowsley Road, Haslingden	No assessment	Assessment being undertaken	Site is no longer available.	N/A	N/A	N/A	N/A	N/A
Barlow Bottom (west of River Spodden), Whitworth	Barlow Bottom, Whitworth (Residential and Employment)	Sustainability Appraisal of the Rossendale Local Plan - Reasonable Alternatives Report (2017) (SD037, page 95)	The site would have a negative biodiversity impact (woodland stepping stone habitat) and an unacceptable heritage impact. (Action 8.7 – Rejected sites and SA Addendum 2020 to be published soon)	SHLAA16022 (p965-968)	EMP16 - De-allocate for employment and release for residential use	Unacceptable, too greater impact on the setting of the listed asset (p30)	N/A	N/A

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Barlow Bottom (east of River Spodden), Whitworth	Barlow Bottom (to the east of River Spodden) (Residential)	Sustainability Appraisal of the Rossendale Local Plan - Reasonable Alternatives Report (2017) (SD037, page 95)	The site was proposed for mixed-use (employment and Gypsy and Traveller site) in the draft Regulation 19 version of the Local Plan which went to the Council meeting of 11th July 2018. At the meeting, it was resolved to withdraw the proposed transit site at Barlow Bottom and instead to relocate it within a discreet piece of land owned by the Council at Futures Park. (Action 8.7 – Rejected sites and SA Addendum 2020 to be published soon)	SHLAA16020 (p962-964)	EMP73 - De-allocate and release for housing	Provided mitigation measures are in place, predominantly material consideration, the site is acceptable (p28)	N/A	SFRA160- Development could be allocated subject to FRA (Appendix A - Map 21)
Land off Blackwood Road, Stacksteads	Blackwood Road (B), Stacksteads (Residential)	Sustainability Appraisal of the Rossendale Local Plan - Reasonable Alternatives Report (2017) (SD037, page 75)	The site is considered too small to accommodate 4 pitches. There is an error in Table 3.1 of the SA Addendum (2019) (SD005.1) which suggests that the site is proposed for allocation as H25: Land at Blackwood Road, Stacksteads. An amendment is proposed in the SA Addendum 2020 to be published soon.	N/A	EMP84 - Do not allocate for employment uses	N/A	N/A	SFRA279 - Development could be allocated subject to FRA (Appendix A - Map 14)